



House Addition Checklist

Checklist for Client House Addition

Planning and Design Phase

- **Define the Purpose of the Addition:**
 - Clearly outline the intended use (bedroom, kitchen, family room, etc.).
 - Determine the size and layout required to meet your needs.
- **Set a Budget:**
 - Establish a realistic budget for the entire project.
 - Prioritize features based on budget constraints.
- **Design and Floor Plans:**
 - Work with an architect or designer to create detailed plans.
 - Ensure the addition complements the existing home's style.
 - Consider factors like natural light, ventilation, and energy efficiency.
- **Zoning and Permitting:**
 - Research local zoning laws and building codes.
 - Apply for necessary permits and approvals.
 - Understand any HOA regulations if applicable.
- **Contractor Selection:**
 - Research and interview potential contractors.
 - Review bids, portfolios, and references.
 - Choose a reputable contractor with experience in home additions.

Pre-Construction Phase

- **Site Preparation:**
 - Clear the area for construction.

- Address any landscaping or utility issues.
- Consider temporary living arrangements if necessary.
- **Material Selection:**
 - Choose materials for exterior and interior finishes.
 - Select flooring, cabinetry, countertops, and fixtures.
- **Financing:**
 - Secure financing (home equity loan, construction loan, etc.) if needed.
 - Understand loan terms and interest rates.

Construction Phase

- **Foundation and Structure:**
 - Build a solid foundation for the addition.
 - Construct the framing and exterior walls.
 - Install roofing and exterior finishes.
- **Plumbing and Electrical:**
 - Install new plumbing and electrical systems.
 - Connect to the existing home's utilities.
 - Ensure code compliance.
- **HVAC:**
 - Integrate heating and cooling systems with the existing home.
 - Consider energy-efficient options.
- **Interior Finishes:**
 - Install drywall, paint, and flooring.
 - Install cabinetry, countertops, and fixtures.
 - Complete bathroom and kitchen installations.
- **Insulation:**
 - Properly insulate the addition for energy efficiency.
- **Inspections:**
 - Schedule and pass required inspections.

Final Touches and Completion

- **Landscaping:**
 - Design and install landscaping to blend the addition with the existing yard.
- **Walk-Through:**
 - Conduct a final walk-through with the contractor.
 - Verify that all work is completed to satisfaction.
- **Payment:**
 - Make the final payment to the contractor after completing the project.
- **Warranty Review:**
 - Review warranties for materials and workmanship.

Post-Construction

- **Homeowners Insurance:**
 - Update homeowners insurance to reflect the increased value of your home.
- **Maintenance:**
 - Establish a maintenance plan for the new addition.

