

Home Renovation Checklist

for Step-by-Step Success



Step 1 - Initial Planning & Budgeting

This is THE most critical phase of your project. Take the time needed to succeed.



Define Scope of Work

Be as specific as possible. It will save you time and money



Prioritize Needs vs Wants

This will help in staying within budget constraints



Set a Realistic Budget

[Contact Us](#) if you'd like a budget consult to create a detailed budget estimate based on your geographic area.



Research Design Ideas & Trends

Let your creative designer flow! Pinterest & Instagram are great sources for info and ideas



Step 2 - Hiring Contractors & Designers

Finding the right people that are the right fit takes time. Make sure you're comfortable with their style, communication, pricing & ideas



Identify Key Professionals Needed

Do you need Engineers, Architects, Kitchen Designers, what types of contractors? If walls coming down, architects/engineers are needed. Kitchen designers do better kitchens than architects.



Research & Vet Contractors

Use online sources to find and vet contractors. Check references.



Obtain Multiple Quotes

At least 2 bids/estimate per contractor/professional & 3 is preferred



Contractor Verification

Verify licensing & insurance for for all contractors as required

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- Review Contract Terms Thoroughly**
Verify all contracts are detailed & clear. Make sure you can easily compare quotes.
- Select Contractors + Other Project Team Members**
Time to decide! Create the best team you can that will make your project enjoyable & successful.
- Create Timeline & Schedule**
Utilize contractor & vendor estimates, add a buffer to each estimate to avoid scheduling issues later.
- Safety & Clean up**
Setup and verify onsite safety issues and daily cleanup plans with contractors and subcontractors.
- Step 3 - Permits & Regulations**
Identify the necessary & required permits and speak with each provider/contractor about their permit requirements and regulations
- Consult local building authorities**
As needed - While they are a government agency, they can make or break your projects
- Verify Contractor/Subcontractor Permit Submission**
All contracts/agreements to include permits & approval
- Submit Permit Applications**
If applicable -
- Verify No Environmental/Hazardous Material Issues**
Inspections and appraisal are a starting point for information
- Follow Historical or HOA Guidelines**
If either of these are applicable, get started on determining requirements early.

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✔ **Step 4 - Demolition and Site Preparation**

✔ **Determine Scope of Demolition**

Is an Engineer required? Is a demo inspection required upon completion?

✔ **Order Dumpster**

If required -

✔ **Setup Temporary Utilities**

If required - This would be needed for substantial or full remodels of home.

✔ **Plan Debris Removal & Recycling**

Some items may require hauling & disposal. Additional dumpsters may be required and recycling where possible should be done. .

✔ **Address Hidden Issues**

Once demo starts, issues that weren't seen become apparent. Breathe deeply, and address.

✔ **Step 5 - Structural Changes & Framing**

✔ **Identify Structural Modifications Needed**

An architect or engineer should provide plans & submit for city/county approval

✔ **Commence Framing/Reframing**

As needed -

✔ **Install Support Beams & Headers**

Per engineer or architect's approved plans

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Initiate Home Additions & Extensions

Verify existing foundation can handle changes. Support/modify as needed.



Schedule Structural/Framing Inspections

Your contractor/s should be doing this as noted above.



Step 6 - Roofing and Exterior Repairs

Any leaks need to be repaired/replaced before substantial interior work begins.



Inspect & Evaluate Roof

Ask at least 2 and preferably 3 roofers to review & determine what's required.



Select Roofing Materials

Choose from asphalt shingles (3 Tab, Architectural, Premium), metal, slate to name a roof. Pay attention to warranties (important)



Repair or Replace Roof

Calculate remaining life + repairs vs costs of replacement.



Maintain Gutters & Drainage

Inspect and make sure drainage is appropriate to keep foundations/basement dr.



Repair or Replace Siding or Paint Exterior

It's the first thing people see and choosing a longer lasting product can easily be worth the cost.



Ensure Weatherproofing & Insulation

Verify house is as protected as possible from weather, rodents, infestation & more.

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Step 7 - Electrical & Plumbing Systems

There is a rough-in phase - before drywall and a trim-out phase - after painting



Assess Electrical System

What is the current system and setup - review panels and outlet layouts inside and outside.



Electrical Rough-In

Rewire and install new circuits as well as:



Upgrade Electrical Panels

Many older homes have electrical panels that are not sufficient for current needs. Upgrading can be a wise investment.



Design and Install Lighting

An architect or lighting designer can assist. Check carefully & visualize the space usage to insure sufficient lighting and outlet locations.



Trim Out - Electrical

Complete installation of all fixtures, switches, outlets and complete hookups and wiring. Test all ~



Plumbing Rough-In

Install or relocate plumbing lines if upgrading or relocating fixtures



Update Water Heater If Needed

Tankless water heaters can be a good option & are energy efficient.



Trim Out - Plumbing

Complete installation of all fixtures, hookups and plumbing. Test all ~



Step 8 - HVAC (Heating, Ventilation, Air Conditioning)

There is a rough-in phase - before drywall and a trim-out phase - after painting



Follow Historical or HOA Guidelines

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- Step 9 - Windows and Doors**
Shop early for these items as it can be up to 12 weeks to receive some items
- Inspect windows and doors**
Choose options with solid warranties & durability
- Determine new and/or replacements**
Note that standard sized windows are substantially less expensive so verify any window additions are standard size only
- Choose energy-efficient options**
Recommend energy efficient ones that are double or triple paned
- Install new windows and doors**
This is dependent on scope of work being done
- Apply weatherstripping and insulation**
If applicable

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Install home security features

This is done during initial rough ins if needed and the installation is finished during the trim out phase



Step 10 - Insulation and Drywall

Initiated after all Mechanical Rough Ins are completed & inspected



Assess insulation

Check behind walls, attics, basements to determine current coverage



Choose insulation materials

Get estimates from 2-3 insulation companies. It's well worth the expense to have this done professionally.



Add soundproofing where necessary

If applicable



Install drywall

Get estimates from 2-3 drywall companies. Drywall starts after ALL mechanical inspections are completed



Use moisture-resistant drywall or durock where needed

This is for water areas such as baths and some kitchen areas



Finish and sand drywall

This is extremely messy, protect areas not being worked on & request cleanup daily



Step 11 - Flooring Installation

Tile flooring usually is installed earlier than the rest of the flooring.



Remove old flooring as needed

If applicable

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- Inspect/repair subfloor**
This is done after demo and during framing
- Select flooring materials**
For each flooring selected, review long term maintenance requirements. If you do not want to do the maintenance, choose another option.
- Prepare materials for installation**
Have materials on site at least a week before installation so they can acclimate to the environment
- Add moisture barriers if needed**
Get estimates from 2-3 insulation companies. It's well worth the expense to have this done professionally.
- Install new flooring**
Verify you have 10% additional in case of damage or future repairs
- Install tile if applicable**
Verify you have 10% additional in case of damage or future repairs
- Finish and seal flooring**
Very messy and dusty, make sure everything is covered and sealed where possible.
- Install transition strips and molding**
- Step 12 - Kitchen and Bathroom Remodels**
Demo, framing, Mechanicals, Drywall all occur with other areas of home. Installations occur during trimout phase
- Assess layout and functionality**
Make sure you've got ideas of what you want/don't want. Highly recommend getting an experienced kitchen designer to assist.

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Design kitchens & baths

Choose cohesive designs, maximize storage at all times, consider energy efficient options to save money



Choose countertops, appliance and cabinetry

There's several ways to save here! Contact us for our 21 Ways to Save Home Renovation Guide



Set and install cabinets

Done during trim out



Install appliances, fixtures and lighting

Done during trim out



Install new flooring

Flooring can be installed before cabinets are set or after. Discuss with your contractor.



Paint

Painting will be part of the general painting phase for your home



Step 13 - Painting and Finishing Touches

Final Phase! Usually done before trim out



Choose color scheme and finishes

The earlier you can make this determination the better



Prepare surfaces for painting

During drywall, wals should have been prepped for painting



Paint walls, ceilings, and trim

Assume 1 coat of primer + 2 finishing coats. The darker the color the more paint needed

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- Install baseboards, trim and molding**
This is really part of framing but frequently happens just before or after painting, depending on contractor
- Apply wallpaper or wall treatments**
- Finalize finishing touches & touch ups**
- Step 14 - Final Inspection and Clean Up**
It's critical to get your final inspection approval
- Test all systems and fixtures**
While testing, walk thru entire property and note any remaining issues to be resolved.
- Conduct walkthrough with contractors**
Discuss issues noted above and resolve prior to inspections & final payment
- Schedule final inspections**
All contractors should provide their stickers or inspection approvals upon completion
- Address touch-ups**
Verify all touch ups & walk thru issues are resolved
- Deep clean the house**
And it might take a couple cleanings for all the dust to be gone.
- Organize warranties and maintenance info**
A binder with several compartments works well

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Dispose of construction debris

And remove dumpster (if applicable)



Make final payments and sign-offs

After receiving final inspection approvals & contractor sign offs, make final payments



Celebrate!

Congratulations! You've done it. Send us some pics, we'd love to see your results