

Home Construction Checklist – 2025 Edition

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1. Plot Selection & Preparation

- ☐ Verified ownership documents
- ☐ Checked land use/zoning rules
- ☐ Soil testing done (if required)
- ☐ Amenities & road access confirmed
- ☐ Future development plan reviewed

2. Budget Planning

- ☐ Calculated per sq. ft. construction cost with 2025 rates
- ☐ Accounted for land & registration charges
- ☐ Included architect & approval fees
- ☐ Added finishing + interiors in estimate
- ☐ Kept 10–15% contingency buffer
- ☐ Checked housing loan eligibility & EMI impact

3. Design & Approvals

- ☐ Finalise floor plan with architect
- ☐ Discussed budget & material preferences
- ☐ 3D elevation views created & approved
- ☐ Checked for sunlight, airflow & orientation
- ☐ Budget impact of elevation materials reviewed
- ☐ Future-proofing (solar, EV, smart wiring) considered

4. Land Preparation

- ☐ Land cleared & leveled
 - ☐ Soil test report obtained
 - ☐ Drainage & slope checked
 - ☐ Boundary wall/fencing done
 - ☐ Water & electricity arranged
 - ☐ Temporary storage shed set up
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5. Contractor Selection

- ☐ Compared at least 2–3 contractors' detailed quotes
 - ☐ Verified past projects & client references
 - ☐ Checked GST registration & insurance
 - ☐ Written agreement prepared (not verbal)
 - ☐ Payment tied to construction milestones
 - ☐ Clarified penalty clauses & warranty terms
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6. Scope of Work Definition

- ☐ Written document listing all deliverables & exclusions
 - ☐ Brand and quality of materials clearly specified
 - ☐ Stage-wise construction timeline included
 - ☐ Payment terms tied to milestones (not verbal promises)
 - ☐ Change order procedure documented
 - ☐ Penalty clause for delays agreed upon
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7. Material Procurement

- ☐ All materials ISI/BIS certified
 - ☐ Test certificates for cement, steel, and RMC collected
 - ☐ Alternative materials pre-approved in contract
 - ☐ Storage conditions checked (covered, moisture-free, ventilated)
 - ☐ Sustainable options considered (AAC blocks, solar tiles, low-VOC paints)
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8. Construction Phases Monitoring

- ☐ Foundation: [] Excavation, [] Concrete pouring, [] Waterproofing
 - ☐ Superstructure: [] Brickwork, [] Roofing, [] Windows & Doors
 - ☐ Finishing: [] Plastering, [] Flooring, [] Painting
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9. Subcontractor Management

- ☐ Verified skills and references
 - ☐ Scope, timelines, and quality expectations documented
 - ☐ Coordinated with the main contractor's schedule
 - ☐ Payment linked to milestone completion
 - ☐ Post-construction support clarified (especially plumbing/electrical)
 - ☐ Weekly progress tracked digitally
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10. Documentation & Approvals

- ☐ Freehold land papers in your name
 - ☐ Mutation, tax receipts, encumbrance certificate ready
 - ☐ Sanctioned building plan as per local authority rules
 - ☐ BOQ + cost estimate prepared for bank
 - ☐ All agreements in writing (contractor + architect)
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11. Supervision Checklist

- ☐ Weekly updates via photos/videos
 - ☐ Surprise site visits conducted
 - ☐ Work progress logged in writing or digitally
 - ☐ Bank inspection aligned with fund release
 - ☐ Key quality checks at each stage
 - ☐ Clear communication channel with contractor
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12. Sustainability Checklist:

- ☐ Rainwater harvesting infrastructure in place
 - ☐ Solar panel-ready roof & wiring
 - ☐ LED and energy-efficient lighting installed
 - ☐ Proper insulation for walls and roof
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13. Smart Home Checklist:

- ☐ Conduits for IoT & smart switches installed
 - ☐ Security system wiring pre-planned
 - ☐ EV charging point ready with dedicated circuit
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14. Handover & Final Inspection

- ☐ Conduct a thorough inspection of the completed work
 - ☐ Address any punch list items or deficiencies
 - ☐ Collect warranties, manuals, and final invoices
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