



Home Builder Checklist 2024

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Thank you for choosing the Harren Companies Home Builder Guide! Please contact us with any questions.

Harren Companies

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Breaking down the construction by room and living space can help ensure that each area receives the appropriate attention it deserves. Here's a tailored checklist focusing on the key rooms and living spaces typically found in a luxury home:

General

This section applies to all rooms throughout your custom home.

- Ensure compliance with overall design themes, lifestyle, and quality standards.
- Verify electrical, plumbing, and HVAC requirements are met according to the design.
- Consider installing insulation and soundproofing as needed.
- Confirm lighting fixtures and outlet placements are as per plans.
- Check for Wi-Fi and smart home integration capabilities.

Entry / Foyer

The entrance to your home is where you'll welcome family and friends for holidays and social gatherings. The foyer will be a statement of your personality and lifestyle and where you'll get to make your first impression on your guests.

- Choose high-quality, durable flooring materials that make a statement.
- Consider a grand staircase design if applicable.
- Plan for an elegant lighting fixture, such as a chandelier.
- Ensure a clear path and view into the home enhances the sense of arrival.
- Verify a clear view of the path to the front door from the parking area.

Living Room

The ideal room to relax, read, watch TV, or socialize with guests. To make the most of your living room, consider the following:

- Orient the living space to take advantage of picturesque views.
- Install custom or high-end flooring (hardwood, marble, etc.).
- Designate areas for built-in features or art displays.
- Plan for a focal point, such as a fireplace or large windows.
- Ensure ample lighting, including ambient, task, and accent lighting.

Kitchen

The heart of every home. The kitchen is where family meals will be prepared, and conversations about your day will take place. A kitchen needs to be as beautiful as it is functional.

- Select high-quality countertops (granite, quartz, marble).
- Install custom cabinetry with ample storage and luxury hardware.
- Consider functional amenities such as a mixer lift, utensil drawers, and a spice cabinet.
- Choose high-end appliances (refrigerator, stove, oven, range hood, dishwasher).
- Include a walk-in pantry and prep kitchen.
- Plan for an island with seating and an additional sink or wine fridge.
- Consider accenting the backsplash with tile or stone.
- Lighting is essential in every kitchen, including ambient, accent, and task lighting, such as under cabinet lights.

Dining Room

- Ensure space for a large dining table and additional furniture (buffet, credenza).
- Choose an elegant lighting fixture as a focal point.
- Consider built-in storage for chinaware and glassware.
- Install flooring that complements the luxury feel.

Bedrooms

- Ensure a private ensuite bathroom for each bedroom.
- Plan for walk-in closets or custom wardrobe solutions.
- Consider a seating area or private balcony access for the master bedroom.
- Install task and ambient lighting, including bedside lighting.

Bathrooms

- Use high-end materials for floors and wall tiles.
- Include luxury fixtures (rainfall showerhead, freestanding tub).
- Install custom vanities with quality countertops.
- Ensure proper ventilation and lighting.
- Consider unique features like heated floors or towel racks.

Home Office

- Plan for built-in bookshelves or cabinetry.
- Ensure ample outlets and data ports for technology needs.
- Consider soundproofing for privacy and concentration.
- Install adjustable lighting for tasks.

Media Room / Home Theater

- Soundproof walls and install appropriate acoustic treatments.
- Arrange for tiered seating or comfortable, spacious seating options.
- Install a high-quality projector/screen or large-format TV.
- Plan for integrated sound systems and dimmable lighting.

Gym / Spa

- Choose durable, shock-absorbent flooring.
- Ensure space for equipment and free movement.
- Install mirrors and proper ventilation.
- Consider a sauna, steam room, hot tub, or massage area.

Outdoor Living Areas (Patio, Deck, Garden)

Outdoor living areas could encompass a patio, deck, garden space, outdoor kitchen, and any entertaining space you can imagine.

- Designate areas for dining, lounging, and cooking.
- Plan for weather-resistant materials and finishes.
- Include landscaping that complements the home's architecture.
- Install outdoor lighting and audio systems.

Garage

- Ensure ample space for vehicles and storage.
- Consider epoxy flooring for durability and ease of maintenance.
- Plan for built-in storage or a workshop area.
- Include electric vehicle charging stations if needed.

Home Exterior

- Ensure the character matches your style and compliments the surroundings.
- Consider locations for exterior outlets and hose connections.
- Decide if outlets for holiday lighting or permanent holiday lighting are needed.
- Consider accent, landscape, and utility lighting.

Mud / Laundry Room

These areas are practical but no less important than any other room.

- Be sure to include ample storage space.
- Include sinks to wash hands and soak clothing.
- Include designated space to fold clothes or sit on and take off shoes.

Conclusion

Each room or living space in a luxury home offers an opportunity to showcase quality, functionality, and personalized design elements. Tailoring the construction and finish of each space to the homeowner's preferences ensures a truly luxurious living experience.

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