



New House Homeowners Specification Checklist

Item #	Item and descriptions	Notes, Make & Model Numbers
1	<i>Use this list to identify and specify all information you wish to be included in quotes and final contract with your builder.</i>	
2	Windows	Low-E Glass on at least the south elevation Double Hung, single hung, casement Transoms and specialty windows
3	Electrical	Select style of outlets and switches and wall plates Locations and quantities beyond code reqmts. Low voltage lighting 2/3&4-Way switching Switch controlled outlets Specialty outlet locations (floor, soffit, outdoor, etc.)
4	Moldings: Type of wood- Primed MDF, Pine, Oak, etc. (Painted/Stained)	Door & Window Casing Crowns <i>(remember-moulding details can be made up of multiple shapes of moulding)</i> Chair Rails Wd. Handrails Window Sills Fireplace Mantles & Surrounds Base
5	Appliances: Model no.s & Color	Refridgerator Oven/Range Dishwasher Microwave Cooktop Vent hood Blender Coffee Maker Toaster

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6	Plumbing Fixtures: <i>Model No.s & Color</i> Sinks (<i>lavatories</i>) Faucetry Bathtub(s) - whirlpool (<i>in-line heater</i>) Shower Units Toilets Garbage Disposal Water Purifier Water Softener Ice Maker Hot Water Dispenser Laundry Tub Hot Water Tank(s) (<i>w/ circulating pump</i>) Sump Pump	
7	Countertops: Granite (<i>name</i>) Solid Surface (<i>manmade</i>) Laminate (<i>Formica, Wilsonart, etc.</i>) Tile (<i>backsplash details</i>)	
8	Flooring: Tile (<i>size, color, finish, grout color</i>) (<i>have contractor seal all grout</i>) Marble (<i>size, name</i>) Wood (<i>type of wood, size, pre-finished</i> <i>v-groove, color, finish</i>) Carpet (<i>type, color, pattern, in-laid,</i> <i>padding</i>) Stair Treatment (<i>carpet runner</i>) Concrete (<i>stamped&colored, brushed,</i> <i>california edges, sealer, painted</i>) Radiant Floor Heating	
9	Cabinetry: (kitchen, bath, utility, lau <i>Manufacturer (wood type & finish/color)</i> Door Styles Door Hardware (<i>door pulls</i>) Lighting (<i>above/below upr cabinets</i>) 3' High Vanities Special Trim (<i>crowns, valences, furniture</i> <i>bases & end treatments</i>)	

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10	Organizers:	Closets	
		Cabinets	
		Utility Room	
11	Central Vacuum:	Model No. w/ Accessories	
		Floor sweep inlet under Kitchen cabinet	
		Make provisions for future expansion in	
		Basement.	
12	Front & Rear Entry Doors	Select style, make & model no., color,	
	(include window transom above.)	door hardware.	
13	Interior Doors:	Style - 6-Panel, 3-Panel, 2-Panel, etc.	
		Solid or Hollow Core	
		Wood (Oak, Pine) or Primed Masonite	
		Door Hardware (<i>doorknobs, stops, door</i>	
		<i>jamb switches for closet lights)</i>	

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14	Garage Door(s): Make & Model <i>(style, color)</i> Door openers <i>(Make & Model, keypad entry, lighted push button switches. Make sure contractor pre-wires for safety sensors.</i>	
15	Communications: (locations & quantities. At the very least pre-wire for future use. Wire is very inexpensive. <i>(note- consider purchasing a communication "center" with modular componants and ability to expand.)</i> Cable TV <i>(use RG6U cable)</i> Telephone Network <i>(use Cat 5 min.)</i> Sound <i>(shielded speaker cable)</i> Fiber Optic Security wiring Provide 2" min. PVC piping from basement to 2nd floor attic space (for future changes) <i>(insert wads of insulation at both ends for firestopping.)</i>	
16	Fireplace(s): Make & Model <i>(include Glass Doors)</i> Hearth / Mantle & Surround treatments Gas Log sets <i>(Make & Model, make sure contractor provides gas supply line for each.</i> Masonary - select decorative clay flu top.	
17	Wall Finishes: Paint <i>(make, color, finish)</i> Ceilings - specify ceiling flat white paint. Make sure contractor will caulk all mouldings to wall / ceiling.	

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18	HVAC:	Type (<i>Forced hot air, Radiant, Heat Pump</i>)	
	<i>(note-make certain to seal</i>	Make & Model	
	<i>& cover heat registrar openings</i>	Electronic Air Cleaner	
	<i>during construction to prevent</i>	Humidifier	
	<i>construction dust & dirt.)</i>	Set-back Programable thermostats	
		Interruptable electric service for Air Conditioner	
		Power Venting for Attic Space(s)	
		Ceiling Fans/Vents for Bathroom & Kitchen	
		<i>(Make & Model, Sones(sound volume))</i>	
19	Light Fixtures:	Chandeliers	
		Vanity Lighting	
		Ceiling mounted lights	
		Closet Lights	
		Path Lighting (<i>hallways/stairs</i>)	
		<i>side and rear entry points</i>)	
		Wall mounted lamps at bedroom night stands	
		Coach Lamps (<i>either side of garage doors,</i>	
		<i>side and rear entry points</i>)	
		Exterior / Security lighting.	
		Lamp Post & Landscape lighting &	
		Exterior outlets for holiday lighting (<i>make</i>	
		<i>certain that contractor provides access</i>	
		<i>(pipe/tube) under drive & walk way for</i>	
		<i>future installation.)</i>	
20	Automated Lawn Sprinklers	Make certain contractor provides access	
		<i>(pipe/tube) under concrete drive & walk</i>	
		<i>way for future installation.)</i>	
21	Utility Preparations:	Prep for future installations of Gas Bar-B-Que,	
		Swimming Pool, Hot Tub, etc.	

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22	Photographic Record: Make a photographic record of every wall, ceiling, floor (ie. Rough plumbing under basement floor before being covered.) before being insulated for future reference.	
23	Gutters & Downspouts: Select style & color. Make certain contractor provides for collection from downspouts and dispersal to yard.	
24	Masonry / Shingles: Select type, style, color. Research, identify (photograph) desired brick detailing (ie.- Quoining, rowlocks, walking soldier, patterns (herringbone...)) Determine if extra brick may be needed for future patio, bar-b-que, etc.	
25	Consider having stairs in garage to basement.	
26	Insulation: Make certain contractor caulks floor to bottom plate of walls & any side-by-side wall studs. Determine what walls and floors should be insulated for soundproofing. (<i>minimum-bathrooms,bedrooms & utility rooms.</i>) Consider insulating all garage walls and ceiling. Type of insulation - batt, spray foam, blown-in	
27	Water Service: Specify 1" water supply service. Install separate water meter for lawn sprinklers and 1 outside hose bib.	
28	Laundry Chutes	