

## Construction Checklist

*Buying a house can be a busy and exciting process, please take a look at the checklist below to guide you along the way!*

**1) Come in and see one of our sales people.** They can help you put some costs together so that you can create your budget.

**2) Select a house plan** (or two) from our brochure wall or from our web site at:

[www.starpackagesales.com](http://www.starpackagesales.com)

Star has a very large library of plans to suit your needs.

*Can't find that perfect plan? No need to worry, plans are not set in stone and changes can be made. If you are still unable to find a plan that works for you a custom design may be your best option. Be aware that custom plans can be a bit more costly and time consuming. Whatever route you choose Star can do the job!*

**3) Verify the building regulations** from the local municipality office. You can get a full listing from the web site at:

<http://web5.gov.mb.ca/public/municipalities.aspx>

*What are the building restrictions? Such as;*

a) *What are the side, front and rear yard allowances?*

Front allowance \_\_\_\_\_  
 Side allowance \_\_\_\_\_  
 Rear allowance \_\_\_\_\_

b) *What are the Building permit costs?* \_\_\_\_\_

c) *Will the municipality need to be contacted at different building stages to inspect the work?*

Yes

No

d) *What does the municipality need for obtaining permits?*

**Fact : Usually the municipality will require 2 full sets of plans.**

e) *Does the municipality require an engineered foundation plan?*

Yes

No

f) *What are the soil conditions where foundation will be built?*

g) *What type of base foundation will you require?*

Piles

Standard footing

h) *What type of foundation wall will you require?*

ICF

Concrete

PWF Wood

i) *Are you building in a flood plane? If so, you need their approval first.  
Your RM can get you in contact with the different departments.*

**Fact: A crawl space is typically 3 or 4 ' high while full basements can be 8' or higher**

*How high will your house be above the finished grade?*

*What type of sewer/water is required?*

Septic field

Septic tank

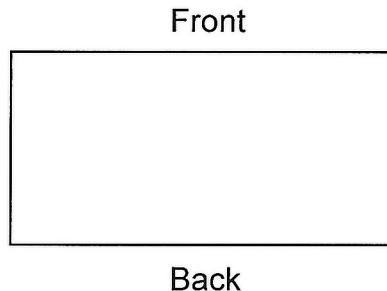
Water well system

Town system

i) *What is the hydro service availability?*

- Overhead
- Underground

*Where should your electrical panel be located?*



**Fact:** You may have to contact the local hydro office for more information.

j) *Who sets the lot grade?*

**4) Make an appointment with the Design and Drafting Department.** They discuss the fees associated with any plan changes you may want to make. From there the Design Department will guide you through the following stages:

- Create preliminary plans for you to view and decided on any changes.
- Prepare your working drawings.
- Create engineering plans if required.
- Final plans are then copied for your use  
One copy of your plans can be given to your sales associate from which he will quote a price for your new home.

**5) Contact the different trades** and gather quotes for the additional labour that will not be included in you home package. You will need,

**A foundation contractor to:**

- Excavate and backfill the area
- Supply and install the footing/piles/walls
- Supply & install the foundation wall nailer
- Supply and install the wall dampproofing and the weeping tiles

- Supply and Install the main beams and teleposts

**You will also need a:**

-Septic field/tank contractor                      \$ \_\_\_\_\_

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-Water well contractor                              \$ \_\_\_\_\_

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-Heating and ventilation contractor              \$ \_\_\_\_\_

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-Electrical contractor                              \$ \_\_\_\_\_

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-Plumbing contractor                              \$ \_\_\_\_\_

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-Painting contractor                              \$ \_\_\_\_\_

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-House mover                                      \$ \_\_\_\_\_

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-Landscaping contractor                              \$ \_\_\_\_\_

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**Fact:** Your municipality office is a very good source for contacting local tradespeople.

**6) Install any remaining items such as:**

Eavestroughing \$ \_\_\_\_\_

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Joint cavity insulation \$ \_\_\_\_\_

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## 7) Enjoy your new home!

If you would like to share your experiences and/or photos of your new home with us, feel free to email your sales person. We would truly enjoy hearing from you.

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\*This procedures list is to be used as a guide only to help you through the house-building process. Star cannot be held responsible for any errors or omissions.

