SGS DEVELOPMENT INC.

HOME REBUILDING QUICK GUIDE

A simple roadmap from permits to project completion

Know the stages. Ask the right questions. Stay informed throughout your rebuild.

01 PERMITS & PRE-CONSTRUCTION
Plans • permits • budget • contract • schedule

02 SITE PREP & GRADING
Clearing • survey • excavation • drainage • utilities

03 FOUNDATION
Footings • reinforcement • underground coordination • concrete

04 FRAMING
Floors • walls • beams • roof framing • structural inspections

05 ROOF, WINDOWS & WEATHERPROOFING
Roofing • windows • exterior doors • flashing

06 ROUGH MEP & FIRE SPRINKLERS
Plumbing • electrical • HVAC • gas • sprinklers

07 INSULATION & DRYWALL
Rough approvals • insulation • drywall • wall finishing

08 INTERIOR FINISHES
Kitchen • baths • cabinets • tile • flooring • paint

09 MEP FINISH & CONNECTIONS
Fixtures • devices • appliances • HVAC • utilities

10 EXTERIOR & SITE WORK
Stucco/siding • paint • walks • drainage • landscaping

11 FINAL INSPECTIONS & PUNCH LIST
Walkthrough • corrections • final agency approvals

12 PROJECT COMPLETION
Final approval / C of O • warranties • closeout records

HOMEOWNER CHECKPOINTS

- ☐ Keep copies of approved plans, permits and contracts.
- ☐ Track your budget, payments and approved change orders.
- ☐ Confirm required inspections before work is covered.
- ☐ Review outlet, lighting, plumbing and appliance locations before drywall.
- ☐ Walk the project at major milestones and document concerns.
- ☐ Complete a written punch list before final closeout.

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HOMEOWNER REBUILDING CHECKLIST

Use this quick checklist to stay organized during your project

BEFORE YOU BUILD

- ☐ Confirm plans, permits and project scope
- ☐ Verify contractor license and insurance
- ☐ Review contract, budget and payment schedule
- ☐ Understand allowances, exclusions and contingency
- ☐ Create a project file for all records

DURING CONSTRUCTION

- ☐ Track schedule and major milestones
- ☐ Keep written records of changes and added costs
- ☐ Follow required inspections and approvals
- ☐ Review framing layout before walls are closed
- ☐ Review rough MEP locations before drywall
- ☐ Monitor material and finish selections

BEFORE PROJECT CLOSEOUT

- ☐ Walk every room and exterior area
- ☐ Test doors, windows, fixtures, lights and outlets
- ☐ Prepare a written punch list
- ☐ Confirm corrections are completed
- ☐ Collect warranties, manuals and final documents
- ☐ Confirm final approval / Certificate of Occupancy as applicable

PROTECT YOURSELF & YOUR PROJECT

KEEP GOOD RECORDS Contracts • plans • permits • invoices • inspection records	**UNDERSTAND PAYMENTS** Know the milestone tied to each payment; retain applicable lien releases
DOCUMENT CHANGES Put scope, price and schedule changes in writing	**FOLLOW INSPECTIONS** Track required approvals throughout construction
TRACK YOUR BUDGET Know the original amount, changes, payments and balance	**ASK QUESTIONS** Get clarity before work proceeds when something is unclear

REBUILD INFORMED. REBUILD PREPARED.

This quick guide is a general educational resource. Every project is different and may involve project-specific architectural, engineering, insurance, utility, financing, legal or governmental requirements.

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