

# 10-POINT PRE-CONSTRUCTION CHECKLIST

By Schempp Homes  
Custom Home Builders in Guelph, Ontario



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Homes

# THE 10 KEY STEPS

## You Should Take Before you Build

1

### Define Your Goals

Why are you building?  
What kind of lifestyle do you want this home to support?

*Tip: Start with function, then form.*

2

### Understand Your Budget

Set an overall budget range  
Include land, soft costs (design, permits), and contingencies

*Tip: Be realistic. It's easier to upgrade finishes than backtrack on layout.*

3

### Secure a Suitable Lot

Does the land have municipal services, proper zoning, and road access?

Have you reviewed any restrictive covenants?

*Tip: Not all lots are build-ready, some need costly preparation.*

4

### Confirm Zoning & Permits

What is allowed by local bylaws?

Do you need a minor variance?

*Tip: We recommend a zoning review before design starts.*

5

### Choose a Design Team

Do you want a full-service design-build team or a separate architect/designer?

Have you seen their past work?

*Tip: Good design balances dreams with budget.*

6

### Determine Your Timeline

Are you tied to school schedules, expiring leases, or other milestones?

Do you understand the times required for permitting?

*Tip: From drawings to move-in, expect 10-14 months..*

7

### Start the Design Process

Think flow, orientation, and long-term needs (aging in place, growing family, etc.)

Prioritize your must-haves vs. nice-to-haves

*Tip: Design is where future change orders are prevented.*

8

### Establish Your Team

Who will build your home? What's their process like?

Do they offer transparency, or just a number?

*Tip: Look for a contractor who talks about process, not just price.*

9

### Understand Pre-Construction

Site analysis, budget planning, and schedule forecasting are part of good pre-con

Ask what's included before you sign a construction contract

*Tip: The best projects start with planning, not guesswork.*

10

### Get It in Writing

Review and understand your contracts

Know the difference between a design agreement, pre-construction contract, and build contract (e.g. CCDC2)

*Tip: A clear paper trail protects everyone involved.*



**Bonus Tip:** Hold a 15% contingency fund

*Even with great planning, unexpected conditions can arise. It's better to be ready than stressed.*

Ready to take the next step?

Book a free discovery call with Schempp Homes.

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