



ANCHOR BUILD MANAGEMENT

Stability Through Visibility

Pre-Construction Starting Checklist

Your first steps before breaking ground

Building a custom home is one of the largest investments most families will ever make. Getting organized early and asking the right questions can save significant money, time, and stress later. Use this checklist as your starting point.

#	Item	Details / Notes	☐
1. Get Organized			
1.1	Create project binder or digital folder	Central place for everything	☐
1.2	Set up key sections	Plans, kitchen/bath ideas, finishes, contractors, pricing, contracts	☐
1.3	Decide how you will track decisions & receipts	Spreadsheet, app, or binder system	☐
2. Clarify Your Vision			
2.1	List must-haves vs nice-to-haves	Be specific	☐
2.2	Note lifestyle needs	Work-from-home, family, entertaining, detached shop or garage, future needs	☐
2.3	Consider resale impact of major choices	Avoid overly personal decisions that hurt value	☐
3. House Plan			
3.1	Review multiple plans	Focus on traffic flow and daily living	☐
3.2	Check room sizes & storage	Make sure it fits real life	☐
3.3	Identify needed design changes	Do this before finalizing plans	☐
3.4	Confirm plan works with lot & budget	Rough fit check	☐
4. Evaluate the Land – Strengths			
4.1	Good drainage & usable slope	Critical for cost and livability	☐
4.2	Suitable soil conditions	Avoid major rock or poor soil surprises	☐
4.3	Utilities available or cost is clear	Water, sewer/septic, electric, gas, internet	☐
4.4	Quiet location with good access	Daily living matter	☐
4.5	Stable neighborhood & resale potential	Long-term value	☐
5. Evaluate the Land – Weaknesses / Red Flags			
5.1	Flood plain or poor drainage	Expensive and stressful	☐
5.2	Steep slopes or difficult access	Higher site costs	☐
5.3	Heavy rock, poor soil, or big site work	Can blow the budget early	☐
5.4	Nearby nuisances	Busy roads, power lines, noise, commercial	☐
5.5	Odd-shaped or very limited lot	Restricts design and outdoor space	☐
5.6	Zoning or HOA restrictions	Can limit what you can build	☐
6. Early Due Diligence			
6.1	Research zoning & building requirements	Know the rules early	☐
6.2	Check HOA / architectural rules	If applicable	☐
6.3	Estimate utility connection costs	Often higher than expected	☐
6.4	Perc test & septic permit	Critical in many areas. In Williamson County, septic permits	☐



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		can take up to 1 year — start early	
6.5	Review property taxes & insurance estimates	Ongoing costs	☐
6.6	Confirm clear title	Avoid legal headaches	☐
7. Prepare for Contractor Phase			
7.1	Start short list of contractors	Focus on custom home experience	☐
7.2	Ask for recent projects & references	Verify quality and communication	☐
7.3	Learn basic contract & payment terms	Draws, retainage, change orders	☐
7.4	Decide what oversight you will need	Visibility and decision support	☐
8. Protect Yourself			
8.1	Plan a contingency (8–12%)	Non-negotiable	☐
8.2	Set up a simple budget tracking method	From day one	☐
8.3	Decide who will help you stay organized	Especially once construction starts	☐

Need Help Navigating These Steps?

I offer a free consultation to walk through your project, answer questions, and help you avoid common (and expensive) early mistakes. As an impartial Owner's Representative, I provide the visibility and decision support most custom builds are missing.

Anchor Build Management

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Note: This checklist is a starting point. Every build is different. Professional guidance during pre-construction can help you avoid costly surprises later.