STAR
READY TO MOVE HOMES
1066 Springfield Road, Winnipeg, Manitoba R2G 3T3
Phone # (204) 669-9200
Fax # (204) 669-9494
Toll Free # 1-888-545-2662

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

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?

Front

Back

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 damproofing and the weeping tiles

- Supply and Install the main beams and teleposts

You will also need a:

-Septic field/tank contractor $ _____

-Water well contractor $ _____

-Heating and ventilation contractor $ _____

-Electrical contractor $ _____

-Plumbing contractor $ _____

-Painting contractor $ _____

-House mover $ _____

-Landscaping contractor $ _____

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

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

Eavestroughing $ _____

Joint cavity insulation $ _____

☐ 7) Enjoy your new home!

If you would like to share your experiences and/or photos of you 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.

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