

AZ CUSTOM BUILDINGS

CUSTOM HOME PRE-BID CHECKLIST

Building a custom home is an exciting and deeply personal journey, and ensuring that your vision is clearly understood is essential to making that dream a reality.

At AZ Custom Buildings, we know that every detail matters, from the overall design and layout to the specific materials and finishes that will bring your home to life. That's why we've created the AZ Custom Pre-Bid Checklist—a tool designed to help you effectively communicate your ideas, preferences, and priorities so that we can provide a bid that accurately reflects your expectations.

This checklist serves as a roadmap, allowing us to work together efficiently to develop a thorough and detailed bid. While bids are always considered working documents and may evolve throughout the design and planning stages, our goal is to move through the bid process with clarity and precision.

By gathering as much information as possible from the start, we can ensure that our estimates are as complete as possible, minimizing surprises and helping you make informed decisions about your investment.

Additionally, this process allows us to understand where you are planning to allocate your dollars, giving us the ability to help you balance your vision with your budget. By understanding where costs are concentrated, you'll have the ability to adjust and refine your selections to align with your financial goals without compromising on the elements that matter most to you.

Ultimately, the AZ Custom Buildings Pre-Bid Checklist is designed to provide transparency, efficiency, and confidence as we bid your Custom Barndominium.

We are excited to work with you and look forward to receiving these details.

Zach & Brooklyn

WHAT DOES AZ DO AS THE GENERAL CONTRACTOR?

When you hire AZ Custom Buildings as your General Contractor, we take full responsibility for managing and overseeing every aspect of your custom home build. We act as the primary point of contact between the homeowner, architect, and subcontractors, ensuring smooth progress and high-quality work. Our team selects and manages subcontractors, keeps the project on schedule, and ensures compliance with all building codes and zoning regulations. We handle budgeting, material procurement, and expense management to prevent cost overruns while maintaining top-tier workmanship. From obtaining permits and scheduling inspections to addressing unexpected challenges like weather delays or material shortages, we keep everything on track. Safety is a priority, and we enforce regulations while carrying liability insurance for added protection. As we near completion, we conduct a final walkthrough, manage any necessary touch-ups, and ensure your home meets your expectations before project closeout. With AZ Custom, your Custom Solution is in expert hands.

Who will be your General Contractor

- ☐ I want AZ to General the entire Project
- ☐ I want AZ to General the Following Phases
 - ☐ Dirt Work
 - ☐ Shell
 - ☐ Concrete
 - ☐ Electrical
 - ☐ Plumbing
 - ☐ HVAC
 - ☐ Insulation
 - ☐ Interior Finish
- ☐ Myself or Someone Else will act as the General

Sub Contractor Contact Information:

- Dirt Work: _____
- Shell: _____
- Concrete: _____
- Electrical: _____
- Plumbing: _____
- HVAC: _____
- Insulation: _____
- Interior Finish Work: _____

Misc Project Notes

DESIGN & PLANNING YOUR BARNDOMINIUM

The first step in building your Barndominium is designing the overall footprint to ensure it meets your budget and space requirements. The following questions will help us understand the components that are important to you.

What size and shape will best suit your needs?

- House Square Footage: _____
- Garage Square Footage: _____
- Garage & House Connected?
 - ___ Yes
 - ___ No
- Do you want any front or back porches?
 - If yes, tell us a little more: _____

What Roof Style are you Considering

- ___ Gable
- ___ Gambrel
- ___ Multiple Roof Lines

What is your Exterior Siding Preference

- ___ 29 Gauge Metal - Color Choice: _____
- ___ Board & Batten Siding - Color Choice: _____
- ___ Metal Board & Batten - Color Choice: _____
- ___ 29 Gauge Metal Wainscot - Color Choice: _____
- ___ Stone Wainscot - Color Choice: _____

What is your Roofing Preference

- ___ 26 Gauge Metal - Color Choice: _____
- ___ 29 Gauge Metal - Color Choice: _____
- ___ Shingles - Color Choice: _____

Exterior Door Details

- Front Door
 - ___ 3' Single Door ___ 6' Double Door
 - ___ Flush Fiberglass ___ Half Glass ___ Full Glass
- Back Door
 - ___ 3' Single Door ___ 6' Double Door
 - ___ Flush Fiberglass ___ Half Glass ___ Full Glass
- Exterior Garage Door
 - ___ Flush Fiberglass ___ Half Glass ___ Full Glass
- Door from Garage to House
 - ___ Fire Rated Door (Required)

Overhead Door Details

- Quantity: ___ of Size: _____ & Color: _____
- Quantity: ___ of Size: _____ & Color: _____
- Quantity: ___ of Size: _____ & Color: _____

Windows: Sizes, Styles and Placement

- House Windows:
 - ☐ 3'x4' ☐ 4'x4' ☐ Custom _____
 - ☐ Single Hung ☐ Double Hung ☐ Picture
 - ☐ White Int/Ext ☐ Black Int/Ext ☐ Split Color: _____
- Garage Windows:
 - ☐ 3'x4' ☐ 4'x4' ☐ Custom _____
 - ☐ Single Hung ☐ Double Hung ☐ Picture
 - ☐ White Int/Ext ☐ Black Int/Ext ☐ Split Color: _____

INTERIOR LAYOUT & MEP PLAN

Once the overall footprint of your Barndominium is established, the next step is to design the interior layout to fit your lifestyle, budget, and functional needs. This stage is crucial in ensuring that every space within your home is thoughtfully planned to provide both comfort and efficiency.

Interior Design

- Do you have an Interior Design Including an MEP Plan ☐ Yes ☐ No
- Do you have an Architect you plan to use? ☐ Yes ☐ No
- Would you like an Architecture recommendation? ☐ Yes ☐ No

Bedrooms & Closets

- Master Bedroom:
 - Size: _____
 - Walk In Closet
 - ☐ Yes
 - ☐ No
- Bedroom 1:
 - Size: _____
 - Walk In Closet
 - ☐ Yes
 - ☐ No
- Bedroom 2:
 - Size: _____
 - Walk In Closet
 - ☐ Yes
 - ☐ No
- Bedroom 3:
 - Size: _____
 - Walk In Closet
 - ☐ Yes
 - ☐ No
- Bedroom 4:
 - Size: _____
 - Walk In Closet
 - ☐ Yes
 - ☐ No

Bathrooms

- Master Bathroom:
 - Attached to Master: ___ Yes ___ No
 - Bathtub: ___ Yes ___ No
 - Shower: ___ Yes ___ No
 - Zero Entry: ___ Yes ___ No
 - Shower Tub Combo: ___ Yes ___ No
 - Number of Sinks: ___
 - ___ Open Concept or ___ Private Toilet Room
- Bathroom 2:
 - Attached to Bedroom: ___ Yes Bedroom Number ___ or ___ No
 - Bathtub: ___ Yes ___ No
 - Shower: ___ Yes ___ No
 - Shower Tub Combo: ___ Yes ___ No
 - Number of Sinks: ___
 - ___ Open Concept or ___ Private Toilet Room
- Bathroom 3:
 - ___ Full Bath or ___ Half Bath
 - Attached to Bedroom: ___ Yes Bedroom Number ___ or ___ No
 - Bathtub: ___ Yes ___ No
 - Shower: ___ Yes ___ No
 - Shower Tub Combo: ___ Yes ___ No
 - Number of Sinks: ___
 - ___ Open Concept or ___ Private Toilet Room
- Bathroom 4:
 - ___ Full Bath or ___ Half Bath
 - Attached to Bedroom: ___ Yes Bedroom Number ___ or ___ No
 - Bathtub: ___ Yes ___ No
 - Shower: ___ Yes ___ No
 - Shower Tub Combo: ___ Yes ___ No
 - Number of Sinks: ___
 - ___ Open Concept or ___ Private Toilet Room

Living Space

- Ceiling Height:
 - ___ Flat
 - ___ Vaulted
- Open Concept Kitchen/Living:
 - ___ Yes
 - ___ No
- Storage Spaces:
 - ___ Pantry: Size _____
 - ___ Linen Closets: Size _____
- Utilities:
 - Combine Mudroom, Laundry Room, and Utility Space:
 - ___ Yes
 - ___ No

Plumbing / HVAC

- Do you have a Water Source:
 - ___ Yes
 - ___ No
- What Type of Hot Water System will you Use:
 - ___ Tank
 - ___ Tankless
- Outdoor Water Access:
 - ___ Front of Home
 - ___ Back of Home
- Extra Sinks in Home:
 - ___ Laundry Room
 - ___ Garage
- HVAC System:
 - ___ Ductwork
 - ___ Mini-Splits
 - ___ Radiant Floor Heating

Electrical

- What are Your Outlet Needs:
 - Kitchen: _____
 - Bathrooms: _____
 - Bedrooms: _____
 - Living Area: _____
 - Laundry Room: _____
 - Garage: _____
 - Exterior of House:
 - Front _____ Back _____
- Smoke Alarms:
 - (1) Required in Each Bedroom
 - (1) Required in Each Hallway Outside ANY Bedrooms
 - (1) Required in Kitchen
 - (1) Required on Every Floor with No Bedrooms

Insulation

- What Insulation do you Prefer:
 - ___ Batt & Blow In
 - ___ Spray Foam - Number of Inches _____

Fire Place

- Do you want a Fireplace?
 - ___ Yes
 - ___ Electric
 - ___ Gas
 - ___ Wood
 - ___ No

- **Sheetrock:**
 - ___ Knockdown Texture
 - ___ Smooth
- **Paint:**
 - ___ Ceiling and Walls Match
 - ___ Ceiling and Walls Different
 - ___ Changes by Room Type
- **Window Trim:**
 - ___ Sheetrock Return
 - ___ Casement: ___ 2" ___ 4" ___ 6"
 - ___ Stained
 - ___ Painted - Color _____
- **Base Trim:**
 - ___ 2" ___ 4" ___ 6"
 - ___ Stained
 - ___ Painted - Color _____
- **Door Trim:**
 - ___ 2" ___ 4" ___ 6"
 - ___ Stained
 - ___ Painted - Color _____
- **Kitchen Island:**
 - ___ Yes - Size _____
 - ___ No
- **Kitchen Cabinet Preference:**
 - ___ Builder Grade
 - ___ Premium Grade
 - ___ Custom Built
- **Kitchen Countertop Preference:**
 - ___ Laminate
 - ___ Butcher Block
 - ___ Quartz
 - ___ Concrete
 - ___ Granite
- **Kitchen Backsplash:**
 - ___ Yes:
 - ___ 4" ___ 6" ___ Full Wall
 - ___ No
- **Bathroom Cabinet Preference:**
 - ___ Builder Grade
 - ___ Premium Grade
 - ___ Custom Built
- **Bathroom Countertop Preference:**
 - ___ Laminate
 - ___ Quartz
 - ___ Concrete
 - ___ Granite
- **Bathroom Backsplash:**
 - ___ Yes:
 - ___ 4" ___ 6" ___ Full Wall
 - ___ No
- **Shower:**
 - ___ Insert
 - ___ Onyx
 - ___ Tile
 - ___ Other
- **Shower Doors:**
 - ___ Yes - Glass
 - ___ No
- **Bathroom Wall Tile:**
 - ___ Yes - Location _____
 - ___ No
- **Interior Doors:**
 - Size
 - ___ 32" Standard
 - ___ 36" ADA
 - ___ 40" Custom
 - Style
 - ___ Smooth
 - ___ Panel
 - Finish
 - ___ Stained
 - ___ Painted
- **Hardware Finishes (Faucets, Door Knobs, Vent Returns etc.):**
 - ___ Brushed Nickel
 - ___ Bronze
 - ___ Black
- **Outlet Covers:**
 - ___ White
 - ___ Light Almond
 - ___ Ivory
 - ___ Gray
 - ___ Brown
 - ___ Black
- **Light Switch Covers:**
 - ___ White
 - ___ Light Almond
 - ___ Ivory
 - ___ Gray
 - ___ Brown
 - ___ Black

Finishes

- Flooring:
 - ___ Same Throughout House
 - ___ Polished Concrete
 - ___ Epoxied Concrete
 - ___ Laminate
 - ___ Tile
 - Grout Color: _____
 - ___ Carpet
 - ___ Differs by Room
 - Details:

Light Fixtures

- Kitchen:
 - ___ Recessed ___ Pendant ___ Ceiling Fan/Light Combo ___ Wall Mounts ___ Under Cabinet
- Living Area:
 - ___ Recessed ___ Pendant ___ Ceiling Fan/Light Combo ___ Wall Mounts
- Laundry Room:
 - ___ Recessed ___ Pendant ___ Ceiling Fan/Light Combo ___ Wall Mounts
- Hallway 1:
 - ___ Recessed ___ Pendant ___ Ceiling Fan/Light Combo ___ Wall Mounts
- Hallway 2:
 - ___ Recessed ___ Pendant ___ Ceiling Fan/Light Combo ___ Wall Mounts
- Hallway 3:
 - ___ Recessed ___ Pendant ___ Ceiling Fan/Light Combo ___ Wall Mounts
- Master Bedroom:
 - ___ Recessed ___ Pendant ___ Ceiling Fan/Light Combo ___ Wall Mounts
- Bedroom 2:
 - ___ Recessed ___ Pendant ___ Ceiling Fan/Light Combo ___ Wall Mounts
- Bedroom 3:
 - ___ Recessed ___ Pendant ___ Ceiling Fan/Light Combo ___ Wall Mounts
- Bedroom 4:
 - ___ Recessed ___ Pendant ___ Ceiling Fan/Light Combo ___ Wall Mounts
- Master Bathroom:
 - ___ Recessed ___ Pendant ___ Ceiling Fan/Light Combo ___ Wall Mounts ___ Under Cabinet
- Bathroom 2:
 - ___ Recessed ___ Pendant ___ Ceiling Fan/Light Combo ___ Wall Mounts ___ Under Cabinet
- Bathroom 3:
 - ___ Recessed ___ Pendant ___ Ceiling Fan/Light Combo ___ Wall Mounts ___ Under Cabinet
- Bathroom 4:
 - ___ Recessed ___ Pendant ___ Ceiling Fan/Light Combo ___ Wall Mounts ___ Under Cabinet
- Exterior of Home:
 - Front
 - ___ Flood Lights ___ Sconces ___ Porch Lights
 - Back
 - ___ Flood Lights ___ Sconces ___ Porch Lights