BUILDGRAPH

Is your project ready to build?

A practical homeowner checklist for understanding what should be in place before you appoint a contractor or start on site.

- **1. The brief is clear**
  You can explain what you are building, why you are doing it and which outcomes matter most.
- **2. Planning requirements are understood**
  Relevant permissions, conditions and approvals have been identified, including any items that must be resolved before work starts.
- **3. The design information is coordinated**
  Architectural, structural and building-services information does not contain obvious gaps or contradictions.
- **4. The scope is detailed enough to price**
  Contractors are pricing the same defined work rather than making different assumptions.
- **5. The budget includes more than the build quote**
  Consultant fees, statutory costs, client-supplied items, contingency and other project costs have been considered.
- **6. Contractor quotations can be compared**
  Inclusions, exclusions, provisional sums, programme assumptions and payment terms are visible.
- **7. Responsibilities are understood**
  You know what the architect, engineers, contractor, project manager and homeowner are each expected to provide.
- **8. The contract route is agreed**
  The intended building contract, payment process, change procedure and responsibility for contract administration have been considered.
- **9. The programme is realistic**
  Design information, approvals, procurement, lead times, construction and homeowner decisions have been allowed for.
- **10. There is a plan for controlling the build**
  Someone will track decisions, changes, risks, progress, costs and outstanding information throughout construction.

Reading your result

8–10 boxes	You may be close to construction-ready, subject to professional review of the project information.
5–7 boxes	The project has a foundation, but several gaps should be resolved before signing a contract or starting work.
0–4 boxes	Pause before committing. Clarifying the brief, information, responsibilities, budget and route forward could prevent avoidable confusion later.

Before you move forward

This checklist is a starting point, not a technical, legal, cost or regulatory assessment. Every project is different. Ask the appropriate architect, engineer, quantity surveyor, contract administrator, building control body or other competent professional to advise on matters within their role.

Need a clearer view of the route ahead?

BuildGraph provides independent project-control reviews and practical project-management support for homeowners undertaking substantial residential building work.

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