

Your New Home Building Checklist

Project Conceptualization

Location

Working with Irwin Homes means we help you with every part of the process, even location. When deciding where to build, consider local amenities, zoning regulations, and accessibility. We can build on land you already own or have lots available for purchase.

The Basics

Together, we'll decide on the basic details of your home like square footage, number of bedrooms, number of bathrooms, and other specific features to include.

Lifestyle Considerations

Be sure to consider all aspects of your life — do you require a home theatre, home office, playroom, wine cellar, home gym, an extra large kitchen, an outdoor living space?

Design/Style

Decide on your design preference for your home. Do you want a modern look, vintage, classic, retro? Our interior designers will work with you to ensure your home reflects your style in every detail.

Construction

Working with Irwin Homes means we look after the entire construction process for you so you can focus on making decisions and payments. Our trusted partnerships with hundreds of trades and suppliers ensure the work being done on your house is of only the highest quality. We're constantly looking after quality assurance, inspections, and overall coordination to make sure everything on your project is running smoothly and is everything you hoped for.

Pre-Construction

Secure Financing

Understand your financing options and receive pre-approval for a mortgage if necessary to ensure you understand your financial capabilities.

Obtaining Permits and Approvals

Working with Irwin Homes means we take care of this part for you.

Set a Timeline

We'll create a timeline that works for both of us to bring your dreams to life.

Creating Build Plans

Irwin Homes will design your home with you, creating the floorplans, layouts, design specs, and every other detail in between.

Work on a Budget

We value your hard-earned money as much as you do. We'll work with you on a budget that makes sense for you and your project before we get to work.

Post-Construction

Final Walkthrough & Handover

We'll walk through your new home together and go over any questions or concerns before handing you the keys.

Move-In

The time you've been waiting for is finally here — enjoy your new home!

After-Care Commitment

Just because construction on your home is finished, that doesn't mean our relationship with you is. We want you to be as happy moving into your new home as you are in 20 years, which is why we'll look after you and your home long after our work together has ended.