

Steps to the completion of a successful project

1. Define scope of project
 - a. List the most important things you want to achieve with this project
 - b. List the things you most like about your house now
 - c. Draft rough drawings of elevation and floor plan
2. Develop a target and a maximum budget for the project
 - a. Complete the cost estimate breakdown
 - b. Look at cost of like jobs and cost
3. Secure funds for project
 - a. Apply for pre-approval with bank.
 - b. Verify funding from other source
4. Draw plan
 - a. Elevations
 - b. Floor plans
 - c. Detailed Material Ledger
 - d. Verify purchase selections
5. Send plans out for bid to suppliers and contractors
6. Survey and flag lot
7. Submit final plans to bank for final approval and to municipality for permits
8. Schedule Construction
 - a. Foundation
 - b. Framing/Structure
 - c. Walk through, GC and owner
 - d. Mechanicals
 - e. Insulation and Drywall
 - f. Exterior Finishes
 - g. Interior Finishes
 - h. Landscape and Hardscape
9. Final walk through inspection
10. Final Occupancy

