



Checklist

The "Perfect Project" Checklist

McCann Custom
Remodeling





The Perfect Project Checklist

The most honest, most professional home remodeler in Ohio

The 13 Steps to Your Perfect Project:

- Step 1:** Get Architectural Prints if Necessary:
 - a. Here is a list of projects that usually require architectural prints:
 - i. Home addition
 - ii. Covered deck or sunroom
 - iii. Carport or car garage
 - iv. Garage in the back yard
 - v. New building construction
 - vi. Anything else that will be load-bearing

- Step 2:** Carefully Choose Your Contractor:
 - a. Do some basic research online to rule out the ones you're not interested in working with. Important traits to look for in this step are work quality, level of professionalism, company values, and reviews.
 - b. Schedule appointments with 3 or so of your preferred remodelers.
 - c. At the appointments:
 - i. Explain your project to each remodeler.
 - ii. Vet them by asking questions about what makes them different, making sure they're insured and covered by Worker's Compensation, looking at their dress code, their vehicle, their level of expertise, etc.
 - iii. Go over the general budget and allowances for your project. This is so that everyone has a map and some goals to shoot for.
 - iv. Set up "next steps" with your favorite 1-2 of the 3 remodelers.
 - v. These next steps will include getting a preliminary design done, going to visit selection places, and getting pricing estimates for the project.
 - vi. Exchange of any other necessary contact info such as recommended architects, recommended suppliers, etc.



The Perfect Project Checklist

The most honest, most professional home remodeler in Ohio

- Step 3:** Pick Your Selections:
 - a. Get a list of necessary selections written up.
 - i. We have proprietary selection checklists already written up for this phase, and we'll give them to you at the initial meeting to make this step super easy!
 - ii. Or, you can look around online/ask your remodelers where the best places are to go for each of your selection needs.
 - b. Go to each of these places within the next 1-2 weeks and pick out what you like most, and MAKE SURE to get the SKU/model number for your remodeler so that they know what you liked.
 - i. Know that you can buy most materials yourself, and this does save money, but comes with downsides as well.
 - 1. If something arrives broken, the contractor puts it up as-is to the best of their ability (a.k.a. no contractor warranty extended to making sure the materials are correct and in perfect working order).
 - 2. It is often best practice to ask your remodeler which materials would be worth buying yourself, and which you should let us handle.

- Step 4:** Get a Design Together:
 - a. The remodeler will be able to draft up a preliminary design for basements, decks, and bathrooms.
 - b. More in-depth Kitchen designs will normally be handled in-house by the cabinet manufacturer. This is usually done for free, though some do charge for more detailed design work.

- Step 5:** Meet with Subcontractors:
 - a. Get any necessary subcontractors into your home to look at the project, talk with you, and get their side of the pricing together for the General Contractor (your remodeler).
 - b. This includes electricians, plumbers, HVAC guys, painters, drywallers, concrete specialists, etc.



The Perfect Project Checklist

The most honest, most professional home remodeler in Ohio

- Step 6:** Get the Pricing Estimate:
- a. Once you get all of the following to your remodeler:
 - i. Your selections,
 - ii. Your approval of the preliminary design, and
 - iii. A detailed description that includes all you would like to accomplish. This is what the remodeler needs to know in order to do your project to your specs. (includes size of kitchen island, how many steps you want on your deck, etc.)
 - b. They will now be able to tell you what your project will cost EXACTLY the way you are currently envisioning it.
 - c. If this price fits what you are willing to invest, move on to step 6.
 - d. If you don't like this price, you can:
 - i. Ask your remodeler how to reduce costs via materials or design,
 - ii. Scrap the project entirely, or
 - iii. Save everything for later while you save up some more cash and do it when you're ready.
 1. However, you should know that 87% of homeowners never get around to their project again, once they've decided to delay it.

- Step 7:** Get a Formal Contract from Your Remodeler:
- a. Once you approve the initial estimate, your remodeler will draft up a formal contract or "proposal" including the following:
 - i. Scope of work of the project: including all specs and work to be done, and in what order.
 - ii. A general schedule will be set. This is sometimes included in the proposal, but usually not included due to the nature of how weather affects the industry.
 - iii. How payments are to be structured.
 - Here, there is a very specific way they SHOULD be structured that protects the interests of the Homeowner as well as the remodeling company. When we meet with you we will show you how we do it this way, and why it is the best way we have found to structure payments.



The Perfect Project Checklist

The most honest, most professional home remodeler in Ohio

- Step 8:** Acquire any Necessary Permits:
 - a. If you do not know whether or not you need a permit for your project, your remodeler will tell you, or you can read this free article we wrote on the subject: [Hold Ctrl Key, then click here to access article.](#)
 - b. There is a "best practice" here for how to get your permits. Basically, the remodeler can handle it for you, but you will have to pay for the permits. This can be confusing because the permits cost different amounts depending on city and project. Your remodeler will likely not have the full range of this possible pricing memorized. So it is often best to have a spot in the proposal where they go file them for you with a small deposit, and then refund the balance.
 - c. We also wrote a detailed article on how this process works as well: [Hold Ctrl Key, then click here to access article.](#)

- Step 9:** Secure Financing if Necessary:
 - a. If extra financing is necessary, Home Equity Loans/Lines of Credit are very commonly used for remodeling projects. This is because they are normally easy to acquire, and the interest is tax-deductible if the money is used to improve your home.
 - b. However, they normally take 30-60 days to process before the money is available. Therefore, it is often a good idea to submit the application for this process about a month before the project is set to begin.

- Step 10:** Set Up an Official Start Date:
 - a. The remodeler will speak with any material companies for materials they are in charge of, find out turn-around times (turn-around time = the time it takes from date of order to delivery of materials), and set up material delivery dates.
 - b. We will then work with you to find a proposed start date that works. This will often be weather-dependent if your work will be outside or is set for a date more than a week in the future, so be prepared for that.



The Perfect Project Checklist

The most honest, most professional home remodeler in Ohio

- Step 11:** Get Any Remaining Small Details Handled:
 - a. The remodeler will normally find these out ahead of time, but now is a great time to double and triple-check the details.
 - b. Examples - Job Prep:
 - i. Are we throwing away old cabinets or donating them?
 - ii. Where should we store new cabinets before installation?
 - iii. When is material delivery?
 - iv. On which side of driveway should materials be placed?
 - v. Where will the dumpster go?
 - vi. How will your remodeler gain house access while you are at work?
 - c. Examples - Home Prep:
 - i. Make sure the area where the work is to be done is completely empty.
 - ii. Clean up after any pets in the yard.
 - iii. Decide where in-house pets will be kept during working hours.
 - iv. Disable any home security systems.

- Step 12:** Ready? Get Set. Go!
 - a. This is the job production phase. The job is built, the remodeler will follow the plans laid out in the contract, and payments are made.
 - b. If changes are desired or necessary, change orders are signed and the changes are made.

- Step 13:** Project Production is Complete!
 - a. Your project is complete!
 - b. Final invoices and receipts are sent, and outstanding balance payments become due.
 - c. If you want any pictures of the project, make sure to request them now. Your remodeler will be posting them on their website and social media soon.



The Perfect Project Checklist

The most honest, most professional home remodeler in Ohio

Other Recommendations:

- Make sure to get your selections done on time. If you are indecisive, it holds up the whole process by weeks or months.
- Keep a paper record of the whole remodeling process. Any receipts, invoices, contracts, designs, everything. This is for your own organization, as well as if you need any warranty help... or have any questions for the remodeler or any of the manufacturers in the future. This is all best kept in a folder.
- Consider leaving a quick online review for your remodeler. Great remodelers ARE out there, and people deserve to know about them and use them. Your 3-5 minute review could save some of your neighbors a LOT of heartache and money in the near future.
- Keep in mind all of the time after the project is completed. Don't ignore this phase because a cheap contractor is often cheap because they don't offer any service after the sale is complete.

Professionals offer guarantees, warranties, and customer service AFTER the project is complete, not just before you sign on the dotted line.

Remember: A relationship with a professional remodeler can last a lifetime.