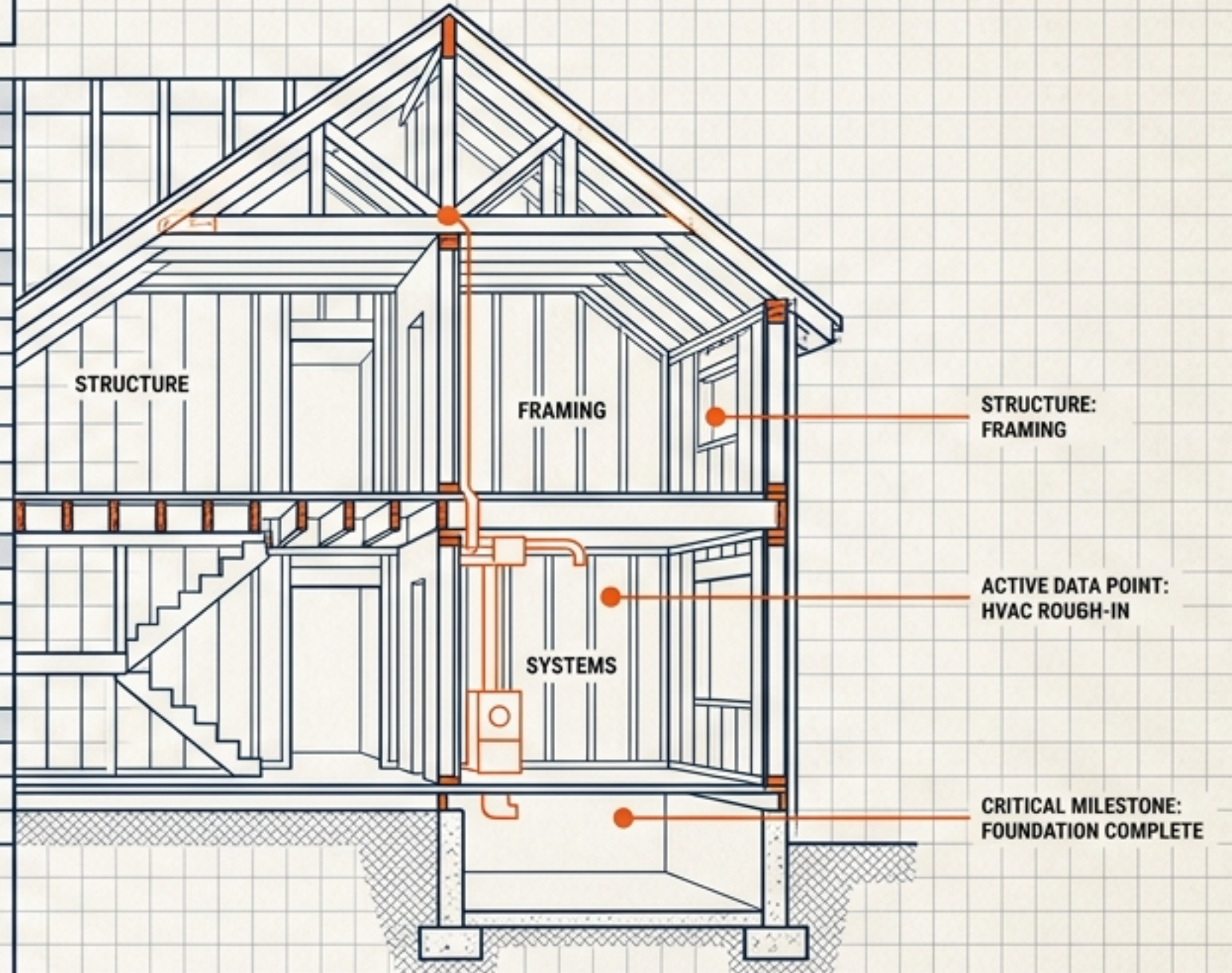


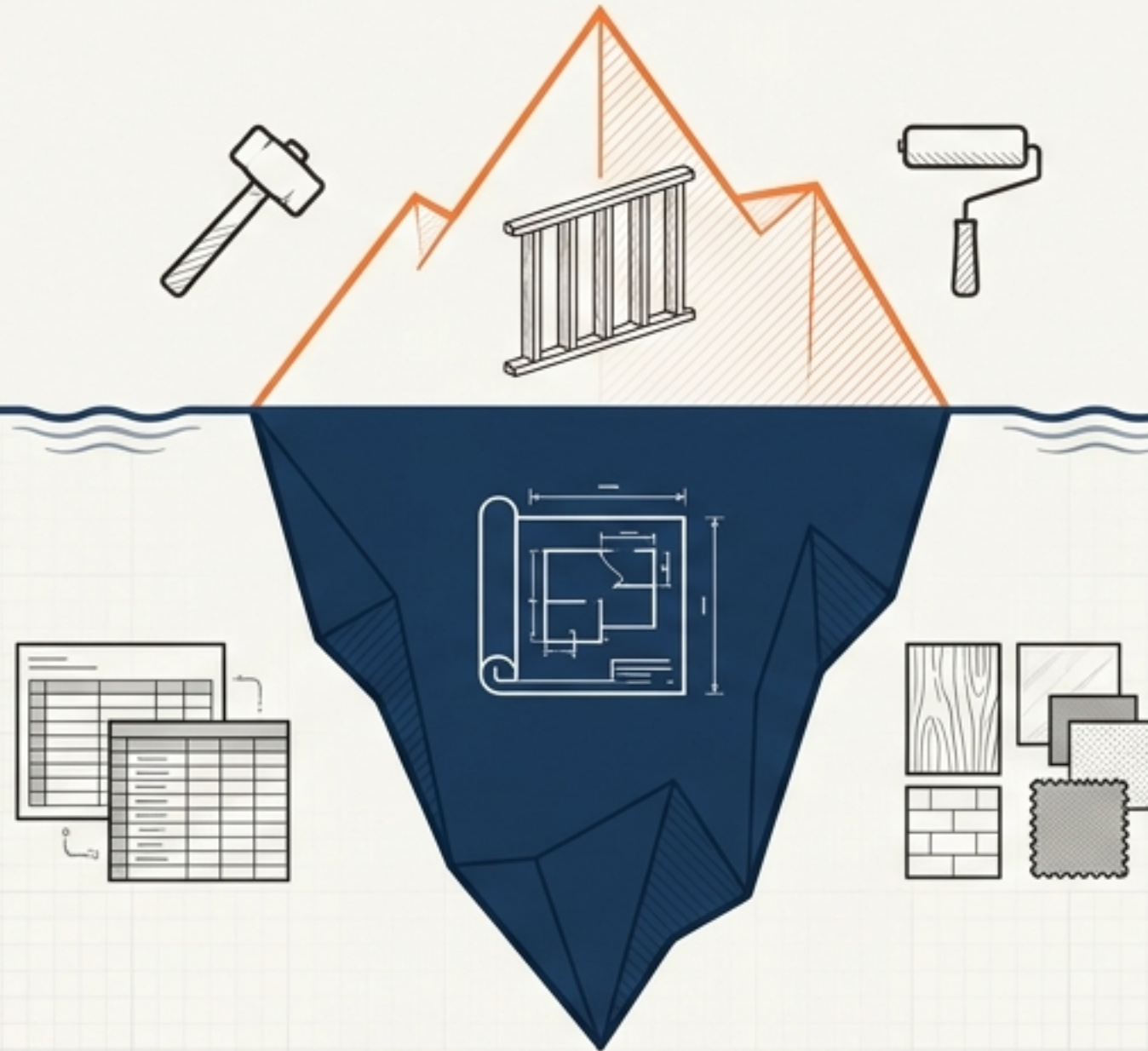
THE BLUEPRINT BEFORE THE BUILD

Controlling Your Renovation Order of Operations

PHASE	TASK	BUDGET	START DATE	STATUS
PHASE 1: PLANNING				
	Design & Permits	\$X,XXX	MM/DD/YY	ON TRACK
	Design & Permits	●	MM/DD/YY	ON TRACK
	Plan are...			
PHASE 2: FRAMING				
	Design & Permits	\$X,XXX	MM/DD/YY	ON TRACK
	▲ PERMIT APPROVAL DELAY	●	MM/DD/YY	ON TRACK ▲
	Plan are...			
	Design & Permits	\$X,XXX	MM/DD/YY	ON TRACK ▲
	Design & Permits	\$X,XXX	MM/DD/YY	ON TRACK ▲
	Design & Permits	\$X,XXX	MM/DD/YY	ON TRACK
	Plan are...			
PHASE 3: SYSTEMS				
	HVAC Rough-in	\$X,XXX	MM/DD/YY	ON TRACK
	System Floor System	\$X,3XX	MM/DD/YY	ON TRACK
	Gystem Cusiome	\$X,XXX	MM/DD/YY	ON TRACK
	Plan are...			
PHASE 4: FINISHES				
	Finisher Finishes	\$X,XXX	MM/DD/YY	ON TRACK
	Plan are...			



The Dust (The Construction Sequence)



45% of renovators go significantly over budget.

The cause isn't bad construction—it's bad planning.

30% of renovators on how we hate most in non-official plan.

The Desk (The Decision Sequence)

The success of your project is determined entirely in the phase nobody sees.

The Allowance Trap Flowchart

The Vague Idea

Homeowner requests a bid without finalized finishes.



The Placeholder

Contractor inserts a generic \$3,000 allowance for tile.



The Reality Check

Homeowner selects the actual desired tile, which costs \$7,000.



The Budget Blowout

The \$4,000 difference immediately burns through the contingency fund before drywall is even up.



The National Association of Home Builders recommends a 10-15% contingency for homes over 30 years old. Poor planning drains this immediately.

The 2026 Renovation Cost Matrix

Minor Kitchen Remodel

Refresh: refacing, quartz, appliances

\$28,000 - \$45,000

Bathroom Remodel

Mid-range, existing plumbing

\$25,000 - \$38,000

Major Kitchen Remodel

Layout changes, new cabinetry, moving plumbing/electrical

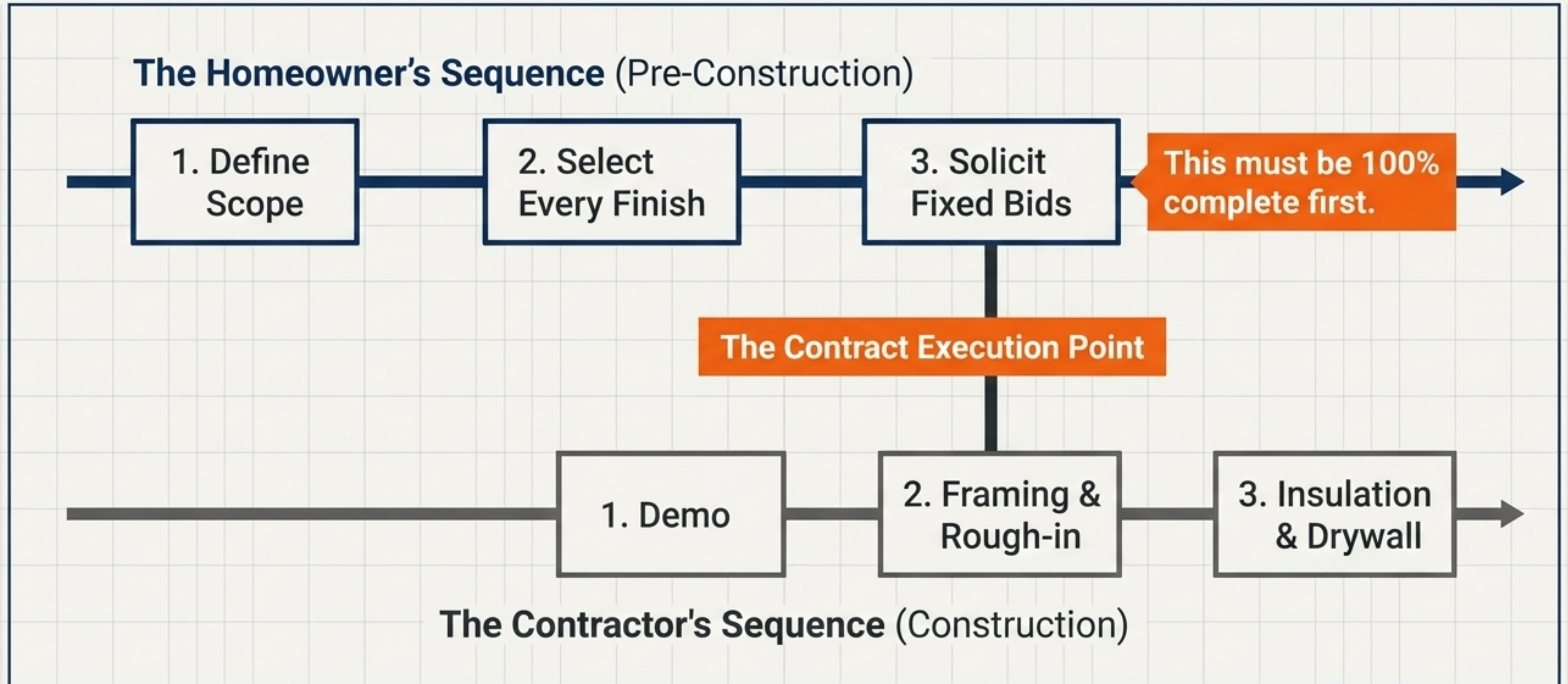
\$75,000 - \$95,000

Primary Suite Addition

Full-scale addition, high-end finishes

\$175,000 - \$350,000+

The Twin Timelines



Phase 01

Establishing the Bedrock: Goals and Budget

The Scope of Work Document

Core Family Needs

Realistic Budget

- Determine the why before calling any professionals.
- Solve actual problems for your family, avoid chasing design trends.
- Define the absolute maximum spend to prevent early scope creep.

The First Call Diagnostic Matrix

Your Project Profile	Who to Hire First
We are changing the floorplan, moving walls, or adding square footage. The Architect
The layout stays, but we need complex cosmetic updates and finishes. The Interior Designer
We already have a complete design, architectural plans, and a full material list. The General Contractor (or Design-Build Firm)

Never hire a builder without a complete plan. The professional you start with depends entirely on the complexity of your design needs.

Phase 02

The Granularity Rule: Specify Everything

✗ The Wrong Way



✓ The Right Way

Paint:	Benjamin Moore Chantilly Lace
Shower:	Daltile Keystones mosaic (D017) with Schluter metal profiles
Exterior:	James Hardie ColorPlus siding

A bid based on an **idea** is a **guess**. A bid based on **exact SKUs** is a **contract**.

The Material Sourcing Trap

Homeowner Buying



Apparent savings **quickly erased** by delivery logistics, damaged goods coordination, and voided warranties.



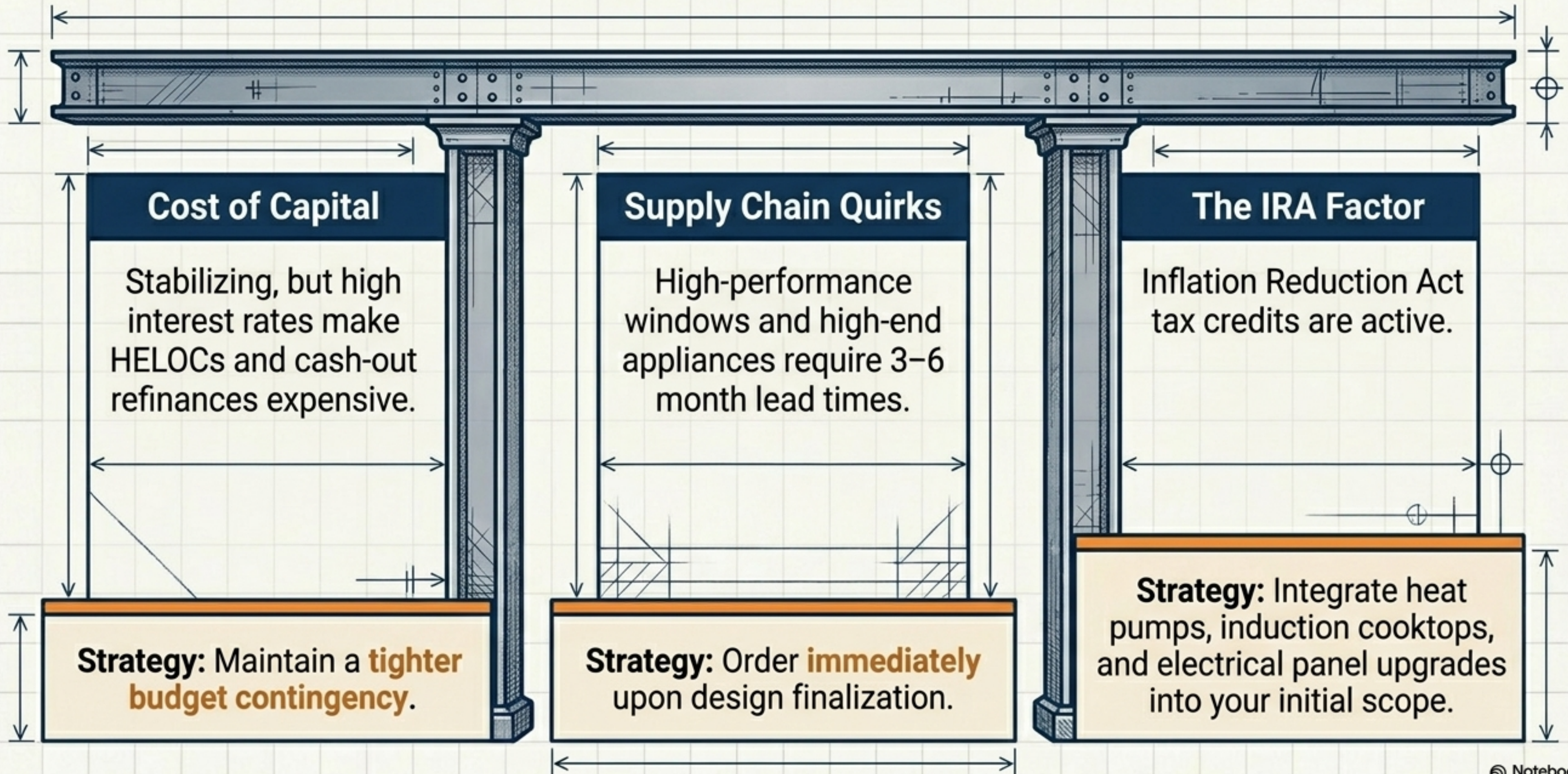
Contractor Buying



Trade discounts, assumed liability for quantities/damage, and integrated **project warranties**.

Contractors will often **add overhead** to materials you provide anyway, negating your perceived savings. **Let them own the logistics.**

The 2026 Macro Environment Triad



Phase 03

The Ultimate Equation for Control



Only when you combine a **complete architectural plan** with a granular **finish list** — can a vetted General Contractor provide a bid devoid of risky allowances. This is the moment you regain **control**.

Contractor Interview Diagnostic Table

Ask This:	Listen For:
Can you walk me through the scope line-by-line and confirm it includes my exact material selections?	Reference to specific items (e.g., Line 12 is your Daltile Keystones, 45 sq ft + 15% waste). No generic allowances.
What is your change order process and cost calculation?	Written submissions via app, fixed-price approval prior to work, standard 20% overhead/profit .
What are the key inspection milestones requiring city sign-off?	Specific knowledge of local sequence (Foundation and framing, insulation, final Certificate of Occupancy).

The Realistic Planning Timeline

The **Planning Phase often takes longer than** the construction itself. For a major kitchen or primary bath, expect 3 to 6 months of planning before a hammer swings.



Rushing this exact timeline is the **single biggest cause of project delays**.



“The chaos of construction is managed by the discipline of pre-construction.”

Every hour spent at your desk finalizing scope saves ten hours of stress on the job site.

Get the plan.
Pick the products.
Then get the price.

The single most important part of your renovation is the part with no dust.