

# Working with a Home Building Contractor

for link and support information, link to: [www.SayBuild.com](http://www.SayBuild.com)

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## Proper Planning:

- **to ensure a successful home construction project, make sure you define your project specification plan**

specifications should include all supplies that will be used and what services will be rendered

specifications should list the brand, make, model, number, style, type, color and any other descriptions, plus whether the materials used in construction will be new or used

ensure that the specifications are exact in detail to protect you from inferior use of products and to compare "apples-to-apples" specs with several lenders

be as detail as possible for every room in the house — see our Project Plan for product discussion and design ideas: [www.SayBuild.com/plans.html](http://www.SayBuild.com/plans.html)

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## Building Permits and Codes:

- **your construction project will most likely require a building permit,**

it will either be up to you or the contractor to obtain each permit.

All about permits:

<http://www.permitplace.com/>

Lookup county and city governments for permit information:

<http://www.statelocalgov.net>

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- also note that building codes specify how each project should be completed.

Local inspectors will ensure that the construction meets code. It will be helpful to understand these codes when assembling your specs.

About building codes:

<http://www.b4ubuild.com/links/codes.shtml>

building codes:

<http://www.codecheck.com/>

Lookup county and city governments for building code information:

<http://www.statelocalgov.net>

- **if you live in a Homeowners Association, you need to check with the Association on your building plans.**

some Associations carry restrictions for both interior and exterior projects.

pay particular attention if your home is situated in a historic section.

Historic preservation laws may restrict certain building designs.

Lookup county and city governments for information:

<http://www.statelocalgov.net>

more information about historic homes:

<http://www.nationaltrust.org/>



## Making Preparations:

- **understand from the contractor what might be involved in the construction project**

there may be some inconveniences that restrict certain living conditions — if your construction involves a section of a lived-in home. You may want to send the family away during those days when the kitchen, for example, is under construction.

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- **understand from the contractor what might be involved in the building project**

clearly define items within the construction area that should be protected in the event that the items cannot be removed

secure the construction area to keep children, pets, and others from entering or tampering with the construction

let the contractor know what days you may be away on vacation or days when special events require the contractor to adjust their schedule

keep a file for the contract, plans, project specifications, invoices, amendments to the plan, and all other materials related to your project

you should maintain this file for 3-5 years for tax purposes and for contract disputes if they arise



## Managing the Project:

- **Problem Resolution:**  
managing problems as they arise and getting them resolved
- **Cost Management:**  
managing the costs of the home remodeling project including changes to the plan
- **Construction Inspection:**  
inspecting the work, building codes, and structure prior to finalizing the contract

view our project management guide for a complete review of these construction management issues: [www.SayBuild.com/project-management.html](http://www.SayBuild.com/project-management.html)