



ANSWERS FOR HOMEOWNERS · HOW WE RUN A JOB

What keeps my project moving when the contractor has other jobs?

Two documents. A written schedule set before work begins, and a written update each week that says what was done, what comes next and which decisions are needed from you.

The schedule is the commitment. The update is how you check it without having to ask.

SHOWN HERE

One real remodel, both documents

LOCATION

Downtown Charleston

DATES

Oct 16 to Nov 4, 2025

SCOPE

Wall moulding, stairwell repair, paint, lighting

HERE IS WHAT THAT LOOKS LIKE

01 The schedule

Every task, phase and payment mile stone, dated before the first day on site.

02 The October 19 report

What was done, what the open wall showed, and what happens next week, by day.

03 The October 26 report

One week later: moulding installed, finish coats on, still on schedule.

04 Photographs from both reports

Shown as they were sent. No re-touching.

WHAT WE REMOVED

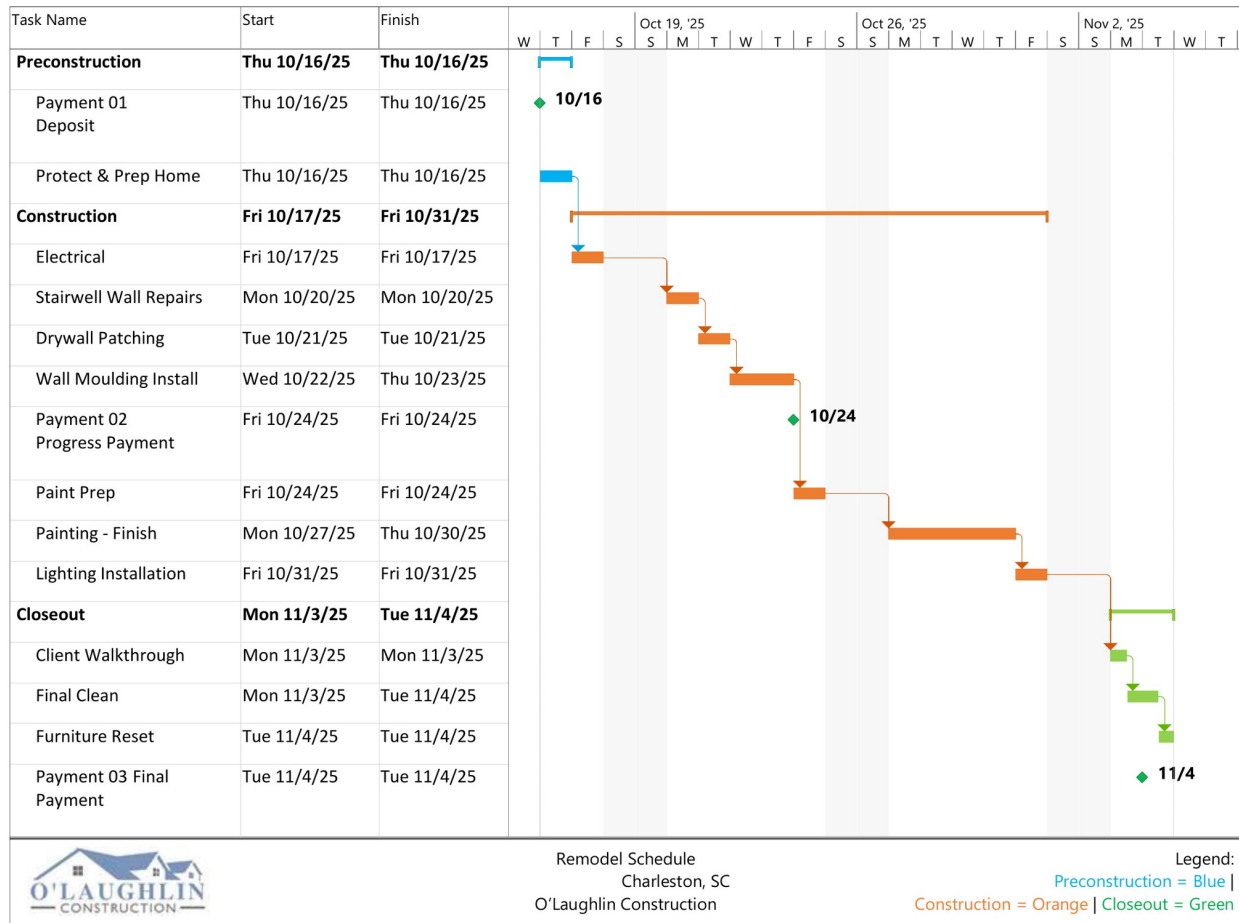
To protect the client's privacy, three things came out:

- The street address, wherever it appears.
- One line about a billing adjustment.
- The percentage on each payment row of the schedule.

Each removal is left blank. Nothing was reworded, moved or added inside the original pages.

Every task dated before work starts.

Seventeen lines across three phases: preconstruction, construction and closeout. Each has a named start and finish, and the work tasks are linked in the order they depend on each other.



Payments follow finished work

The progress payment falls on Oct 24, the day after the wall moulding is complete. The final payment comes after the client walkthrough.

Walkthrough before final payment

The client walks the job on Mon Nov 3. Final clean and furniture reset follow, and the final payment falls on the last day, Tue Nov 4.

The reports match the schedule

The Oct 19 report says moulding begins Wednesday. The schedule has Wall Moulding Install on Wed Oct 22.

What the open wall showed, in writing.

Sent at the end of the first week. Page one of nine; the other eight are photographs.



Weekly Progress Report

Date: October 19, 2025

Work Completed

- Furniture relocation completed in the primary bedroom, living room, and entryway.
- Electrical:
 - Termination of existing can fixture near dining area.
 - Installation of new wiring for a three-way chandelier switch (existing switches were previously wired for a dining fixture;
 - Relocation of thermostat.
 - Removal of wiring for TV in the master bedroom and installation of new wiring in guest bedroom 1.
 - Removal of entryway light fixture and reinstallation in guest bedroom 1.
 - Removal of living-area TV and sound bar.
- Stairway framing movement correction:
 - No moisture observed after wall opening.
 - Header framing at window had slightly shifted; lag screws installed to stabilize and reduce twist.
 - Installed $\frac{1}{4}$ " furring strips to de-couple drywall from header to mitigate future movement and reduce cracking risk.
 - Condition does not appear to represent a major structural concern.

Upcoming Week

- Complete sheetrock repairs and begin paint prep and painting on walls and ceilings without moulding (Monday).
- Begin wall moulding installation (Wednesday).
- Address stucco repair, gate hinge closer, and front door deadbolt lock (schedule pending).

Found, addressed, explained

When the stairway wall was opened:

"Header framing at window had slightly shifted; lag screws installed to stabilize and reduce twist." Furring strips went in to keep the drywall from cracking again.

A plain call on what it means

"Condition does not appear to represent a major structural concern." The owner hears what was found, and how serious it is, from the person who looked.

Next week, by day

Sheetrock and paint prep Monday. Moulding Wednesday. Open items listed with their status, including the ones not yet scheduled.

One week later: installed, finished, on track.

Page one of twenty-three; the rest are photographs.



Weekly Progress Report

Date: October 26, 2025

Work Completed

- All rooms prepped for woodwork & finish paint, including removal of drapery and blinds, Client furnishings, protection of floors, and furniture using RAM board and plastic sheeting.
- Primary bedroom, dining room, and stairway: wainscoting installed, joints detailed, sanded, oil based primer applied, wood filler applied, two coats of finish paint applied.
- All stair treads, handrail, and trim masked and protected during spraying.
- Living area: ceilings and walls fully painted; all furnishings removed & protected.
- Exterior gate column repair:
 - Loose stucco removed and substrate cleaned to sound material.
 - Two-coat Rapid Set stucco patch applied (base and finish lifts).
 - Final surface curing as expected with no cracking observed.

Upcoming Week

- Partially remove protective coverings; clean and prep for wall paint.
- Patch, sand, and apply two coats of paint to stairway, primary bedroom, and dining room walls.
- Remove furnishings from second-level bath; patch walls, sand, and apply two coats of paint.
- Final sand and skim coat exterior stucco patch to blend with existing finish; prime patched area and apply paint to entire column.
- Prime, paint, and install chair rail in main-level powder bath.
- Remove all protective floor coverings; clean and wipe down all surfaces.
- Install lighting, chandelier, TVs, switches, and cover plates.
- Perform final clean.
- Conduct owner punch walk.
- Install owner furnishings – bed, dresser, artwork, etc.

**We remain on track to complete paint, finishes, and punch walk per schedule, likely a bit sooner. Thank you for your continued coordination.*

The work, step by step

Primary bedroom, dining room and stairway:
“wainscoting installed, joints detailed, sanded, oil based primer applied, wood filler applied, two coats of finish paint applied.”

The house protected while it happens

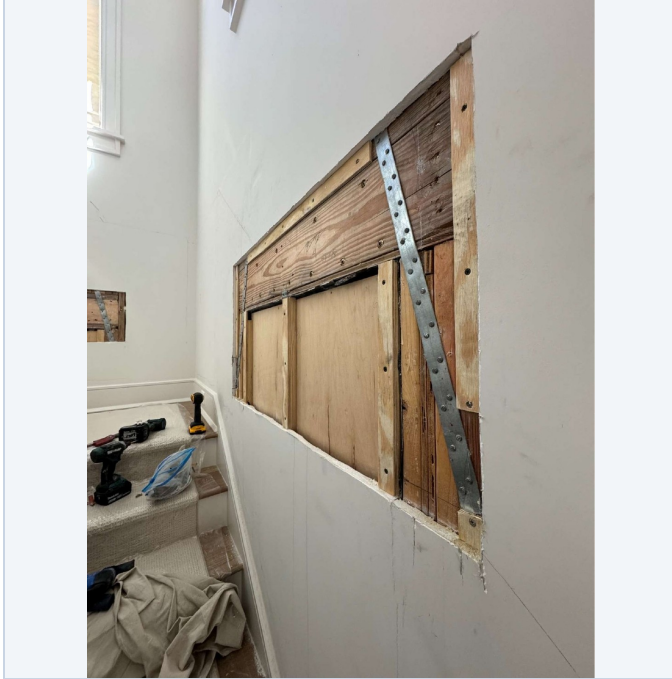
Floors and furniture covered with RAM board and plastic sheeting. Stair treads, handrail and trim masked during spraying.

A schedule status, stated

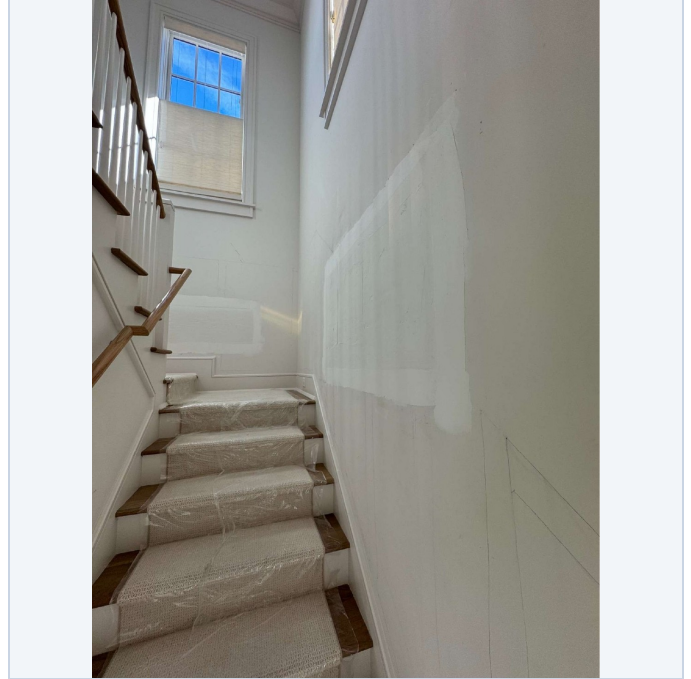
“We remain on track to complete paint, finishes, and punch walk per schedule, likely a bit sooner.”

The photographs the client saw.

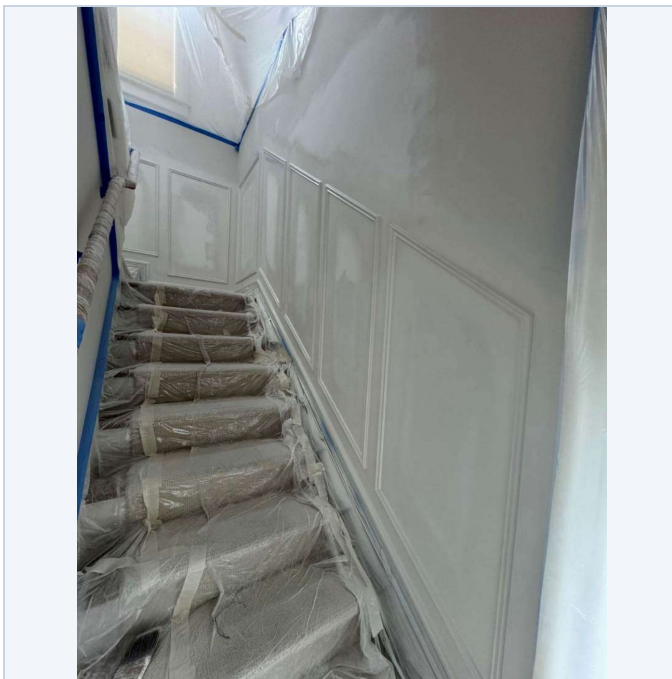
Four of the thirty photographs across both reports, shown as sent and not retouched.



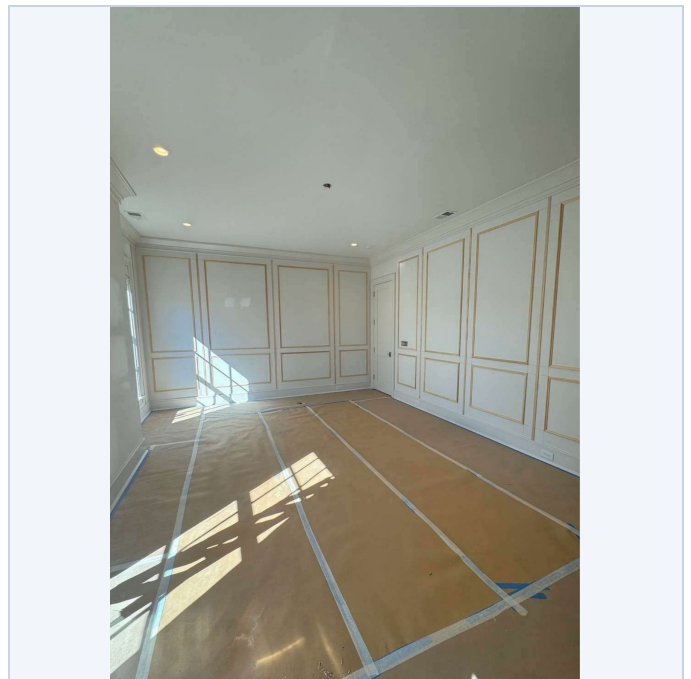
Oct19 report. The stairway wall, opened.



Oct19 report. The stairwell before moulding.



Oct26 report. Stairwell, wainscoting installed, protection still in place.



Oct26 report. Wainscoting installed.

What the documents show, and what to ask.

The second question homeowners ask about schedules, answered, and how the pages before this one bear it out.

WILL MY REMODEL FINISH ON TIME?

A remodel schedule is largely shaped before construction begins. The schedule is developed around trade sequencing, material lead times and the work that has to happen before the next phase can begin. The critical path varies by project, but long-lead materials and dependent trades are typically what drive the schedule. The goal is to identify those constraints early and keep the homeowner informed as the project progresses.

ON THIS JOB, THE TWO DOCUMENTS AGREE

The schedule

Wall Moulding Install is set for Wed Oct 22, before work started.

The Oct 19 report

Says moulding begins Wednesday, and names what the open wall showed.

The Oct 26 report

Moulding installed. "We remain on track to complete paint, finishes, and punch walk per schedule."

ON YOUR OWN, WHOEVER YOU HIRE

ASK FOR THE SCHEDULE

Before you sign with anyone, ask for the schedule in writing and ask which items on it have the longest lead times. The answer tells you how much of the plan exists yet.

ASK FOR THE UPDATE

Ask what the weekly update looks like and who writes it. A builder who has one can show you one.

When you are ready

Schedule a 30-minute introductory phone consultation with Andrew to discuss your project, goals, scope and timeline. No site visit and no cost for the call.

[SCHEDULE A CONSULTATION](#)