



THE REMODEL PROCESS GUIDE

Know exactly what order your home remodel should follow so you can help keep your project on track and on budget.





The Process :

Although every home remodel (or construction) project is different in scope and size, there is a basic formula that all follow. All of the work will fall into a handful of basic phases, regardless of how big the project is or how much the budget is.

This guide serves as template that each of these projects follows, along with the type of work that should occur in each. By following along with this template, you can easily see just where your project is (regardless of what the schedule says) and make plans for what to expect next.



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Design Phase

1. During meetings with the designer, you will choose products, materials, and layouts, as well as having the designer measure your space.
2. Expect to receive renderings from your designer (or contractor) so you have a visual representation of what your finished project will look like.
3. With your approval of these selections and renderings, you should also expect to receive drawings/plans that detail the scope of your project. You must receive a copy of these so that you can better understand your project. They will also ensure that the contractor is building your project the way that you agreed to.
 - These drawings should have pages that detail every aspect of your project. You should have a basic floor plan, a basic electrical plan, and elevation drawings that show details of your project (cabinets, tile layouts, fireplaces, appliances, etc.), as well as details that give measurements, explanations, or instructions for each of the pages.

Milestone Renovation Consultants can step in here to perform a plan review of your drawings, as well as perform an in-person pre-construction meeting to go over the layout of your remodel.

- Your approval is needed on all of these things before your project starts. Your contractor should have gotten your signature on a contract, any subsequent changes to that contract, and any drawings/representations. Once this is all settled, your remodel can start.

Demolition

1. This is the physical beginning of your project, but before the demolition work starts, your contractor should put up protective measures around the area where work is happening to mitigate dust and dirt issues. They should also protect the surrounding areas of the project (floors, walls, windows, doorways, etc.). This limits potential damage to your home and potential liability for your contractor.
2. In some cases, special demolition work (referred to as abatement) will be necessary. In some homes (depending on the age), there can be dangerous components such as asbestos (which can be found in some drywall, plaster, and flooring) or lead (which can be found in paint). If these compounds are found, they need to be removed by a professional abatement company. Your contractor should perform testing to determine if your home is at risk.
3. Any existing feature that is getting replaced should be removed. Things like cabinets, countertops, windows, doors (if applicable), walls, soffits, drywall, tile, plumbing fixtures, and electrical components should all be removed, as well as opening up any of the concrete slab needed to accommodate new work.
****IMPORTANT NOTE:** Before saw cutting or jackhammering any concrete slab, your contractor must determine if your home has a “post tension slab”. This is a type of slab/foundation that has tightened/compressed cables within the concrete slab. These cables can cause harm to the structure (as well as human life) if they are mistakenly cut when removing portions of the concrete slab.**
4. All demolition trash should be hauled away (preferably every day)

Rough Work

1. After the demo phase is done and cleaned up, the real work can start. In this phase, all the work that will be hidden away behind walls, under the floor, or above the ceiling will be accomplished. This includes the electrical boxes and wiring, the water, gas, and drain lines for the plumbing, exhaust fans, any HVAC vents, and bathtubs or shower pans.

All new structural work (new walls, new windows, door frames, and any posts/columns) will also be done.

2. All this work must be inspected by your local municipality before being covered by drywall or concrete. Your local inspector needs to see and approve all this work before additional work can proceed. *Any work that does get covered before being inspected can be failed by the inspector and will need to be uncovered to verify that it is code-compliant. This can add days or weeks to your project, depending on how fast the work can be re-inspected.

The inspector will also verify that all plumbing/gas lines are pressure-tested. If any work fails this inspection, very little can be done on the project moving forward until the code violation(s) are fixed and re-inspected.

Any additional work to remedy a code violation should never result in additional charges to the homeowner and should be covered entirely by the contractor. (This does not apply to issues that could not be foreseen before drywall, flooring, or concrete were removed during the demolition phase.)

Rough Work (cont.)

3. Nearly all renovation work is legally required to be inspected. Contact your municipality with any questions about their requirements. Some contractors will infer that the project is small, or that it's a simple "remove and replace" of what was already existing, so no permit is required. This is a false statement and is usually given because permitting and inspections add more cost to the project.

Those costs will depend on what kind of work is being done, the extent of the work, and your municipality. These fees should be included in your remodeling costs, and are often billed ahead of the work starting.

4. After all the rough work has passed inspection, concrete can be patched, drywall can be put up, and any tile substrates can be installed.

Drywall and Paint

1. Drywall will be done in two separate phases, and often by two separate crews. In the first, the drywall will be cut and fit into place on the walls and the corner bead (metal corners that help to finish the edges) will be installed. Once all the walls have been covered, the inspector will usually want to come back and do a “nail and screw” inspection to ensure that the drywall has been attached adequately to the stud walls. (Note: Some inspectors will allow the contractor to send them pictures of the hung drywall instead of coming back in person).

After the nail and screw inspection, the drywall will be “taped and mudded” to seal the joints and cover all the screw heads. Once this dries and is sanded, any texture will then be added to the walls. This texture will again need to dry* and be sanded before the walls can be painted. There are many types of drywall texture, but any new texture should match your existing walls.

2. Again, the drywall compound must be allowed to completely dry before any painting is done. If the texture is not completely dry, it will smear across the walls and ruin the finished look. Any drywall compound that’s still wet will feel damp and look like a “shadow” on the wall. To speed up the drying process, leave windows open (if possible) and turn fans on in the room.
3. Once the drywallers have done the final sanding, the walls and ceiling can be painted (or wallpapered). There are different types of paint sheen to choose from and each has different qualities and applications. Generally, though, ceilings are painted using a flat or matte finish, and walls are covered by an eggshell or satin paint.

Cabinets, Tile, and Flooring

1. After the painting is completed, the cabinets can be installed. Your contractor should meet the cabinet installer on-site to go over the layout to avoid any misunderstandings. All the door and drawer pulls will be installed once the cabinets are secured to the walls.
2. Although there are several types of countertop materials, the most popular are marble, granite, quartzite, and quartz. These materials all require additional support, so the cabinet installer should also install plywood over the lower cabinets. After the plywood sub-top is done, a countertop fabricator should come and measure for the new countertops, making a template to take back to their facility to custom-build the countertops.

Once the tops are built, the fabricator will send out an installation crew to set the countertops. The turn-around time between templating and installation will vary, but your contractor should be able to give you a time estimate and reflect it in their schedule.

3. Once the cabinets are installed, the tile and flooring work can begin. Keep in mind that if there will be a tile backsplash, the countertop will need to be installed before tiling can be done. (Of course, any tiling on the bathtub or shower walls can be started as soon as the painting is finished.)

Most tile contractors won't want to start the project until all areas are ready for them to be able to accomplish the whole thing, so they may be unwilling to start the bathtub or shower until everything else is complete.

Cabinets, Tile, ... (cont.)

If they are held up from finishing while waiting for the countertop, for instance, they will need to come back to install the backsplash. That will likely result in a trip charge.

Your contractor should be responsible for paying such an additional fee because it is a scheduling issue that should have been foreseen before the project started.

This does not apply if the delay was the fault of the homeowner, though (ie: the homeowner was supposed to supply a special order countertop and it was delayed in shipping, for instance).

4. If the project is a bathroom renovation, any shower glass doors and walls can be measured, fabricated, and installed after the tile is completed.

Finish Work and Appliance Installation

1. The finish portion of the project is where everything finally comes together. This is when all the plumbing fixtures, caulking, electrical cover plates, lighting, electrical devices, doors, appliances, and final touches are accomplished.
2. The appliance installation will likely be the last work to be done, as the installer will need to have all the necessary gas and electrical services finished for them to be able to complete the final connections.
3. A final inspection must be done once all this work is finished, and any code violations will need to be addressed before the project can be considered “finished”.
4. After the final inspection, anticipate a “punch list” of things that need to be addressed by the contractor. This list will usually consist of things that both the homeowner and the contractor have made note of. These are typically small tasks such as touch-up paint, adjusting a cabinet door, and final clean-up.

Once this list is finished, your contractor should do a final walk-through of the project with you to ensure everything is completed to your satisfaction. They should then gather any remaining trash or materials, return your key (if they had one), and relinquish your new space to you to enjoy!



Thank you!

Thank you for trusting in us to share this information with you! We understand that renovations can feel daunting, but we're here to help. With our experience, we aim to make the process smooth and enjoyable for you. We're excited to partner with you and turn your vision into reality.



Renovating can feel overwhelming, especially if you're not familiar with blueprints or interacting with contractors. It's natural to worry about whether you'll be happy with the results and countless decisions you'll need to make along the way.

But when you team up with Milestone Renovation Consultants, you don't have to tackle these concerns alone! With over 30 years of experience in the construction industry, we're here to guide you. We'll help turn your worries into confidence and excitement, ensuring your project goes smoothly and that you achieve the results you desire. Let's make your renovation journey a positive one together!

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