

Home Remodel Start Guide

For the busy Bellingham homeowner who doesn't want to DIY

1

Your Vision

You don't need to figure out the *how* in this section. Focus on what you want done on your home. This is just the start of your project scope, and there will be iterations.

Why do you want to remodel your home?

- ☐ Not your style or outdated design
- ☐ Damaged or outdated materials / systems
- ☐ Need more space
- ☐ Floor plan / layout isn't working
- ☐ Convert unused space to livable space
- ☐ Boost energy efficiency
- ☐ Improved hosting / entertaining
- ☐ Other: _____

Which areas of your home do you want to remodel?

- ☐ Kitchen Dining Room☐ Basement☐ Home Addition
- ☐ Bathroom(s) Bedroom(s)☐ Garage☐ Other: _____
- ☐ Living Room☐ Laundry / Mud☐ Whole Home

Describe the changes you want to make in your home. Include everything you **want** to do, even if you don't know if you *can* do it. This is a wish list.
(e.g., replace flooring, new cabinets, remove wall, etc.)

Top priorities, main goals, must-haves

(e.g., open floor plan, custom cabinetry, kitchen island, walk-in shower, etc.)

Do you want to work with an interior designer?

☐ No ☐ Yes ☐ I don't know

2 Timeline & Logistics

When would you realistically be ready to start this project _____

Ideal completion date _____

Any important deadlines (e.g., holidays, guests, baby on the way, trips):

Would you stay in your home during renovation?

☐ Definitely need to stay ☐ Not sure / depends
☐ I would like to if possible ☐ No I don't want to

Not all remodels require you to live elsewhere for a time, but if you had to stay elsewhere during renovation, what would that look like?

☐ Hotel ☐ Friends or family
☐ Short-term rental ☐ Other:_____

How would you store your belongings during construction, if applicable?

☐ Storage space ☐ Move to another space in home
☐ Portable storage container ☐ Other:_____

Would you need to gain approval from your HOA, if applicable?

☐ No ☐ Yes ☐ I don't know

3 Financing

This section is important. You need to know how much funds are available and accessible, and also what you are willing to pay.

How would you fund this project?

- | | |
|---|--|
| <input type="checkbox"/> Savings / Cash | <input type="checkbox"/> Personal loan |
| <input type="checkbox"/> Home Equity Loan | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Line of Credit | |

Have you spoken to a lender?

- ☐ Yes ☐ No ☐ N/A

Estimated funds available for your project: \$_____

Desired Budget Range: \$_____ to \$_____

4 Contractor

Depending on your scope of work, you might need to hire a **general contractor** or a **specialty contractor**.

General Contractor: a construction professional who manages and oversees the entire building or renovation project, from start to finish. They act as the primary point of contact for the homeowner, coordinating various aspects of the project, including budgets and schedules. General contractors often hire and manage multiple specialty contractors, which are considered sub-contractors. GCs are required to have a special license, and they can legally hire other contractors.

Specialty Contractor: a professional who specializes in a specific area of construction or trade, possessing in-depth knowledge and expertise in that niche. Examples: electricians, plumbers, roofers, carpenters, flooring installer, tile setter, etc. They are required to have a specialty license and cannot legally hire other contractors.

So how do you know who to call for your project?

A general contractor is typically hired for large-scale projects requiring multiple specialized trades, like new construction or major renovations, while a specialty contractor is hired for specific tasks or repairs, like electrical work or plumbing.

When to hire a general contractor:

- Large, complex projects: New builds, major renovations (kitchen, bathroom, full home), additions.
- Project requires multiple trades and there is a need for project coordination
- You don't want to manage or plan any part of the work, but would rather someone oversee and manage the entire project for you.

When to hire a specialty contractor:

- Smaller projects: Where a general contractor's management may not be necessary
- Specific tasks or repairs that are not a part of a larger scope: Plumbing leaks, electrical wiring, roofing repairs.
- Single-trade projects: When you only need one type of expertise (e.g., installing a new kitchen appliance, replacing light fixtures)
- You want to manage a mid-size to larger project yourself to save money, which would mean you would be acting as a GC. You would be responsible for all scopes, trades, subs, orders, scheduling, budgets, bills, etc.

Based on this information and your project scope and goals, you will likely need a:

[] General Contractor

[] Specialty Contractor

Research and select at least three contractors that you would like to speak with about your project.

Contractor	Website	Email	Phone
Walker Building Company	www.walkerbuildingco.com	kevan@walkerbuildingco.com	(206) 883-9250



Next Steps

- ☐ Complete all four sections of this form. You now have:
 - a starting scope
 - desired timeline
 - budget goal
 - list of contractors to contact
- ☐ Reach out to the contractors on your list and tell them about your project. Depending on your project, you may or may not need plans and permits. The contractor should be able to guide you to the next step for your specific project in order to refine the scope of work.
- ☐ Collect and review proposals for the scope of work.
- ☐ Check references.
- ☐ Verify the contractors license, insurance and bond by searching for the contractor at <https://secure.lni.wa.gov/verify/>
- ☐ Select the contractor you would like to work with. Review the contract and be sure that everything is in writing, including scope of work, inclusions and exclusions, pricing structure, payment terms and schedule, milestones, timeline, change order process, insurance, termination clause, etc.



Walker Building Company is a family-run General Contractor business in Bellingham. We started our business in 2018 by combining our skillsets of construction and project management, and we have been building and renovating homes together ever since.

Our approach to every construction project emphasizes communication, planning, systems and process. This allows us to deliver high quality custom homes, ADUs and remodels on time and within budget.

Start your project with us: www.walkerbuildingco.com/startyourproject



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