

WALKER BUILD



Process

Process is critical to a successful build as certain things have to come before others. An obvious one might be we need to know what we're building before we build it. Makes sense, right? However, often times in the rush to get to construction that critical design step is missed and leads to costly overhauls and redos. A well planned build is a half built home.

Have you ever seen a construction site with 15 trades on top of each other rushing to finish a house? That's poor management. Trade teams need the time to focus on their scope of work without interruption or distraction. One thing at a time has proved to be more proficient time and time again than throwing the whole kitchen sink at it. Rushing a project, like anything, will result in poor quality, missed details and callbacks. The key to success is to start early.

How to Work with Walker Build

Send me an email to introduce yourself, the project and general scope of work. I respond with a note detailing my initial thoughts and an offer to set up a call with you. On this call, we will talk through your goals for the project and what's not working for you in the current home. I'll give you a verbal estimate range on what to expect for your investment in time and capital.

Site Visit

If the conceptual estimate aligns with your expectations, our next step is to set up a site visit. This is an opportunity for us to meet in person and view your home. I charge a small fee for the walk through, which will be credited back to you if you choose to move forward into conceptual design with myself and team. I charge for this visit to establish that my time, knowledge and expertise are valuable; as is yours. I'm very dedicated to what I do and the expectation is a potential client is equally serious about their project and working with us.

Conceptual Design (6-8 weeks)

After the on site meeting, if we both feel we are a good fit and wish to move forward, then I'll prepare a conceptual design agreement for your review. This agreement takes us through the house measure, as-built drawings, conceptual plan-view layouts, exterior design and renderings, and an interior design consultation. I then use this information to prepare a detailed and transparent line-item estimate for your review and consideration.

Pre Construction (8-10 weeks)

Once in agreement, we proceed to the pre-construction phase of the project. This is where my house designer prepares construction drawings based on the conceptual design in preparation for permit submission. The drawings are then sent to our engineer for review and structural approval. Once all is complete, we then submit for permit. At the same time, my interior

designer is preparing elevation drawings, selections and ordering approved finishes. The goal is to get ahead of lead times, especially for certain times like appliances and windows/doors.

Construction (4 - 8 months project dependant)

As permit submissions are under review by the City, we are planning the build and booking trades. A construction date is established to line up approximately 2 weeks after permit issuance is expected. The general construction process is as follows:

1. Site set up and protection
2. Demolition
3. Concrete/Foundations
4. Inspections - foundation
5. Masonry structural
6. Framing structural
7. Windows and exterior doors installation
8. Rough in HVAC (sometimes drains are first project dependant)
9. Rough in plumbing
10. Inspection - structural framing, HVAC and plumbing
11. Stair installations
12. Back framing (bulkheads to close in mechanical)
13. Rough in electrical
14. Inspection - ESA (Electrical Safety Authority)
15. Detailed site review, inspections and photo documentation
16. Insulation
17. Inspection - insulation
18. Drywall
19. Tiles
20. Floors
21. Millwork
22. Interior doors and trim
23. Stone counter and backsplash
24. Plumbing finishes installed
25. Painting / caulking
26. Electrical finishes
27. Appliance installations
28. Accessory installations
29. Final review and clean up
30. Paint touch ups
31. Inspection - occupancy
32. Hand over to homeowners

Seeing the construction process listed above gives a better insight into just how many details have to be considered. Any one of those details missed could lead to costly delays and redos. One of the main aspects of my onsite work is to maintain the big picture and foresight in catching those details.

Happy building!

Kevin Walker
Walker Build Ltd