

Remodeling Ups and Downs

Thank you for selecting The Gallick Corporation for your Design Build Project.

Remodeling projects will have high and low points for homeowners. We want you to have a realistic idea of the ups and downs that naturally occur in the course of residential remodeling and what you can do to prepare for the construction to your home. Please read carefully the notes below to help this remodeling project progress as pleasant as can be.

Remodeling proceeds in stages and every remodeling job creates dust and inconveniences. We will be tearing apart your house and putting it back together again. We understand that this can be an unsettling experience. Our crews and subcontractors will respect that this is your home they are working in.

Preparing your home for construction. You will need to clear the work area of personal items; remove furniture, computers, papers, toys, clothes, window treatments, and wall hangings. Remember to also prepare the rooms adjacent to the work area. A cleared work area protects your items and gives the crews immediate access to work.

Safety. It is your responsibility to keep children and pets out of the work area at all times. It is natural to want to show off the developing areas to family and friends, but safety must come first.

The first stage is working through the plan and permit process. Once your final lay-out is approved we then start with the structural stages of your project.

Demolition. Areas of your home will be exposed with inside walls showing wiring and pipes. Electrical, heating, or plumbing services may be intermittently interrupted. Dust, dirt, debris, dumpsters, and port-o-johns will be visible in and around the work area. Daily we will do a broom clean-up to the work area with tools and equipment safely put away. Although we cover floors and use dust barriers to help keep the dust to the work area, please be aware that fine construction dust will escape, this can not be prevented. Also please know that we do not dust or house clean for normal dust penetration through out the home. You may want to cover items in adjoining rooms.

Framing. Once framing nears completion, you will start to see the dimensional layout of your new areas.

Remodeling ups and downs cont.

Rough In Trade. After the framing is complete the plumbing, electrical, and mechanical work is under way and the required inspections by building officials will be started.

Drywall. When the walls are covered with drywall the rooms take on their true proportions.

Item Installation & Details Work. Details are scheduled at this time; installation of interior doors and finish woodwork, cabinets and tops, tile, and floor coverings, plumbing accessories and electrical fixtures, shelving, mirrors, hardware, and appliances. The details phase includes exterior grading, concrete flat work and interior and exterior painting.

Trade Finals. Inspections for Trade Finals are scheduled in conjunction with the work of the Item Installation and Details phase. Both of these phases require a fair amount of time and coordination of many different peoples. Nevertheless, thanks to a well-planned and coordinated scheduling effort during this phase, the day arrives when your project is completed.

Walk Through. We will schedule a walk through with you and note, if any, needed repairs or unfinished areas.

Finally, your house is once again your private residence, free of the construction activity. Ideas and plans have been transformed into new living quarters that we are sure you will be pleased with.

Let us know if you have any questions about the remodeling process or any suggestions about how we can minimize the disruption to your daily routine. Thank you.