

WHAT TO EXPECT DURING YOUR CONSTRUCTION REMODEL

Congratulations on your new project! A construction project is much more than drywall and carpeting, and that is why we take great pride in using and coordinating specialized contractors to create the very best product. Here are a few items to expect during your construction.

Access to Your Home

To access your home we need either a garage door keypad combination or a door key, which we put in a lock box, and only designated personnel can obtain. The key or combination will only be used *after* we have come to the front door to announce our arrival.

What Happens First?

Typically the first to arrive will be the lumber and the framing crews. I initially join the crew to assist in the preliminary work. The first day will be spent moving and hauling material down into the basement (usually through the basement window) and setting up equipment for cutting and framing. After the first day, I will arrive periodically, throughout the project, to ensure that everything goes as planned.

Will Someone Show Up Everyday?

Even though the schedule may have allocated certain days for sub-contractors, there will be days in which no one will show up. This is mostly due to the fact that the sub-contractors complete their work before the next phase of construction is scheduled to commence.

Trash Removal

A small cubic yard metal dumpster (the size of a small car) will be delivered on the second day. It will remain there while the contractors are doing their "rough" work.

What to Expect from the Sub-contractors?

The mechanical, plumbing, and electrical sub-contractors will be scheduled on staggered days. The mechanical sub-contractor needs access to the heating, ventilation, and/or air conditioning systems to add new heat supply runs.

The plumbing sub-contractor will have to remove sections of your basement floor to relocate the waste lines. Once the inspector passes the "underground" work, we can then replace the flooring.

The electricians will need access to the main panel and any sub panels.

Working hours are typically 7:00 am to 4:30 pm. If you need to make special arrangements, please call Lyntal Construction and we will do our best to accommodate your needs.

A restroom will need to be available for the sub-contractors. If you prefer, we can provide a portable san-o-late at the end of your driveway for an additional cost.

And Then...

Once the rough inspections have passed, we then install insulation and stock the basement with drywall. Once the drywall is hung the basement will be cleaned up and prepared for taping and texturing. Then the trim carpentry, flooring, and painting is scheduled for completion.

In Conclusion

Please expect a certain amount of dust and noise until the project is completed. We try our best to maintain the dust in the area we are working.

Any other work outside the scope of work in the signed contract will be addressed in change orders. As the project nears completion, there are typically a few punch list items. These are usually addressed after the final inspection.

If you have any questions or concerns, please do not hesitate to call. We try to make this process as convenient as possible.

Sincerely,
Jeffrey L. Kisseé
Lyntal Construction, LLC