

## **Request for Hiring Lakeview Contracting (LVC) for New Build & Major Renovations**

Heading into a major renovation or new home build without a detailed plan, materials schedule and a clear budget can turn what should be a gratifying experience into a nightmare. Preplanning is the key to success.

Take your time, if you don't have the ability to create detailed drawings of the new layout, then it is wise to have an architect create plans for you. LVC will provide you with guidance within a reasonable time limit for assistance with this, we will also suggest our preferred sub-trades.

There are lots of items to be considered such as plumbing, electrical, structural changes etc. You should spend time at home centers or specialty showrooms so you can determine what kind of fixtures, cabinets, counter tops, flooring etc, that meet your needs, style and budget. Remember, quality of these items varies tremendously, so do the costs, so get a handle on those items early in the process.

Create a "schedule" or list of the exact items you want in your build/renovation. The more detail, model numbers, colors, accessories, the better. Even have samples of the flooring, trim, finishes etc. Many places will loan you a sample cabinet door and small samples of counter tops.

The advantage of having an architect is that he/she can take your selections and work them along with the unseen requirements into a complete "Scope of Work" that can be used to solicit quotes from the contractor.

Contacting your bank to set up meetings is also vital. You need to have a realistic budget in place before you start.

Name:

Phone Number:

Address:

Email:

Date of request:

Location of the work requested:

When do you hope to start this work?

Do you have engineered blueprints?

Have you been to your bank to determine a realistic budget?

Do you have property? If so, do you have layout plans?

If your project cannot be accommodated by the date you've specified above, would you like to be on our "pending" customer list and if and when we can accommodate your project we will contact you?

Describe your vision in as much detail as you can: