



Fireside Home Construction  
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*Custom Home Magazine's Top 15 Builders in America  
Pacesetter Award Winner for Outstanding Customer Satisfaction*

Fireside Home Construction's Planning and Budgeting Service

Thank you for considering retaining our services to assist you with the complete range of assistance for planning and budgeting your project.

Below are listed many of the services we will provide.

- Complete dialog about your project, your goals, your needs and desired budget
- Full assistance with design whether that be ordering a plan on line, reviewing one you have had drawn for you or retaining a designer or architect to do your plans from scratch. It could also include modifications to an existing plan. Our plan agreement does not cover the cost of design work by a designer or an architect.
- Our services do include full review of your drawings/ plans by Jake Lappan who has a degree in architecture from the University of Michigan.
- Assistance with any design and guidance through any changes or modifications.
- By using our on-line construction management system, Jobtread, we will guide you through the selection process for all materials and components needed for your project. We do not throw you to the wolves and tell you to do this on your own. We will also have you meet with various experts at our suppliers to assist you with selections.
- We also have interior design resources to help you with your choices and coordination of these by a professional.
- We deliver a VERY detailed scope of work including description, manufacturer, model numbers, colors, etc. of all components. We literally build the house on paper so there are no questions what is included with the project and what is in the budget.
- This provides up front information for all trades crafts people and suppliers, makes the job go quicker and smoother and eliminates any errors or Re-dos.
- Fireside will provide you with options and pricing so you can be informed and make the best decisions for your projects.

- Our plan is to have all materials and components selected before construction and to NOT have allowances which can easily end up with additional costs to you later once construction begins.
- We prefer a budget in most cases which puts any risk on us, not on you. The only extra costs are if you add or change something once construction begins. A cost-plus budget is used in cases where it is very difficult to estimate costs ahead of time.

Here are some of the pre-construction services we provide to clarify your project and to help it run more smoothly.

- Conduct Technical Walk-thru
- Conduct Project Design and Construction Planning Questionnaire
- Conduct Design Concepts Discussion
- Take Pre-construction Photos
- Make Field Sketch
- Take Detailed Measurements
- Develop Preliminary Budget
- Develop Preliminary Specifications
- Conduct Preliminary Spec & Budget Meeting
- Provide Fixture & Finish Selection Guidance
- Pull Building Permits
- Work With Local Inspectors & Handle Any Code Issues
- Create Material Take-off Lists
- Release Fixture & Material Purchase Orders
- Arrange Material & Fixture Deliveries
- Verify Absence of Damage
- Obtain Specialty Trade Proposals
- Schedule Specialty Trade Crews
- Implement Property Protection Measures

We know of no one that goes to the effort, level of detail and accuracy that we do in order to give you proper and competitive pricing.

We look forward to assisting you with your project.

Jake Lappan  
Fireside Home Construction