

# Remodeling Talk...

## Ten Commandments of Home Remodeling:

A set of good, basic laws governing home remodeling has been etched in stone. We proudly present them to you:



### Before You Sign a Contract:

#### 1. You shall interview contractors and test their know-how:

Ask for solutions they have provided customers with similar needs. Ask for a range of options for your design dream or challenge. Learn about the products, materials, and techniques that can be used, and ask to visit completed or in-process projects.

#### 2. You shall learn how the contractor will manage your project.

Find out how your project will be managed, down to the details. Learn who will oversee the daily work, how your vision will be achieved, and your needs for privacy, convenience, and cleanliness respected.

#### 3. You shall get the “must-have” details, preferably in writing.

Request copies of the builder's risk and general liability insurance certificates. Ask about the coverage in the event of an accident involving a worker, visitor, or resident. Also ask for customer references and written guarantees and warranties.

#### 4. You shall share your detailed “vision”.

The more you share your wants, needs, and “vision”, the better the quality of feedback and the more specific cost estimates you'll get in return. Your specificity will allow the contractor to educate you on all the decisions you'll need to make.

### During Your Project:

#### 5. You shall prepare for the “Kick-Off” meeting.

The Project Manager reviews the scope of the work, sets scheduling expectations, and gets your project ready for delivery. He discusses your

ideas and concerns and answers all of your questions, so ask away!

#### 6. You shall try to return all calls promptly.

Often, your Project Manager is awaiting a decision from you, and work may be delayed until you call back. Sometimes a simple text may keep the project moving.

#### 7. You shall not be alarmed at work in-progress.

Expect to see cosmetic imperfections while the project is still in progress. Details like small paint flaws and bathtub smudges are perfected before the final walk-through.

#### 8. You shall make timely payments.

Payment schedules are prepared when the contract is signed, and remodelers adhere to the established milestones in order to maintain budgets.

#### 9. You shall think of final touches before the project is complete.

Keep the lines of communication open to avoid surprises at the end. Request any final touches you may think of with enough time remaining so the PM can operate within the framework of the established schedule.

### After Your Project is Finished:

#### 10. You shall support achievement with referrals.

The best “thank-you” a remodeler can receive is a new customer. Most of ours are the friends and family of delighted customers we've proudly served.

**CALL US. WE'RE HERE TO HELP.**



# New Construction Talk... Your Dream,



## Our Expertise.

Bella Vista Company has long prided itself on building custom new homes families love. As an “on your lot” builder, our mission is to satisfy your specific needs with superior quality, best-of-breed innovations, and style that will stand the test of time.

In our new monthly feature, we’ll de-mystify new home construction, just as we have done for over a year with “Remodeling Talk”. We’ll share our knowledge of the new home construction process, from the germination of a design concept to move-in day.

We’ll discuss how our local friends’ and families’ needs have changed over the years and how those changes have impacted local home design. We’ll also give you our candid perspective on homebuilding considerations – frank information that only comes from asking ourselves, “What would we want to know?”

Of course, if you have questions or want to learn more about anything you read, just call us or arrange to stop by at our design center. We’re your neighbors.



Darin Breedlove, CR, CGR, CGP, CAPS  
and Lance Tyler



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6318 Gaston Avenue  
Suite 202  
Dallas TX 75214  
(214) 823-0033

[www.BellaVistaCompany.com](http://www.BellaVistaCompany.com)