



**HACHE**  
CONSTRUCTION



# HACHE CONSTRUCTION PRESENTS

The Homeowner's Project Blueprint  
Planning to Completion





# INTRODUCTION

## Building Your Dream, One Step at a Time

Welcome to The Homeowner's Project Blueprint, your essential guide to navigating home renovation and construction projects with confidence. Whether you're adding a room, renovating your kitchen, or building a house from scratch, this book is designed to provide practical steps from planning and budgeting to execution and final inspection.

At Hache Construction, we believe the journey to your dream home starts long before the first nail is hammered. It begins with informed decisions, precise planning, and a clear understanding of how each phase connects. This guide offers the same strategies we use in our projects to ensure your vision becomes reality—with less stress, fewer surprises, and maximum results.

## Who Is This Book For?

This book is for homeowners at all stages of their renovation journey—whether you're managing a small project yourself, collaborating with a contractor, or overseeing the entire build process.



# CHAPTER 1: LAYING THE FOUNDATION



## Planning Your Project

Every successful project starts with thorough planning. The more preparation you do up front, the fewer costly surprises you'll encounter later.



### Step 1: Identify Your Project Goals

- What do you want to achieve with this project?
- Are you renovating for functionality, aesthetics, or resale value?
- Set priorities: What's a "must-have," and what's a "nice-to-have"?

#### **Pro Tip:**

Make a vision board or compile inspiration photos to clarify your goals.



### Step 2: Set Your Budget and work backwards (And Build a Buffer)

- Be realistic about how much you can spend.
- Include 10-15% for unforeseen costs—there will be surprises. I repeat, there will be surprises.
- Decide whether to pay out of savings, use a line of credit, or explore financing options.
- Obtain drawings for your project. You need these to get accurate quotes from sub-contractors.

- Obtain quotes from sub-contractors for every step of your project. DO NOT cheap out on this. You will pay more fixing things if you get a low-tier subcontractor and could possibly ruin your whole project.

#### **Budgeting Tip:**

Break down the costs by phase (e.g., demolition, materials, labor, permits) to keep track easily.



### Step 3: Create a Project Timeline

#### Map out your ideal timeline. Consider:

- **Drawings:** How long will they take to finalize?
- **Permits:** How long will they take to approve?
- **Contractor schedules:** Good contractors are often booked months in advance.
- **Delivery times:** Custom materials and appliances can delay progress.

#### Plan for contingencies

weather delays and unexpected issues are common.



### Step 4: Assemble Your Team

- **DIY or Contractor?** Decide if you'll manage the project yourself or hire professionals.
- If hiring, ask for recommendations, check credentials, and get multiple quotes.
- Establish clear communication channels and expectations with your team.



### Checklist:

- Have you hired the right contractor for your job?
- Are you working with an architect or designer for major projects?
- Have you consulted your city's permit office to ensure compliance?



# CHAPTER 2: DESIGN AND PERMITS

## Transforming Ideas into Plans

Before construction begins, your ideas must be translated into actionable plans. This chapter covers the design process and the legal requirements needed to avoid headaches down the road.



### Step 1: Work with Professionals to Create a Design

- For major renovations or new builds, engage with an Engineer, architect or a BCIN designer.
- Consult an interior designer to make sure your layout truly works with your needs.
- Use detailed drawings to visualize room layouts, materials, and dimensions.
- Obtain a 3d rendering if you can. It will help immensely to visualize your space.



### Step 2: Materials Selection and Ordering

- Factor in **durability, sustainability**, and cost when selecting materials. You don't want to choose something just because it's cheap this may cost you more in the long run. And you don't want to get something expensive just because it's trendy.
- Schedule in your order delivery

#### Pro Tip:

Consider future maintenance. Low-maintenance materials save time and money long-term.



### Step 3: Get the Necessary Permits

- You'll now want to submit your drawings to your local municipality – Contact the building department of your city for assistance.
- Don't skip this step! Failing to get proper permits could result in fines or setbacks.



### Quick Guide:

- Apply for permits early to prevent delays.
- Keep a record of inspections and approvals as the project progresses. Take a lot of pictures and upload them into a storage device or cloud storage.



# CHAPTER 3: BREAKING GROUND



## Execution and Project Management

Once your planning and design is in place, it's time to break ground. This chapter focuses on how to oversee the construction process effectively.



### Step 1: Prepare the Site

- Clear the area and make sure materials are delivered on time.
- Ensure your contractor provides a **scope of work**—a detailed outline of tasks and deadlines.



### Step 2: Maintain Good Communication with Your Team

- Check in with contractors daily or weekly to monitor progress.
- Use tools like shared calendars or apps to track milestones.



### Step 3: Handle Setbacks Calmly and Quickly

- Expect delays or minor issues. They WILL happen. The key is to address them early.
- Be proactive—if materials aren't available, choose alternatives quickly to avoid downtime.
- Pivot – Learning to pivot is an essential skill. You may need to restructure an element of building when in the construction phase. To avoid delays, these choices must be made quickly.

#### Pro Tip:

Having open, transparent communication with your contractor prevents costly misunderstandings. Just remember we're all human beings and mistakes are inevitable.

# CHAPTER 4: THE FINAL TOUCHES



## Wrapping Up and Inspections

The final stage of your project involves **finishing touches** and **inspections** to ensure everything is up to code and meets your standards.



### Step 1: Perform a Walkthrough

- Walk through the entire project with your contractor.
- Make a **punch list** of tasks or issues that need to be resolved (e.g., paint touch-ups, trim alignment).



### Step 2: Schedule Final Inspections

- Ensure that plumbing, electrical, and structural elements are inspected and approved by the city.
- Confirm that any permits are officially closed.



### Step 3: Clean and Settle In

- Professional cleaners can prepare your new space for move-in.
- Keep records of warranties and maintenance schedules for appliances and systems.

# CHAPTER 5: MAINTAINING YOUR INVESTMENT

## Tips for the Long Term

The work doesn't end when the project is complete. This chapter provides practical advice on maintaining your home to preserve its value over time.



### Maintenance Tips

- Schedule seasonal maintenance (e.g., HVAC servicing, roof inspections).
- Keep a project journal to track repairs and renovations over the years.



### How to Handle Future Renovations

- Think about how future projects might impact your current design.
- Communicate with contractors early if you plan to build on your work down the line.



## CONCLUSION

### Your Home, Your Legacy

Completing a home improvement project is a significant achievement, and the journey is often as rewarding as the result. With the right planning, teamwork, and mindset, you can successfully bring your dream home to life. This guide aims to equip you with the tools to navigate each step confidently and enjoy the process along the way. At Hache Construction, we believe that every project, big or small, is a partnership with the homeowner. The goal isn't just to finish the job—it's to create spaces where life unfolds and memories are made. Now it's your turn. Let's build something great!





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**DREAM, BUILD, INSPIRE.**



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