



BUILD-ONLY BLUEPRINT™

We build from your professional plans

Introduction

The process we've developed for collaborating with you and your architect or designer to build a great project is based on nearly 20 years of remodeling experience in the Nashville market. So that you can know what to expect when you select Trace as your contractor partner, we've outlined our Build-Only Blueprint™ process below.

Initial Contact

We recommend contacting us early (in the conceptual or schematic design phase) so that you may benefit from:

- ▶ Technical input and price planning services as design is developed
- ▶ Alignment of project design with your desired investment level

Complimentary Consultation

No charge

1 to 2 hours for the site visit; 1 to 5 days for the probable investment range

To be accomplished:

- ▶ We'll tour your house and review the plans to date.
- ▶ You'll learn more about how we'll work as a team to help you realize your vision for your home.
- ▶ We'll provide a realistic investment range based on our past projects and your plans.

Professional Services Agreement

Hourly rates with modest down payment; all service fees, except any detail design fees, will be waived upon signing a construction agreement.

To be accomplished:

- ▶ Site review – photographs and measurement checks
- ▶ Written Scope of Work – a detailed description of your project
- ▶ Probable investment range – updated as design is refined
- ▶ Finish and fixture selections (countertops, plumbing fixtures, etc.) – Selection list with guideline prices and Trace’s vendor list included; professional interior design services optional (design fees apply)
- ▶ Kitchen, bath and cabinetry details
- ▶ Production team and trade contractor site visit – when plans are 90% complete
- ▶ In-depth estimating – based on 28 cost categories
- ▶ Preparation of construction agreement and documents
- ▶ Timely meeting notes after each client meeting

Construction Agreement and Services

With Trace as your contractor partner, you can expect:

- ▶ On-site project manager or lead carpenter assigned to your project with day-to-day responsibility
- ▶ Pre-Construction Meeting – to officially pass the baton to Trace’s production professionals
- ▶ A pardon-our-dust letter mailed to your neighbors
- ▶ Ready access to your project manager or lead carpenter by mobile phone and email during the business day
- ▶ Close communication with your project manager or lead carpenter through regular meetings and walk-throughs
- ▶ Award-winning craftsmanship and in-house cabinet-making
- ▶ Value-added supervision and quality control from Trace’s design/build team

Completion and Warranty

Trace is committed to completing your project on budget and on schedule, and we strive for a zero punch list. Our industry-leading system for eliminating unfinished details at the end of our projects means you get your house back sooner. After we’re finished, we provide a one-year warranty for our work. We’re proud of our work and glad to stand behind it.