



What to expect when building your home

This brochure is designed to introduce you to some of the steps that you will need to consider when you decide to build a home.

Custom Homes
Timber Framing
Licensed Builder

Securing Land

The land you purchase will impact the design of your home. We suggest that you purchase your land as an initial step before anything else can happen. Where your house is located, the size of the lot, and the services available are factors that will be important to consider when you design your house.

- Aspects and access are often not considered, especially in rural settings. Make sure you choose land that will work for your lifestyle all year round.
- Zoning; be sure the land you buy allows for you to build what you need. Some land is in ALR other land requires Geotechnical assessment. Make sure you know what you are getting into.

Securing Financing and Setting a Budget

How much you can spend will influence what kind of house you can build. Whatever the budget be sure it includes at least a 20% buffer. When building there are always unexpected expenses, be sure you can afford it. A conventionally built home can be built starting at \$200 per square foot. Customizing your home will raise the price. Securing financing can take anywhere from 1 month to 6 months depending on how you are paying for your build.

- What are your priorities? Do you need to have it finished quickly or can you take the time to ensure that everything is done at very high quality? Simple is faster, nice is more expensive.
- The price of building a new home will range in price depending on the details and quality of materials. Many Contractors will price using low quality materials and then charge for upgrades. At TRC Timberworks we try to create a realistic price based on the size and details of the design.
- Budget to the end of the project to avoid running out of money half way through building.

Design

You will need a professional to help you design your building; this may be an engineer, architect or designer. The help of someone experienced in house design will allow you to avoid common mistakes. This step usually requires 4-6 months. TRC Timberwork uses great engineers and has a team of designers to help you design your dream home.

- Be sure you know what you want. Changes that occur during the building process will be expensive and can delay your project.
- Plan for all your appliances and finishing details to avoid budget overruns and expensive changes that can occur if you do not properly design your house.
- Consider the functionality of the home throughout its life. You may want to sell it one day and it needs to work for others as well as you.

Choosing a Contractor

Your contractor is the expert you need to help you build your home properly. In B.C. you will require a licenced builder in order to build a new home. TRC Timberworks is fully Licensed and Insured.

- Be realistic and honest about your budget to your contractor. Be sure you are upfront about what you expect for you money.
 - Check references of any builder you are hiring ensuring that they have the correct experience for the job you want them to do.

Estimate Versus Quote and Change Work Orders

An **Estimate** is based on square footage and the needs described by the client. It is not a set price and will be revised as more information is considered in the design process. Many Contractors will estimate a low price to get you to hire them and then let the project go over budget. While some cost overruns are inevitable be wary of low bids.

A **Quote** is a specific price based on a detailed consideration of your design which includes all materials and labour. It is set and will only change if you agree to a Change Work Order. TRC Timberworks prefers this option as it cuts out financial surprises that can be common while building a home.

A **Change Work Order** is a signed agreement that you, the customer, initiate when you want to see something added or changed that is outside what was agreed upon in the estimate or quote. In the instance that a cost comes up during the build that was not accounted for, TRC Timberworks will create a Change Work Order and bring it to your attention before any work is done.

Permits

Your house will require permits and inspections from multiple agencies. Be sure that you budget for this including the time it will take waiting for an inspection. The permits are there for your protection and the people doing inspections are a resource. Everyone wants you to have a correctly built home.

- Many types of construction require engineering. Some components are pre-engineered, like roof trusses, Anything that is non conventional, like timber framing, will require engineering.
- TRC Timberworks, as a Licensed Builder, can help you navigate the process every step of the way.

Foundation

The foundation is very important in a new home. Precision and quality at this stage matter because mistakes made at this step often are "chased " all the way up the building and impact the quality and ease of the construction process. Foundations can be built in about 1 month.

- Make sure your foundation is well drained. Water damage is a common problem and can be easily avoided by investing in good drainage during the building of the foundation.
- Consider using Insulated Concrete Forms (ICF's) as they will save you money in the long term.

Building Structure

The structure of your building is important, and today there are many different ways to build. TRC Timberworks can help you choose a style that will function well and work for you. Every type of structure will take about 2-3 months to build.

- Be sure your builder is aware of the advances in building sciences. Paying attention to window detailing, sealing your structure, and properly installing all building components are essential aspects of this stage.
- Consider investing in insulation. The more insulated your home is, the less it will cost to heat and cool over the lifetime of the building. There are many options to upgrade insulation that are relatively inexpensive to do it when you build.

Subcontractors

TRC Timberworks has put together a team of efficient and reliable subcontractors such as electricians, plumbers and flooring installers. TRC Timberworks acts as the Project Manager so you don't have to worry about scheduling of trades so you can focus on the fun elements of making your home come to life.

Finishing

The finishing work on your home, such as window trim and painting, is what you will see daily. Be sure you are satisfied with how everything looks. Let your contractor know if there is anything you are not satisfied with so they can address it. TRC Timberworks uses a series of "walkthroughs" to insure you are happy with each stage of the build. This step will take anywhere from 1 to 3 months depending on how elaborate your trim is.

Moving In

The final steps in the building process are exciting and can be the frustrating as you need to finalize and finish up details. Remember your home is a long term investment and well worth the time.

Please feel free to contact us at TRC Timberworks to book a consultation and get your dream home started!



**CUSTOM HOMES
TIMBER FRAMING
LICENCED BUILDER**

Tim Reilly
Suite 3, 622 Front St
Nelson BC, V1L 4B7
Phone: 250-551-6584
Email: info@trctimberworks.com