

Free Estimate vs Design-Build

Which Remodeling Approach Truly Protects You?



What Matters to You?

Budget Certainty

Free Estimate Approach

Initial pricing is often based on limited information and allowances. Final costs are frequently unknown until construction is underway.

Design-Build Approach

A fully developed design and scope leads to a fixed-price proposal, providing clear and reliable budget certainty before construction.

Design Responsibility

Design responsibility is often fragmented between homeowner, designer, and contractor, which lead to misalignment and gaps.

One accountable team manages both design and construction, ensuring the final result reflects the agreed vision and performs as intended.

Scope Definition

Scopes are commonly broad or incomplete, leaving important details to be clarified during construction.

Every detail is carefully defined during the design phase, reducing ambiguity and protecting homeowners from unexpected omissions.



Change Orders & Surprises

Missing information often results in change orders that increase costs and extend timelines.

Charge orders are minimized through thorough planning, documentation, and upfront decision-making.

Code Compliance & Structural Integrity

Code requirements may be addressed reactively as inspections occur.

Code compliance and structural requirements are proactively integrated into the design and reviewed before construction begins.



Timeline & Scheduling Control

Schedules can shift as decisions and discoveries occur during construction.

A coordinated design-build schedule establishes a realistic timeline with fewer disruptions.



Warranty & Long-Term Protection

Workmanship warranties are often limited to one year or less.

An exclusive five-year carpenter workmanship warranty provides long-term confidence and peace of mind.

