



Where do I start?

Type of project

- Deck
- Garage
- Shop
- House Addition
- New House
- Renovation
- Pole Shed
- Garden Shed

What is needed to begin?

- Basic plan or idea
- Contact local Municipality for rules and regulations regarding your building project
- List of possible contractors and sub-trades
- Estimated start date of project

Getting the ball rolling

- Get a preliminary plan drawn up

- Sit down with a salesperson and review plans and go over possible necessary changes to structure and or detail (including possible landscaping options)
- Get preliminary estimate
- Line up General Contractor, and or Sub-trades
- Get drawings engineered and stamped (Stamp is good for 1 year from date of stamp)
- Obtain building permit and list of required building inspections
- Obtain list of Municipal contacts you will require to be in contact with
- Plan out building timeline (approx 4 months for a house)

What to expect during the building process

- The General Contractor takes care of making material lists and scheduling deliveries and trades. You can hire a General Contractor, who will for a fee take care of the responsibilities of lining up sub-trades, ensuring that inspections are done in a timely fashion, and that the project is completed to satisfaction. The other option is to General the job yourself which would involve you being able to manage these functions to maintain the schedule of the project to completion.
- There will invariably be delays during the project, but with proper communication between you and your General Contractor, you can often stay on track.

Building process breakdown

- Culvert and driveway
- Staking and excavation
- Footing
- Basement or foundation walls
 - Pressure Treated Wood
 - Insulated Concrete Forms
 - Conventional Concrete
- Main floor
 - Dimensional Lumber
 - Wooden I-Joist
 - Wood Webbed Floor Joist
- Exterior wall framing
- Truss System and Sheathing
- Roof Flashing (Dripedge/Roofedge) and Shingles(Roof flashing color to match Soffit and Fascia)
- Window and Door Installation
- Interior wall framing(Include rough in for fireplace or custom mounting systems)
- Plumbing rough-in (including tubs/showers)
 - Special considerations for non-typical water delivery systems

- Electrical rough-in
- Insulation and Vapor barrier
(fibreglass batt/mineral wool/wallbar)
- Drywall and taping
- Overhead Door Installation, and door frame cladding
- Exterior Finish
 - Flashings
 - House Wrap
 - Siding trims and Siding
 - Cultured Stone
 - Acrylic or Stucco
- Interior Painting
- Flooring
- Cabinets
- Interior Doors and Trims
- Plumbing Fixtures
- Electrical Fixtures
- Utility Hook-ups (Hydro, Gas, Sewer and Water)

Things to keep in mind

- There are items such as lighting fixtures, flooring, and plumbing fixtures which tend to be trendy and can drastically influence the budget. Take care when making decisions on these items, and be confident in making your decisions in areas such as cabinetry, windows and doors, and exterior finishes which tend to be large parts of the entire process, as well as being components that are not as easy to replace at a later date.

From the entire team at Grunthal Lumber, we look forward to helping your project turn from dream to reality. Thank you for the opportunity to work together with you.

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