



# PRE-CONSTRUCTION

**Q.** *“How can I make sure my remodel actually turns out the way I imagine—without constant surprises, change orders, and budget creep once construction starts?”*

**A.** *By doing the real work before demo day. A modern remodeler will photograph and scan your existing home, build a to-scale ‘as-is’ digital model, then layer your wish list and budget onto a remodel version you can walk through and revise together. When every change is tested in the model first, design, scope, and budget stay aligned—and construction becomes the easy part, not the scary part.*

## **BEFORE THE DEMO: HOW SMART REMODELS NOW START WITH A DIGITAL TWIN OF YOUR HOME**

Most people think a remodel starts with demo day: a dumpster in the driveway, walls coming down, crews swarming the house.

In reality, the smoothest projects

start weeks or even months earlier, in a quiet phase most homeowners never think about. There are no sledgehammers, no dust: just cameras, scanners, and a lot of thoughtful decisions.

In our remodeling firm, we don’t begin by tearing anything out. We start by building your house twice—on screen.

First, we recreate your home exactly as it is today. Then we build a second version that reflects your wish list and budget. Together, we keep tweaking that digital version until it looks and feels right. Only then do we pick up a hammer.

Here’s what that looks like from the inside.

## STEP ONE: CAPTURING THE HOUSE YOU ACTUALLY LIVE IN

Every project starts in the same simple way: we walk through your home with a tape measure, camera, and a scanner.

We take wide-angle photos of every room, hallway, and tricky corner. We photograph built-ins, stair details, trim, and anything unusual that might matter later. Alongside the photos, we use measurement tools—sometimes laser-based, sometimes scanner-based—to collect accurate dimensions.

To you, this probably feels a bit like a home inspection, just with more pictures. To us, it's the raw data for a very specific goal: telling the truth about your house.

Homes have stories written in their bones—how someone framed a wall in 1987, how a previous owner rerouted plumbing, the way floors slope just slightly toward one corner. If we ignore that story and only react to the pretty inspiration photos, trouble is almost guaranteed later.

So before we design your dream kitchen or that new primary suite, we look closely at the house you actually live in right now.

## STEP TWO: BUILDING THE “AS-IS” MODEL

Once we've photographed and measured everything, we build what we call the **as-is model**.

Think of it as a digital twin of your current home. It isn't a glossy rendering for a magazine. It's more like a to-scale map: walls, doors, windows, major fixtures, stair locations, ceiling heights, and so on.

Why spend time on this when everyone's excited about the

“after” shots?

Because almost every “simple” idea needs to pass a reality check.

- Can that wall really move, or is it carrying a major load?
- If we steal two feet from this bedroom, what does that do to the furniture layout?
- If we expand the shower, how does that interact with the window and plumbing stack?

An as-is model lets us test those questions before anyone touches drywall. It gives us a safe place to make mistakes and discover constraints. It also helps us explain those constraints to you in a way that makes sense visually, not just as contractor jargon.

When we show homeowners this model, they often say, “Oh, that's our house.” It sounds obvious, but that moment matters. It means we're starting from a shared understanding of what's really there.

## STEP THREE: TURNING WISH LISTS INTO A WALKABLE DESIGN

Only after we've built the as-is model do we start designing the remodel.

By this point, we've usually heard a long list of goals and wishes:

- “We need more light in here.”
- “We'd love a bigger island where everyone can sit.”
- “I want a real pantry.”
- “This bathroom has never worked for us.”
- “We'd like it to feel more open, but not like a giant echo-y box.”

We keep that wish list visible as we work. Then we start creating a **proposed model**—the digital version of your remodeled home.

This is where it gets fun.

We might:

- Remove a wall between kitchen and dining.
- Steal space from an underused

closet for a walk-in shower.

- Reconfigure a primary suite so the closet and bath flow better.
- Introduce new windows or widen openings to improve light.

Because we're working in a model, we can try bold ideas quickly. Sometimes we discover that a dramatic change is surprisingly simple. Other times, we find that a seemingly small change has a lot of structural or mechanical consequences.

The important part is that you're not guessing. You're looking at your actual home, reimagined.

Instead of staring at a flat floor plan and trying to imagine it in 3D, you can see and “walk through” the proposed space. You can stand in the virtual kitchen and see how the island lines up with the fridge, or how far the pantry door swings.

## STEP FOUR: REVISIONS AS A REAL CONVERSATION

No one gets it perfect on the first pass. Nor should they.

Once we have a first-round proposal, we sit down with you and walk through the model together. This is where the back-and-forth really matters.

We ask questions like:

- “What are your first thoughts on this version?”
- “What doesn't feel quite right yet?”
- “If we had to simplify one thing, what would you sacrifice first?”

You might tell us the island feels a little too big when you “stand” at the sink. Or that the new opening to the living room feels off-center. Or that you're realizing you'd rather have more storage than a soaking tub.

We adjust, live, in the model. Move a wall. Shift a doorway. Change a cabinet run. Try a different shower layout. Each

revision becomes less abstract and more personal.

Importantly, your original wish list is always in the background. If something falls out of the design, we can see that—and talk about why.

Maybe we traded that second oven for a bigger pantry. Maybe we dropped built-in bookshelves in favor of more natural light. Nothing disappears quietly. It's all a deliberate choice.

## STEP FIVE: KEEPING DESIGN, BUDGET, AND REALITY IN SYNC

Designing in 3D is exciting, but it's not just an art project. It has to stay reconciled with your budget.

That's where a lot of remodels go sideways: the drawings drift one way, the numbers drift another, and everyone finds out too late that they're very far apart.

We try to keep those worlds connected from the beginning.

As we refine the model, we tie changes back to cost:

- Removing a wall and adding a beam: what does that do to the budget?
- Upgrading windows in two rooms vs. four: what's the tradeoff?
- Choosing a different tile that still fits the look: how much does that save?

We don't quote prices down to the last dollar at the early stage, but we do keep a running sense of what's moving the project up or down. That way, you can make choices with clear consequences.

Sometimes, the model reveals that everything on the wish list truly fits the budget. More often, it reveals that we need to get creative: phase the project, make smarter material choices, or simplify certain details to protect what matters most to you.

The goal isn't to say "no." The goal

is to say, "Here's how we can get you most of the way there without creating a financial headache."

## WHY ALL THIS QUIET PRE-CONSTRUCTION WORK MATTERS

From the outside, pre-construction can look like a lot of talking and staring at screens. Inside, it's where most of the risk is removed.

By the time demo day arrives, several important things have already happened:

- **You've seen your project clearly.** Not as a vague idea, but as a model you've reacted to and helped shape.
- **We've tested the structure on paper.** We know which walls are moving, how systems are rerouted, and where the tricky details live.
- **Big decisions are already made.** We're not asking you to choose tile while the crew waits or to approve a layout while the framing is half done.
- **Budget and scope match.** We've already had the hard conversations about tradeoffs, and the contract reflects a design you actually understand.

Does it take time? Yes. Does it delay demo day? A bit. But what it really does is move the chaos to the safest moment—before anyone touches your home.

The construction phase will never be completely stress-free. There will be dust, noise, and the occasional surprise inside a wall. But if we've done our pre-construction work well, those surprises are smaller, and they don't derail the project.

## WHAT HOMEOWNERS CAN ASK FOR

Even if your contractor doesn't describe it this way, you can still

borrow pieces of this approach. Before your next remodel, consider asking:

- "Will you create a to-scale plan or 3D model of my existing home before designing?"
- "How will we review each design revision together?"
- "How will you keep my wish list and budget visible as the design changes?"
- "When will I see a detailed scope of work that matches the drawings?"

A good pre-construction process doesn't just protect contractors; it protects homeowners. It helps you see what you're saying yes to, long before the first swing of a hammer.

In our experience, the best remodels don't begin at the dumpster. They begin quietly—walking through your home with a camera, building an honest model of what's there, and then carefully shaping the future version you'll actually live in. **BG**



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