

The Construction Process

Zambano & Sons, LLC

With the design, planning and estimating complete, it's now time to begin the actual work of the job. That's not to say that this just falls into place. While this is not rocket science, it does take practice, repetition, discipline and an understanding of the process from beginning to end.

No matter the size, every project that is undertaken undergoes the same general process from beginning to end. Of course, depending upon the scope, not every step in every project is the same. But, regardless, starting with a logical plan and methodically working one's way through each step of the project in the correct order tends to have the best results. While much of the below is common sense, just having a written process often erases any conflict along the way.

Basically, at least in the way Zambano and Sons tries to do things, there are 14 general phases in the building process, and we apply them to every project we undertake. Many of these steps are done in conjunction with one another, and there is rarely a definitive transition between one stage and the next. And, seldom do they progress without a hitch. (That's all part of the 'fun' of renovating a house.) However, we've found that by adhering to each stage in order and as closely as possible, the project keeps moving forward in the best possible way.

1. **Staging and Setup** – While the jobsite is prepped from the getgo with a tool area, a work area, a waste area, rugs or floors are covered where needed, ladders and tools are brought it etc., every stage of every day will revert back to some amount of staging and setup prior to any 'real work' taking place.
2. **Demolition** – Sometimes its just a matter of sanding a wall for new paint, but demolition is best tackled at the beginning and in one fell swoop. Doing a little bit now and then a little more later is inefficient and tends to create excessive dust.
3. **Structural and Water Issues** – Just as one wouldn't park their new car in a pool of mud, its useless to spend the time, money and effort on a project that covers up rotted wood, deteriorated masonry, a leaking roof or other structural defects. These items – the ones that are most important but are least seen and appreciated – need to be nipped in the bud from the getgo. Ignoring this will only lead to further advances and problems down the line. It might take a month, year or longer for this to be noticed, but it will be noticed, often with dangerous results.
4. **Framing** – This phase often goes hand in hand with the above phase, but is kept separate because it doesn't involve actual structural items – a divider wall, a cubby hole, a closet. Typically and oddly, no matter how many 2x4s on a site, they will never be enough. It's uncanny how this remains true from one project to the next.
5. **Mechanical rough-in** – Plumbing, electric and heat. At this point in the game, everything is still very fluid, so a couple more holes in the wall won't matter much. Whether done by a subcontractor or in-house, all mechanicals need to be mapped out prior to installation, and often this can not be completely determined until the walls have been gutted.



6. **Insulation** or re-insulation, if needed – As energy costs rise insulation is more and more a central focus of any project. It's been said that if one takes the total of all the small drafts and pinholes of air pockets entering an older home, its cumulating affect is equal to that of having a window open all the time. Z&S tries to hit all nooks and crannies with various types of insulation.
7. **Drywall/plaster** – Drywall is a dirty job but we do it. Part one is hanging the drywall, this is followed by three coats of joint compound, or 'mud', and then a final sanding. Prior to painting, touchups will be made. And then, after painting, this will be revisited, as many defects or mistakes cannot be determined until paint is on the wall.
8. **Wall and ceiling primer and paint** -- Fairly straightforward, but we like to paint the large swaths of walls and ceilings at this point because there's less concern about floors and finished materials getting spilled or dripped upon. Less mess also equals less cleanup.
9. **Tile and Flooring** – Whether the floor is tile or hardwood, this is the stage where clients tend to see their construction site transform into a home. Keeping a keen eye to a level plane, we utilize various methods to install flooring and wall tile where and if needed.
10. **Finish Carpentry and Cabinets** – This is the stage where patience, skill and attention to detail are most important. Everything from here on out is in the finishing stages, and therefore will be seen when we pack up and leave.
11. **Electrical and plumbing finish, appliance/fixture install** – A bathroom gets a toilet and sink, plugs and switches are put in, heating vents are covered, a kitchen gets a refrigerator and dishwasher, the space becomes a livable area.
12. **Caulk and paint trim** (if needed) – The final touch.
13. **Punchlist items** – invariably items from various stages of the project will fall through the cracks and not be accomplished. As the project progresses forward a building 'to do' list will be maintained. If these items are not within the
14. **Cleanup** – We take the time to turn the construction site back into your home. And, hopefully, at this point, we'll be out of your hair and you can enjoy your new space to its fullest potential.

