

UPGRADED REMODELING / HOMEOWNER SERIES

The Austin Homeowner's Contractor Conversation Kit

A clear framework for comparing remodel partners on scope, process, communication, and accountability.

CONTRACTOR COMPARISON GUIDE

START HERE

The Austin Homeowner's Contractor Conversation Kit

A remodeling proposal is more than a price. It should reveal how decisions will be made, who owns the details, and how the project will be managed.

Ask every firm the same core questions and record what gives you confidence - or pause.

How to use this guide

Print it, mark it up, and bring it to your first design conversation. The goal is not to know every answer today. It is to reveal the decisions that deserve attention before scope, selections, and construction are underway.

Compare the process, not just the price

Ask every firm to explain design, pre-construction, estimating, scheduling, trade coordination, communication, changes, and closeout in the same categories.

☐ **What is included - and specifically excluded?**

☐ **Which assumptions or allowances could change the price?**

☐ **Who owns each phase from first meeting through warranty?**

A dramatically lower proposal may reflect a different scope, finish level, or risk allocation.

Ask the essential questions

Clarity before construction is a strong signal of clarity during construction.

- Who is our primary point of contact?
- How is scope documented before work starts?
- How are selections, allowances, and changes approved?
- How are schedule updates and delays communicated?
- How are site protection and quality checks handled?
- What does final walkthrough and warranty service look like?

Read the proposal like a plan

A proposal should make the work understandable, identify open decisions, describe finish assumptions, and explain what happens when existing conditions differ from expectations.

☐ **The most important unclear scope item**

☐ **The allowance that needs a better definition**

☐ **The exclusion or owner responsibility we need to plan for**

Notice signals to slow down

Pressure, vagueness, inconsistent communication, and missing accountability deserve more questions before a commitment.

- No written process for changes or selections.
- Unclear responsibility for permits, trades, protection, or cleanup.
- A schedule promise without discussion of design decisions or long-lead items.
- Reluctance to explain scope differences between proposals.

Score fit after each conversation

Use the same 1-to-5 scale for each firm: understanding, scope clarity, communication, design capability, construction process, and confidence in the project lead.

☐ **Strongest reason this team fits our project**

☐ **Biggest unanswered concern**

☐ **What would we need to see before moving forward?**

The best fit is the partner that makes the path forward clear - not merely the one who provides the fastest number.

YOUR NEXT STEP

Turn your notes into a clear remodeling plan.

Bring this contractor comparison guide to a free consultation with Upgraded Remodeling. We will review your goals, constraints, priorities, and the decisions that shape a realistic design-build path.

Schedule your free consultation:

upgradedremodeling.com/free-remodeling-consultation/ | 512-799-7950

This guide provides general planning information, not construction, engineering, code, legal, or financial advice. Project requirements vary by home and jurisdiction. Confirm project-specific requirements with the appropriate professionals.