

The Nashville Custom Home & Renovation Planning Guide

Budget, timeline, and the right questions — before you build

Building or remodeling a home is one of the biggest decisions you'll make. This short guide walks you through the four things that decide whether a project goes smoothly: a realistic budget, an honest timeline, the right builder, and a clear scope. Use the checklists inside to get organized before you ever sign a contract — and to know exactly what to ask.

One team for the whole home

Custom homes · Remodels · Bathrooms · Additions · Decks & outdoor living · Backyard homes (DADUs)
Owner-led by Winston Farzan — a licensed GC in both the US and Australia, building since 2001.

Step 1 — Set a Real Budget

Know the full number before you fall in love with a plan

A budget isn't just the build cost. The projects that stay calm are the ones that planned for everything below — including a contingency for the surprises every older Nashville home hides.

- Design & architectural drawings
- Permits, engineering & Metro Codes fees
- Site prep, demolition & debris removal
- Foundation / structural work
- Framing, roofing & exterior
- Windows, doors & insulation
- Plumbing, electrical & HVAC
- Kitchen & bath finishes (cabinets, counters, tile)
- Flooring, paint & trim
- Decks, patios & outdoor living
- Landscaping & final grading
- 10–15% contingency for the unexpected

Step 2 — Understand the Timeline

- **Consult & feasibility** **1–2 weeks** Site walk, scope, and a transparent budget range.
- **Design & selections** **3–8 weeks** Drawings, finishes, and final pricing locked in.
- **Permits & engineering** **2–6 weeks** We handle Metro Codes and the paperwork.
- **Construction** **2–6+ months** Depends on scope — a bath vs. a whole home.
- **Walkthrough & warranty** **1 week** Punch list, handover, and we stand behind it.

Step 3 — Hire the Right Builder

Ten questions that separate a pro from a problem

- Are you licensed, bonded, and insured — can I see proof?
- Will you pull the permits in your name?
- Who is actually on my site each day — and who do I call?
- Can I see finished projects and talk to past clients?
- How do you handle change orders and surprises?
- What's your payment schedule tied to — milestones or dates?
- What's included in the price, and what's an allowance?
- Do you self-perform, or sub everything out?
- What written warranty do you stand behind?
- Can you put the full scope in writing before we start?

Step 4 — Get the Scope Right

- ◆ Write down your must-haves vs. nice-to-haves before pricing — it keeps the project honest.
- ◆ Decide your finishes early; late changes are where budgets and timelines slip.
- ◆ If you're adding a pool, deck, or backyard home, plan it together — not bolted on later.
- ◆ Confirm how the home will actually be used so the layout fits your real life.

READY WHEN YOU ARE

Let's plan your project together

A no-pressure consult: we confirm scope, budget, and timeline, then set up a site walk.

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