



**LIGHTHOUSE**  
DESIGN • BUILD

# **HIRING A DESIGN BUILD FIRM FOR FULL HOME REMODELS**

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## **WHAT IS A DESIGN-BUILD FIRM**

A design-build firm is a full-service renovation company that handles the entire project: from ideation through completion of construction. The architects, designers, and contractors work on the same team, which allows for high levels of collaboration and seamless handoff from the architectural and design phases to construction.

# WHY DESIGN-BUILD?

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## **A Better Process**

Clients can gain cost and time efficiencies throughout the project by using a firm that follows a defined process. Utilizing a single firm allows for everyone - from salespeople to designers to the production team - to follow the same process and work in concert from the beginning.

## **A Defined Budget**

One of the best parts of working with a single company for both design and construction is that the final cost of your project is provided upfront. Gone are the days of continually juggling your budget and adjusting payment plans to multiple designers and contractors.

## **Higher Quality Results**

Design-build firms offer a consistency of quality that would be very difficult to achieve by bringing together multiple companies on a single project. Using a single firm mitigates the risk of miscommunication between design and construction teams, thus it's unlikely that things will fall through the cracks.

## **Faster Project Delivery**

Since one company is responsible from the initial design through the final touches in construction, all decisions regarding your project are made in-house, and timelines are direct and reliable. Communication between departments is open and swift, moving your project along quickly.



# TIPS FOR A SUCCESSFUL PROJECT

## **CONDUCT THOROUGH RESEARCH**

Review online feedback, speak with previous clients, and study the firm's project portfolio. Confirm that the team has proven experience with your home's architectural style and is familiar with projects in your area.

## **ASK ABOUT CURRENT WORKLOAD**

Understand how many projects the firm is managing at one time and how many project managers are assigned. An overloaded team may struggle to provide consistent communication or timely updates throughout your remodel.

## **DEFINE YOUR BUDGET AND MAINTAIN IT**

During design, it is natural to explore new ideas, but remember that expanding the project scope directly increases costs. Set a realistic budget and commit to staying within it.

## **BE CAUTIOUS OF LOW PRICES AND FAST PROMISES**

Some firms may underestimate timelines or pricing due to incomplete evaluations of trade costs, material fluctuations, or internal capacity. Overly optimistic bids and unusually quick schedules can be signs of unrealistic planning.

# WHAT TO ASK

## **COMMUNICATION**

How will you keep us updated? Do you use project-tracking software, and will we have one dedicated point of contact? How often will we meet?

## **PRICING**

How do you develop your estimates, and how do they compare to other firms? What explains any difference in pricing?

## **TIMELINE**

What is the expected duration of the remodel? Do you provide schedule commitments, and how do you handle unexpected delays?

## **DUE DILIGENCE**

Can you share references? Do you have experience with similar projects, and are you licensed and insured for this scope of work?

## **AVAILABILITY**

When can you begin, and is now a good time of year for this type of project?



## **Experience Matters**

Many contractors base their estimates on the expectation that plans will stay exactly the same from start to finish. In reality, projects evolve. Seasoned design-build firms understand this and proactively anticipate potential challenges during planning. By accounting for these factors early, they help reduce unexpected change orders, budget overages, and schedule delays.

Highly experienced firms often come at a premium because they remain deeply involved in every detail of the project. Your home is one of your most valuable investments, and that level of diligence provides meaningful reassurance. Instead of focusing solely on price, choosing a team you trust is essential for peace of mind during the process and confidence in the final result.

# OUR HIGHLIGHTS

This modern kitchen renovation created an open, welcoming space designed for everyday family living. The new layout improves flow and visibility, making it easier to cook, gather, and connect. Durable finishes, smart storage, and efficient appliances ensure the space is both beautiful and practical for a busy household.



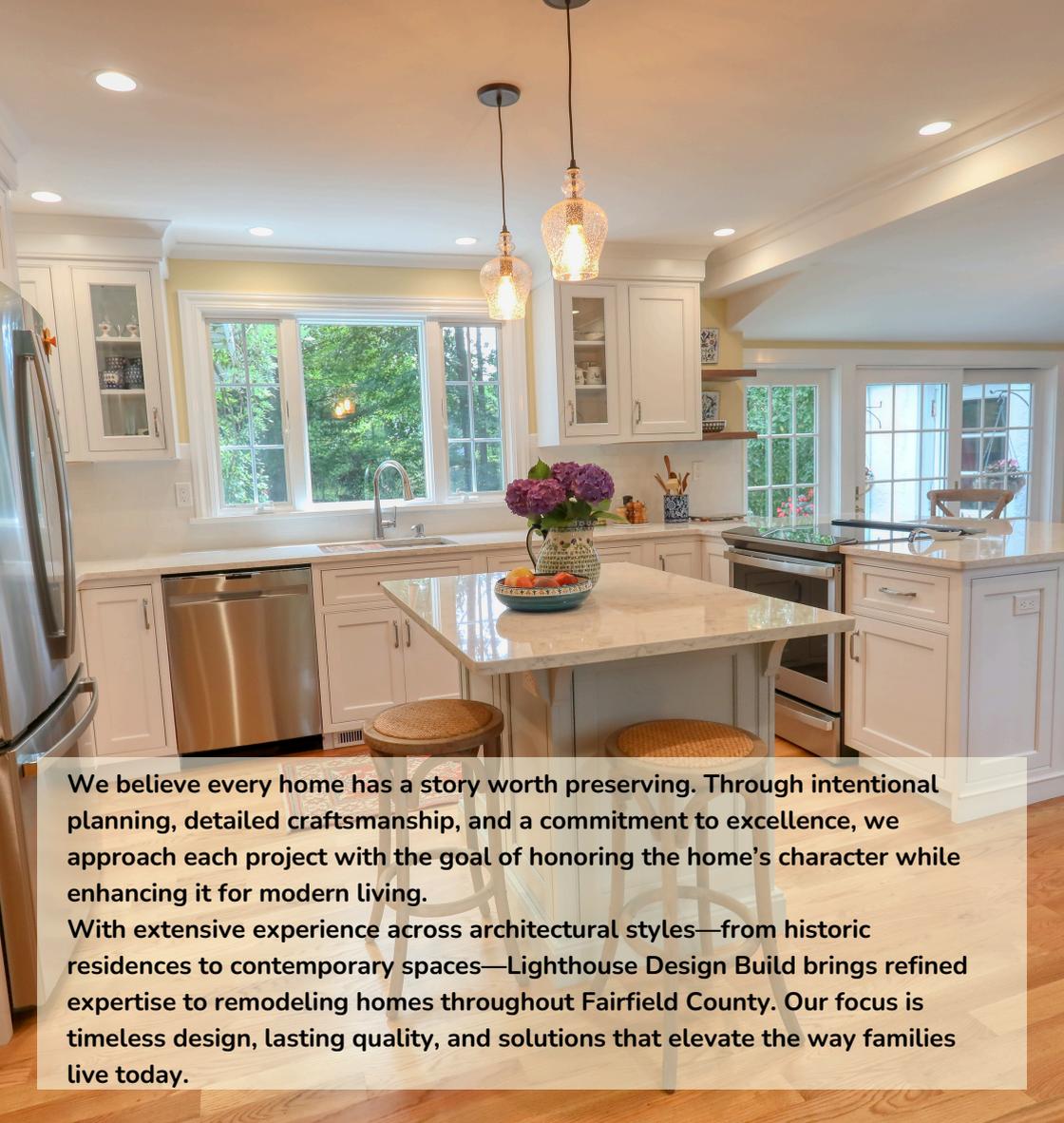


# BATHROOM RENOVATION

This timeless remodel reimagined an outdated bathroom into a serene, spa-inspired retreat. The redesign introduced elegant finishes, improved lighting, and a more efficient layout to elevate both comfort and function. By optimizing underutilized space and integrating modern amenities, the new bathroom offers a calming environment ideal for daily unwinding while maintaining a sophisticated, enduring aesthetic.







**We believe every home has a story worth preserving. Through intentional planning, detailed craftsmanship, and a commitment to excellence, we approach each project with the goal of honoring the home's character while enhancing it for modern living. With extensive experience across architectural styles—from historic residences to contemporary spaces—Lighthouse Design Build brings refined expertise to remodeling homes throughout Fairfield County. Our focus is timeless design, lasting quality, and solutions that elevate the way families live today.**

**LET'S GET IN TOUCH**

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