

“I Don’t Need a General Contractor”

5 Reasons Why You May Not Want to Hire a GC to Manage Your Project

Estimated reading time: 2 minutes

If you have the temperament, experience, and time, you may choose to go it alone. Imagine the self-satisfaction of managing a bath, kitchen, or deck remodeling project by yourself. Here are 5 reasons why you may not want to hire a contractor for your East Tennessee renovation project.

1. “I’m experienced enough.”

Maybe you have years of experience with DIY home improvements. You are proficient at all aspects of a renovation, from framing through drywall and finishing. In fact, you only need one or two trades to come in and make their contribution. Then, you might be better off hiring those skills, and not engaging a general contractor to oversee an entire project.

2. “I have plenty of free time.”

Perhaps you have the time to schedule and manage multiple trades coming into your home. As a homeowner serving as one’s own general contractor, know that it will take plenty of time and effort to achieve the timeline you want, as well as procure the quality you deserve.

3. “I have no fixed timeline.”

If your project doesn’t have a fixed end date, then maybe you can act as your own general contractor. Perhaps you are not living in the home. If it's a small-scale project and only needs specific trades, and time is on your side, then consider managing the process yourself.

4. “I want to save money.”

In larger scale projects with a general contractor, you will spend more money. General contractors add a markup to every element, including labor and materials. GCs are business people, and they need to show a profit at the end of the project. On the other hand, GCs bring a lot of value to the table with experience, attention to detail, and knowledge of where to find the best quality products and service. Smart management can oftentimes save you time and money in the long run. In short: GCs earn their markup.

5. "I cannot let go of control."

If your personality is one where you can't hand over the keys to your home, then you are right to acknowledge it. If you are a micro-manager who can't relinquish control of the day-to-day management of the project, you may be headed for trouble. If you put a contractor in place, and then constantly check and double-check the work, it's going to be a bumpy road. Contractors do desert the job, never to return. Imagine an event like that, and the headaches it can add to the self-managing homeowner.

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How many boxes did you check? And how much patience do you have?

Most of us have little spare time available to manage a big project. We have expectations on when a project should be completed. We look for competent professionals who can do a quality job for a competitive price. There are many good reasons to retain a professional general contractor.

Many times a licensed contractor can get better pricing on supplies (because they are a more frequent buyer). Also, consider that a professional should be licensed and carry the proper insurance that you as a homeowner won't have. It's possible that work done by an unlicensed contractor may not pass scrutiny when it comes time to resell your home.

Our staff at Lakeview Home Improvements, headed by Nate Burket, can consult with you in realizing your home improvement dreams. We specialize in kitchen, bath, and deck renovations and understand the do's and don'ts, the best practices, of executing a remarkable design. We are a leader in Knoxville and East Tennessee.

For more information on kitchen trends and your unique kitchen project, contact us.

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