

“My Schedule Has Slipped!”: Common Delays in Remodeling Construction

By using a top remodeling pro, you mitigate many potential scheduling setbacks. But unforeseen factors will torpedo the best plans: weather, material backorders, even human error. Arm yourself with the knowledge that delays can and do happen... and be ready to roll with them when they occur.

Average Reading Time: 2.5 minutes

We know it as Murphy's Law: “If anything can go wrong, it will go wrong.” We do all we can to combat this. With heads-up project management techniques, we can lessen delays to completing your dream project. But clients must understand that some obstacles present themselves time and again. We are upfront with our East Tennessee clients about these pitfalls. Here are a few areas that may affect the delivery schedule for your unique remodel.

Weather. One of the most frequent causes of delay is the weather. Unfortunately, these type delays are often unavoidable. When possible, we try to align the schedule with the East Tennessee weather we can expect. For example, we cannot pour a concrete foundation in the dead of winter if it is too cold for the concrete to set up. We can't put a roof on during a blustery March gale.

Delays happen despite the most careful planning. Be aware of these potential pitfalls that may frustrate your dream project.

Material delays. Different materials get ordered throughout the construction process. It's rare for all materials to be ordered at once. Why? Upfront ordering requires a huge cash outlay by both client and builder. And we have to plan storage for materials that may not be needed for months. We work to keep on top of ordering materials so that they arrive just in time. Sometimes, this doesn't work out.

Don't forget the “human error” factor. A manufacturer will ship the wrong product. A driver will deliver supplies to the wrong address. There are simply too many variables. However, we do all we can to roll with the inevitable.

People. Skilled tradesmen are in high demand, especially in Tennessee. Consider that we may not need a plumber to be on-site every day of the project, for instance. Heads-up project management ensures we schedule the right people to be on hand when they are needed. This requires attentive scheduling.

Permits and Inspections. Inspections performed by a city or county inspector take place throughout your reno. Sometimes work comes to a halt if the inspector is running behind, or the office is backed up. We work closely with these professionals where possible and build flextime into our schedules.

Change orders. Frequently, delays are caused by clients not making decisions or selecting materials in a timely manner. As the renovation rolls out, a homeowner decides he/she doesn't like a feature and directs that a change be made. We know changes are inevitable, and most turn out for the benefit of the assignment. But they can add an element of delay.

"Even when we think we're on top of everything, you never know what you'll find when you open up a wall," says Nate Burket of Lakeview Home Improvements, Knoxville TN.

The Solution for Coping with Frustrating Delays

Best tools for combatting delays? For one, we add a few days to the calendar to account for the inevitable slippage. Experience has shown us where issues are most likely to crop up, and how we can best deal with them. But we tell our Knoxville clients that it is important to be realistic. If the first draft of the schedule says it's a 6- to 8-month project, we'll plan on the longer time frame. We like the adage: "under-promise, then over-deliver."

The other tools are less tangible: professionalism and a sense of humor. If we know something might slip, we aren't taken by surprise when that event comes to pass. We roll with the complication and deploy our resources in other areas of the project. Most of all, we don't want to overreact. The goal is to learn from any errors and not repeat them going forward.

Our staff at Lakeview Home Improvements, headed by Nate Burket, can consult with you in realizing your renovation dreams. We specialize in kitchen, bath, and deck remodels. We are a leader in Knoxville and East Tennessee.

For more information on your unique remodeling project, including potential pitfalls, contact us.

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