NORTHSTAR
GENERAL CONSTRUCTION



A HOMEOWNER'S GUIDE

# The Northstar Guide to Building & Renovating

Custom homes, additions, and major renovations, from the first conversation through the final walkthrough.

PRINCETON & CENTRAL NEW JERSEY

PHASE 01

# Start a conversation

A clear brief makes the first conversation more productive. Start with what you want the home to do better and where the current space falls short.



## Tell us what matters most

Share your project address, the rooms or areas involved, your target budget range, and any dates that matter. A few photos or sketches are enough to explain what you have in mind.

## Bring what you already have

Send any existing drawings, surveys, inspiration images, or notes about the property. For a custom home, tell us whether you own the lot. For a renovation, flag anything you want to preserve.

**HOMEOWNER NOTE**

You should leave the first conversation knowing whether the scope is a good fit and what information would help us take the next step.

PHASE 02

# Define the vision

We review the property with you and coordinate with your architect or designer where the scope calls for one. This is where ideas become decisions about layout, materials, and how the work will fit the site.



## Decide who owns each detail

Clarify who prepares drawings, who guides finish selections, and who answers questions once work starts. If you already have a design team, bring them into the conversation early.

## Compare materials in your space

Look at cabinet finishes, tile, flooring, and hardware together in the room’s actual light. We can source samples through Material Bank as part of that conversation.

HOMEOWNER NOTE

Flag the decisions that affect several trades, such as appliance dimensions, plumbing locations, or built-in storage.

PHASE 03

# Plan the details

Before construction, we review the proposed scope, selections, schedule, and responsibilities together. The goal is to know what’s included and which decisions still need to be made.



## Read the proposal closely

Review included work, exclusions, allowances, and the payment schedule. An allowance is a budget amount carried for an item that hasn’t been fully selected or priced yet. Ask how the price adjusts once you choose.

## Get ready for the work

Confirm who handles any required permits and inspections. Review long-lead items such as windows, custom cabinetry, and appliances. If you’ll live in the home during work, discuss access, protection, and temporary interruptions.

**HOMEOWNER NOTE**

Before work begins, agree on the next decisions, who owns them, and when they’re needed.

PHASE 04

# Bring it to life

During construction, Northstar coordinates the trades and communicates what’s underway, what comes next, and which decisions need your attention.



## Know where to look for updates

Agree on a point of contact and an update cadence at kickoff. We use Construum for project management and client communication. Ask what will be available in your project portal and how to raise a question.

## Review changes before work proceeds

When a selection, site condition, or request changes the scope, review the written change order and its impact on price and schedule before approving the revised work.

**HOMEOWNER NOTE**

During updates, focus on the next milestone and any decision that could affect it.

PHASE 05

# Make it yours

The final walkthrough is your chance to review the finished work with us and understand how to care for the new space.



## Walk the project together

Test the items you'll use every day, such as doors, hardware, fixtures, and controls. Record any remaining adjustments on a punch list and agree on who will address them and when.

## Keep the handoff information together

Review the care instructions, product manuals, and applicable warranty details for your project. Confirm who to contact if a question comes up after handoff.

**HOMEOWNER NOTE**

Keep a copy of the final selections and finish names for future touch-ups, maintenance, or replacements.

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**BEFORE YOU REACH OUT**

# Your first-call checklist

Use this page to gather the basics. We can talk through the open questions together.

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| ☐ | **Property** | Project address, current photos, and any survey or drawings you already have. |
| ☐ | **Scope** | The rooms or areas involved and the changes that would make the biggest difference. |
| ☐ | **Priorities** | Three must-haves, a few nice-to-haves, and any original details you want to keep. |
| ☐ | **Budget** | The investment range you’re comfortable discussing, including any work you plan to handle separately. |
| ☐ | **Timing** | Your preferred start, any fixed dates, and whether you’ll need to live in the home during the work. |
| ☐ | **Design team** | Who’s already involved and what decisions or drawings are still in progress. |

# Tell us about your project

Northstar serves Princeton and central New Jersey.

**VISIT NORTHSTARCONTRACTINGNJ.COM**

**CALL 908-666-7889**

**EMAIL CONTACT@NORTHSTARCONTRACTINGNJ.COM**