



Frequently Asked Questions

Q. Can Owners spec a Subcontractor?

A. Typically, no, but we would be glad to discuss.

Q. Can Owners remove line items from Tryon Builders scope?

A. Typically, no, but we would be glad to discuss. The process is that the Owner chooses their selections and specs in collaboration with Tryon Builders, lets us know when they are finalized, and then we take care of coordinating, ordering, and scheduling everything from there.

Q. How often will the Owner receive progress invoices?

A. While the job is active, invoices are sent out twice per month

Q. When are invoices due?

A. Invoices are due within 5 days of the invoice date.

Q. Can Owners arrange to pay progress invoices through a wire transfer?

A. Yes, and checks are also acceptable.

Q. If the Owner is using a bank loan, will Tryon Builders take care of all that?

A. This is a joint venture. We will cooperate with your bank, but your bank agrees to the terms we have agreed to. Payments from the bank go to the owner, so the owner can reimburse us by the progress invoice.

Q. Does the Owner need to carry Builders Risk insurance?

A. Yes, for new construction the owner must carry Builders Risk insurance with both the Owner and Tryon Builders listed as the beneficiary.

Throughout the build, the Owner will receive a written Job Status Report every 2 weeks. Owners also have access to our Construction Management software, BuilderTrend. Additionally, you will have frequent contact with your Project Manager and his/her support staff, e.g. the Selection Designer Coordinator, the Construction Coordinator, Accounting Staff, Etc.



What emotions might be experienced during the project?

Selection of Contractor, Architect, or Plan:

😊 Excitement, 😬 Trepidation, 😰 Anxiety

Planning (Depending on Decision Making Skills):

Varying between 😄 Joy, 😞 Boredom, and 😰 Anxiety

Permitting:

😞 Dissatisfaction, 😡 Frustration, 😞 Loss of Excitement (Time, Energy, and Money Spent with no Physical Work Completed)

Start of Construction:

😊 Excitement, 😄 Joy, 😊 Anticipation

Excavation, Foundation, and Framing:

😊 Excitement, 😄 Joy, 😊 Anticipation Continues with Noticeable Progress

Mechanical, Electrical & Plumbing Rough-Ins:

😞 Excitement Slowing; Site Walks Required, Subcontractors are Present (Small Changes to Build with Lots of Time, Energy, and Money Being Spent)

Drywall and Paint:

😞 Impatience, 😡 Frustration

Finishes, Cabinets, Flooring & Tile:

😊 Excitement Increasing, 😞 Patience Decreasing

Finishes Nearing Completion:

😞 Low Patience, 😡 Frustration

Punch List:

😞 Very Difficult, 😞 Low Patience