

When To Hire

A Guide for Sculptorhouse Prep, Assembly, and Buildout

Title	What They Do	Average Cost (U.S. 2022)	Can I Do It Myself?	When to Hire
Surveyor	<p>Survey teams determine plot corners and property lines, setting markers, and updating county records. Surveyors can also measure the topography (elevation profile) of your desired plot, called a “grading plan”.</p>	<p>\$400-700, depending on location, terrain, property size, and whether or not elevation is requested.</p>	<p>Your county office should have public records of all real estate maps and previous surveys performed in the area that you can access.</p>	<p>If your plot does not have an existing record for some reason, the record is greater than 30 years old, or the plot has had significant changes (such as a merge or divide) since the last map was produced, it’s a good idea to have a fresh survey done. Even if you think you know your property lines, having documentation for working with any legal setbacks or building codes is a good idea.</p> <p>If your build site is sloped, having a grading plan can also be useful for planning the location, construction, and materials of your foundation.</p>



<p>Site Planner</p>	<p>Site Planners use survey records, architectural plans (which Sculptorhouse provides with a down payment), local municipality codes, and knowledge of the native landscape to create a detailed plan for the best location and orientation of a new build. Their job isn't to rearrange landscapes for a new project, but to help determine how to best fit a new project in an existing space. Most importantly, a site planner will ensure that your build is 100% legal according to local codes.</p>	<p>\$150-18,000, depending on build location and details.</p>	<p>If you have a large lot with few setbacks; existing water, sewer, and electrical hookups; are building on a relatively level plot; and are comfortable finding, deciphering, and following local codes.</p>	<p>This is arguably the most variable cost, and it is entirely dependent upon the complexity of your build.</p> <p>On the lower end of the spectrum, someone may want to hire a site planner if they're uncertain about how to find or decipher local building codes (all available to the public through your local county or city office). Or, if the plot you're working with is going to make your build a tight squeeze, site planning can help ensure it will fit neatly and prevent any code violation fines down the road.</p> <p>Prices start to creep up if permits need to be obtained, and grow particularly large with increased details, such as installing a well, septic, geothermal, or other more involved developments on raw land that doesn't have existing hookups.</p>
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Architect	<p>Architects design a detailed plan for buildings, considering local code restrictions, public safety concerns, material cost and quality, engineering for structural integrity, and construction specifications. An architectural plan can be passed along to any construction professional and be read for building down to the exact measurement and material.</p> <p>Many architectural firms also offer survey work, site planning, and project management, reducing the parties involved on a project.</p>	<p>\$2000-8000, depending on location, firm, and complexity of the build.</p>	<p>No, but most Sculporhouse builds do not require an architect to be hired. A structural engineer has already designed our kits to the highest standards, and we have approved architectural plans that we provide with a down payment.</p>	<p>If you are planning to use your Sculporhouse kit as an addition to an existing building, or are otherwise going to modify the structural integrity of the original kit, we highly recommend hiring an architect to ensure a safe and legal build experience.</p>
Project Manager	<p>Project Managers help organize, plan, and direct the completion of a project. They act as a single point of contact to all parties involved, and ensure the project is done on-time, on-budget, and in-line with the original vision.</p>	<p>Generally 10% of the build cost, dependent upon location, firm, and complexity of the project.</p>	<p>Yes! Most Sculporhouse builds do not require a project manager. The kit is designed for efficient building, and home-owners tend to act as the single point of communication themselves.</p>	<p>If you're especially short on time, are uncomfortable with acting as the primary communication between hired parties, are building from a distance in which you are unable to be on-site during the build process, or have other significant complexities that make the build better suited to a professional's experience, you may want to consider hiring a project manager for your build.</p>

<p>General Contractor</p>	<p>General Contractors oversee a building project, and coordinate any sub-contracted parties involved.</p>	<p>\$400-10,000, depending on the complexity of the build.</p>	<p>Yes, depending upon your construction experience and desired level of involvement.</p>	<p>Many Sculptorhouse builds choose to hire a General Contractor.</p> <p>In the average Sculptorhouse build a general contractor would hire and oversee construction of the foundation, kit assembly, siding, roofing, electrical, plumbing, and interior elements such as sheetrock walls or desired flooring. Each of these elements would typically be handled by a different contracted specialist. Hiring a general contractor can save you a lot of time, and ensure there is always a professional on-site to keep construction according-to-plan.</p>
<p>Independent Contractors</p>	<p>Foundation Construction, Kit Build, Plumbing, Electrical, Painting, Siding or Roofing Installation, Alternative Energy Installation, Interior Design, Landscaping.</p>	<p>Price greatly varies depending on the desired service, location, and complexity of the build plans.</p>	<p>Yes, but most DIY builds will choose which elements to do themselves, and which ones to contract out.</p>	<p>Maybe you're comfortable with exterior construction methods, but don't have a clue on how to make an interior space feel polished. Or, perhaps you're a decor pro, but need help building a foundation, or getting the plumbing properly installed. If you're a DIYer it's worth doing research into which specific contracted professionals you'll need to hire to get the job done properly.</p> <p>If you find yourself seeking more professionals than not, consider hiring a general contractor to reduce communication and specification errors across multiple specialists throughout the build.</p>