OWNER-BUILDER CONSULTING

A clearer plan for the home you want to build.

Manage your build with Sheepdog's practical guidance on plans, budgets, materials, trades, and the decisions ahead. Begin with an assessment; continue with the support your project needs.

Assessment	**Shell Consulting**	**Full-Build Consulting**
$1,500	From $5,000	From $15,000

Planning & Budget Assessment

Understand where your project stands and leave with a practical plan for moving forward.

$1,500

One agreed set of plans and supplied property information, a written Project Roadmap, and one scheduled discussion.

- Goals and the features you want to protect.
- Plans and property information reviewed, with missing items identified.
- Budget categories, assumptions, allowances, and costs still to confirm.
- Material and design choices that affect spending.
- Agreed trade bids considered alongside the wider project.
- Questions for appropriately qualified local professionals.
- Next decisions, responsible people, and a sensible sequence.

Document-based assessment. Site visits are quoted separately. Agree document limits, plan version/size, trades, bid counts, review rounds, follow-up, and delivery timing before starting. Detailed takeoffs, exhaustive estimating, substantial drafting, architecture, engineering, and code approval are separate scopes.

Client workspace

Explore plans, budget records, decisions, and next actions in the fictional client workspace demonstration on our website. Demo edits are local to your browser tab. No documents are uploaded, appointments booked, or payments taken in the demonstration. Receiving an insurance certificate never automatically verifies coverage. Private client access is arranged separately; the demonstration is not a live portal.

THE AGREED FOUNDATION, STRUCTURE AND EXTERIOR SHELL

Shell Consulting

From $5,000

Guidance through the foundation, structure, and exterior work that makes your home weather-tight. Carry the assessment forward into the agreed shell stages.

Included allowances

- Up to 35 total consulting hours within a maximum six-month service window.
- Up to five agreed local advisory milestone visits.
- Six scheduled 30-minute calls.
- Preparation, travel, visits, calls, written work, and messages use the same total hours. Visit and call counts are maximum program totals, subject to remaining time.

What the work produces

- Agreed shell roadmap and trade scopes.
- One material quantity takeoff for specified shell work using one agreed plan version. Trades and suppliers confirm quantities before orders.
- Comparisons of up to three owner-supplied bids per agreed shell trade package, within the wider planning and budget work.
- Written visit observations, open questions, responsible people, and next actions.

What you provide

Current plans and available site information, the agreed quotes, timely decisions, required local professional input, and access to ready work. You obtain quotes, select trades, sign contracts, coordinate construction, and pay trades directly.

Changes and closeout

Support ends under the agreed deliverables, service window, or applicable time/visit/call allowance. We review what remains before an allowance runs out. Changed plans, extra work, additional sourcing, return visits, pauses, and extensions need written agreement. No automatic overage charge is created.

GUIDANCE THROUGH THE WIDER PROJECT

Full-Build Consulting

From $15,000

Continue through planning, materials, construction decisions, finishes, and closeout, with the shell support carried forward.

Included allowances

- Up to 110 total consulting hours within a maximum twelve-month service window.
- Up to eleven agreed local advisory milestone visits across the full program, including shell visits.
- Up to 26 scheduled 30-minute calls during selected active build weeks.
- Two 90-minute design and material budget sessions.
- All preparation, travel, calls, visits, reporting, documents, messages, and sessions use the same total hours.

What the work produces

- The agreed shell work, using one initial plan version.
- Review of up to ten significant budget decisions.
- Comparisons of up to three bids for each of ten agreed major trade packages. You obtain bids and make hiring decisions.
- Contractor research for up to three priority trades: two or three possible candidates per trade and one follow-up attempt, subject to availability and replies.
- Written recommendations, recorded owner responses, visit follow-up, and an open-items closeout record.

Boundaries to agree

Provide current documents, timely decisions, local professional input where needed, and safe access to ready work. You approve information shared and remain responsible for selection, contracting, scheduling, and payment. Contractor research does not guarantee licensing, insurance coverage, replies, availability, or performance.

Extensive shopping or purchasing, new plans, additional sourcing, repeated pricing, and further support require separate written approval. Support ends under the agreed deliverables, allowances, and window. Pauses, extensions, termination, and undelivered work follow the agreement. Corrections to Sheepdog's own work are not client extras.

VISITS, SUPPORT AND RESPONSIBILITIES

Working together

Advisory milestone visits

Before each visit, agree the milestone and questions. Confirm safe access, ready work, current plans, and required local professional information. Written follow-up records observations, limitations, open questions, responsible people, and next actions. Visits do not replace required inspections, engineering, code approval, or daily supervision, and do not guarantee workmanship or concealed work.

Request visits at least five business days ahead. Local travel initially assumes about 45 minutes each way from the assigned adviser, subject to confirmation. Longer travel is quoted separately. An unready site or return trip may use another visit and additional time under the agreement; extra work needs written authorization.

Your role and local professional input

You obtain quotes, choose and contract with trades, schedule and pay them, approve spending, and coordinate work. You arrange funding, permits, required inspections, and local professional services. Sheepdog advises within the agreed scope and does not run the jobsite.

Your site may need an architect, engineer, surveyor, soils specialist, or other qualified local professional. No permit approval, final construction price, savings, or trade performance is guaranteed.

Communication and owner decisions

Your proposal names the adviser, business hours, response expectations, scheduled calls, and how to send questions. Messages use the agreed hours; support is not unlimited. For immediate danger or active damage, use local emergency services or qualified onsite help rather than waiting for a workspace reply.

You make the decisions. We record the advice, reasons, your response, and its effect on budget and next steps. Safety, code, or specialist questions may require local professional review or a pause under your agreement.

When support ends

Support ends under the agreed deliverables, applicable allowances, and six-month Shell or twelve-month Full-Build window. Review remaining work before an allowance is used up. Extra work, pauses, extensions, early termination, and reconciliation of undelivered work follow your agreement. Corrections to Sheepdog's own work are not client extras.

Closeout includes the agreed records and an open-items discussion. Your agreement confirms how and when the records will be provided and how long access remains available after service ends.

CREDITS, COSTS AND NEXT STEPS

Before you begin

Carry earlier work forward

The assessment is the normal first step. Suitable planning you already have can satisfy that step. Bring existing reviews, budgets, and roadmaps so we can identify what can be carried forward.

An eligible $1,500 assessment credits toward an ongoing package for the same project within 60 days. Shell fees credit toward Full-Build when the project and included work stay the same. Apply credits once; record completed work, used allowances, and the balance in the proposal.

Example at the starting fees: $1,500 assessment + $3,500 Shell balance = $5,000 total. A further $10,000 reaches $15,000 Full-Build. The assessment is not deducted again after crediting the full Shell fee. Changed scope is quoted separately.

Additional work and separate purchases

Additional authorized consulting is $150 per hour within an existing engagement, with written approval of work and estimated cost before starting. No budget engagement is offered below $1,500. Bid reviews belong within broader planning and budget work, never a standalone one-or-two-bid service.

Plan licenses, major drafting, architecture, engineering, unusual travel, extensive purchasing, renovations, and projects needing substantial corrective work are separate scopes. Purchasing a Sheepdog plan does not include consulting; suitable plans you already own may be considered.

What the numbers mean

Assessment: priorities, assumptions, gaps, and next actions. Takeoff: quantities for specified work from a named plan version. Contractor pricing: a trade's written price, scope, exclusions, and validity period. Confirm quantities and prices before committing.

Discuss your build

Share the town, property and plan status, size, budget range, intended start, and the role you want to take. The first discussion establishes fit and availability. Detailed analysis belongs in the paid engagement. Confirm scope, fees, limits, timing, and payment terms before work begins.

Initial service area: Aiken County and nearby South Carolina locations, subject to confirmed availability and travel arrangements. Remote consulting elsewhere is a planned expansion. Starting programs generally assume a straightforward single-family home up to about 2,500 heated square feet and a stable agreed plan set. Size, site, complexity, travel, and timing affect the proposal.