



Luxescapes, LLC

Landscape Creations by Design

Luxescapes, LLC
PO Box 83
Idledale, CO 80453
Office: 303.288.LUXE (5893)
Fax: 303.288.2341

Before you “Do-It-Yourself”

These are some things you need to know if you are thinking about doing a landscape project yourself. This is not a comprehensive list by any means, but it should touch on some very important issues that could get you into a lot of trouble if not planned for properly.

- Are you able to design your landscape yourself? – Landscape designs are not only required by your HOA and County, but are critical for layout and construction.
- Do you have the knowledge, skill set, and labor force for what you are going to build? Have you ever done anything like this before?
- Do you have the necessary and specialized tools to do the job correctly?
- Are you familiar with industry standards, specifically those for our climate?
- Are you aware of the local and national building codes for your project?
- Do you know which permits are required for your municipality? Do you know what and when inspections are required during the construction of your project?
- Do you know (*for certain*) how long it will take you complete this project?
- Have you accounted for all the “hidden” costs associated with your project (labor, materials, equipment, deliveries, dump fees, subcontractors, etc.)?
- Are you willing to pay someone to finish or fix the project should you decide not to finish it yourself?
- Are you prepared to cut quality and efficiency to save on cost?
- Do you know what to do if you hit a Public/Private Utility or Gas Line?

Now if you are thinking of Managing an “independent labor” force yourself (i.e. being your own General Contractor), please read through this next list very carefully!

- Are you willing to take any and all liability for the safety of your laborers, family, and passers-by through **and after** completion of the project?
- Are you willing to take the liability for property damage to your own home, and neighboring properties (flooding, settling, fire, and equipment)?
- Do you know the long term liabilities you are subject to? –even and especially when you sell your home?
- Do you realize that warranties will most likely end up being completely your responsibility?
- Did you know that lien laws may not protect you when dealing with unlicensed parties?
- Do you know what to do if and when your “labor force” doesn’t show up for work?
- Are you capable enough to plan for, coordinate, schedule, and layout the different stages and subcontracted trades? Do you know what to do when the fingers start pointing in different directions... or when they are pointed at you?
- Are you prepared to either do things twice, or to pay to have things done twice due to unforeseen circumstances?

Please keep in mind that when you hire a professional, you virtually eliminate this list from your worries. Also, contractors can get wholesale and volume discounts, so don’t be fooled in thinking that retail is the way to go (watch out for those hidden costs). If you are having second thoughts, avoid the stress and take a moment to read [Working With a Designer](#) and [Qualifying Your Contractor](#).