ASHEVILLE SHUTTERS & BLINDS

Builder Resource Guide

The Builder's Guide to Window Treatment Coordination

Custom Homes in Burnsville, Yancey County & Western NC

This guide is for custom home builders and general contractors working on luxury projects in Burnsville, Yancey County, and the surrounding Western NC mountain communities. It covers when to involve your window treatment installer, how to coordinate motorization with your electrical rough-in, and what information you need to provide to hit your timeline and protect your punch list.

After seven years of working alongside builders on custom homes from Weaverville to Mountain Air to Burnsville, I've learned one consistent truth: the builders who get the best results bring me in during design development, not two weeks before move-in. This guide explains why, and what that coordination actually looks like on a real project.

Why Window Treatments Are a Design-Phase Decision

Most builders treat window treatments as a finish item. It makes sense on the surface: you hang them near the end, like light fixtures or cabinet hardware. But for custom mountain homes with pocketed shades, hardwired motorization, or large-format glass, that assumption creates problems.

Here's what happens when I get called in too late:

- The homeowner wants pocketed shades, but framing is already done. Now there's no pocket. Either the design changes or you're cutting drywall.
- Motorization is on the plan, but nobody told the electrician. Now low-voltage wire has to be fished through finished walls.
- The windows are 14 feet high and need commercial-grade hardware, but lead times are 6-8 weeks and move-in is in four.

None of these are catastrophes. But they're all avoidable, and they all cost time or money or both.

The Coordination Timeline

Use this as your reference for when to involve your window treatment installer on any project with motorization, pocketed shades, or unusual architecture.

Phase	Typical Timing	What Danny Does	What You Provide
Schematic Design	6-12 months out	Reviews window schedule, flags motorization candidates, identifies pocketed shade opportunities	Window schedule or rough floor plan
Design Development	3-6 months out	Provides pocket shade rough-in specs, low-voltage wire locations for electrician	Confirmed window dimensions, electrical plan
Pre-Construction	2-4 months out	Confirms lead times, places orders if selections are final, confirms install window	Finalized product selections, project schedule
Rough-In / Framing	During construction	Site visit to verify pocket dimensions and electrical locations	Access for coordination visit, electrician contact
Trim / Finish Phase	4-6 weeks before occupancy	Final measure, confirms delivery timeline, schedules installation	Clear installation window, access to completed windows
Pre-Occupancy	1-2 weeks before move-in	Owner-supervised installation, homeowner walkthrough and training	2-3 day install window, homeowner availability for walkthrough

The earlier we're talking, the smoother it goes. If you're in schematic design on a project with interesting architecture or a homeowner who's already asking about smart home integration, that's the right time to call.

Hardwired vs. Battery-Powered: What New Construction Changes

In retrofit situations, battery-powered motors are often the smarter choice because running wire through finished walls is expensive and disruptive. New construction changes that equation significantly.

	Hardwired (Low-Voltage)	Battery-Powered

Power source	Low-voltage wiring (like doorbell)	Rechargeable or replaceable batteries
New construction advantage	Walls are open — wire runs are inexpensive	No electrical coordination needed
Ongoing maintenance	None	Batteries replaced or recharged every 1-2 years
Best application	High-use windows, whole-home automation, large-format glass	Selective windows, simpler installs, budget-conscious projects
Smart home integration (Control4, Crestron)	Seamless — preferred for whole-home systems	Compatible, but with limitations
Electrician coordination	Yes (low-voltage, not complex)	No
Long-term homeowner experience	Fully automated, no maintenance	Occasional battery management

In new construction with walls open, the cost difference between hardwired and battery-powered narrows considerably. For homeowners investing in a $1M+ custom home who plan to live there long-term, hardwired is almost always the right call. I'll make that recommendation directly during consultation, which is one less conversation you have to manage.

When to Loop Me In: A Quick Decision Guide

Run through this list during the design phase. If any of these apply to the project, earlier involvement prevents problems.

Bring me in before framing if:

- **Pocketed shades are in the design (pocket dimensions need to be in the framing plan)**
- **The architect has specified recessed headrails or ceiling-integrated window treatments**

Bring me in before drywall if:

- **Hardwired motorization is planned (electrician needs low-voltage wire location specs)**
- **A smart home system (Control4, Crestron, Lutron) is part of the build (motor selection must match the platform)**

Bring me in during design development if:

- Windows are taller than 10 feet (commercial-grade hardware and longer lead times apply)
- Large-format glass wider than 8 feet is in the plan (Insolroll commercial systems have specific structural requirements)
- The homeowner has specific fabric or aesthetic requirements that affect lead times

Calling 4-6 weeks before occupancy works fine if:

- Windows are standard height and easily accessible
- Manual operation is the plan
- No unusual architecture or custom fabrication is involved

What I Need from Your Team

Coordination works best when I have a few things upfront. Here's the short list.

From you (the builder):

- Project schedule with key milestones
- Installation window (two to three days minimum for most projects)
- Homeowner contact for consultation and selections (if not handled through a designer)
- Day-of site contact (who do I call when I arrive?)

From your electrician (motorized projects only):

- Confirmation they received low-voltage wire location specs before rough-in
- Availability for a brief coordination call if needed

From your architect or designer (if applicable):

- Window schedule with confirmed dimensions
- Any specific product or aesthetic requirements from design documents

I'll communicate proactively throughout the project. You won't be chasing me for updates.

Frequently Asked Questions

What are your typical lead times?

Four to eight weeks depending on product and brand. Insolroll large-format systems can run longer. For projects with tight timelines, tell me early and we'll work backward from your occupancy date to figure out what's realistic.

What low-voltage specs do you give the electrician?

I provide wire location drawings showing where each wire should terminate behind the wall. The wiring itself is similar to doorbell wire, so it's straightforward for any electrician. I'm happy to do a brief email exchange or call with your electrical sub before rough-in to make sure we're aligned.

What happens if the homeowner changes their mind on product selection mid-build?

It depends on timing. Before the order is placed, changes are easy. After the order is in, custom products typically can't be cancelled or changed without cost. This is one reason early homeowner consultation matters. When selections are locked before construction is too far along, everyone's protected.

Do you work directly with homeowners, or through the builder?

Both, depending on your preference. Some builders want to manage all homeowner-facing communication through their team. Others prefer I handle consultation and selections directly. I'll follow your lead on that.

Do you serve Burnsville and Yancey County, or just closer to Asheville?

Burnsville and Yancey County are part of our regular service area. The drive from our Weaverville base is about 25-30 minutes and just part of how we operate. These mountain homes often have the most architecturally interesting window situations, and we're committed to serving them with the same quality we bring to every project.

Do you coordinate directly with architects and interior designers on the same project?

Yes. On multi-stakeholder projects, I'm used to being one voice among several. I can provide technical specifications for architects, coordinate fabric selections with designers, and work within your project management structure. The goal is making your job easier, not creating another moving part to manage.

Ready to Talk Through a Project?

Custom home window treatment coordination doesn't have to be complicated. Bring me in early on projects with motorization, pocketed shades, or unusual architecture. Give me a clear installation window. Connect me with your electrician and designer when relevant. The rest I'll handle.

Seven years in Western NC. Owner-supervised every install. Zero punch list drama. That's what I'm here for.

Danny Polich

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