01 / PROPERTY AND GOALS

From possibilities to a project plan.

2406 County Road 852, McKinney, Texas

Listing-reported: 2.78 acres, 3,246 sq ft, built in 1978, no HOA. These facts have not been independently verified. The same Dallas-area property appears in all three service samples.



ORIGINAL LISTING AERIAL



ILLUSTRATIVE CONCEPT

Demonstration goals: improve comfort, establish a manageable garden, and investigate future tiny-house use. These goals are assumed for this sample, not supplied by the owner.

Boundary warning: the illustration is not a surveyed layout and may place features beyond the parcel. No construction location or additional dwelling permission is established.

Energy / Comfort / Water / Land / Resilience / Upkeep: all six actual property categories remain unrated.

This tier adds three project briefs, local research, contractor candidates, a phased roadmap and a 20-minute planning conversation to the Snapshot.

CASCADE WORKS

02 / INVESTIGATE BEFORE REPLACING

Project 1: a more comfortable home.

Decision to make

Which existing-system or envelope issue should be addressed first? Age and exterior photos alone do not establish a defect or justify replacement.

Evidence needed

Twelve months of bills; both HVAC model/serial labels and service history; insulation photos where safely available; rooms with comfort complaints; relevant inspection findings.

A focused investigation

Ask a home-performance professional about the scope of their assessment, air-leakage or duct testing, and ventilation checks. A remote report cannot diagnose concealed conditions.

Two paths to compare

If a repairable issue is confirmed, price the repair first. If replacement is supported, request a sizing assessment and compare options using the same comfort requirements.

Quote request

Separate diagnostic work, labor, materials, disposal, permits if applicable, and warranty. Ask what evidence supports the proposed work and what post-work checks are included.

Proceed when: the problem is documented and a written scope explains the remedy. Hold when: the proposal is based only on equipment age or a generalized savings claim.

CASCADE WORKS - SAMPLE

03 / START SMALL, LEARN, EXPAND

Project 2: a garden you can manage.

A bounded first phase

Illustrative starting scope: two 4 x 8 ft garden beds, accessible paths, and a separately controlled irrigation zone. Dimensions are a discussion brief, not a site-approved design.

Choose the location

Verify parcel limits and buried utilities; observe seasonal sunlight, runoff and access. Keep planting and grading clear of any wastewater system and its required areas.

Request itemized options

Compare bed materials, soil source, preparation, irrigation connection, controls and maintenance. Ask whether fencing is necessary for the intended crops.

Orchard as a later phase

Select locally suitable species, rootstocks and pollination combinations with a knowledgeable nursery or horticulturist after learning the site. Mature fruit trees in the image are artistic.

Owner effort

Agree on a realistic weekly care budget. Begin with a small area before adding a greenhouse or animals. Food production and enjoyment do not guarantee financial savings.

Proceed when: the site, water supply, care routine and installation scope are agreed. Hold when: irrigation or maintenance remains unresolved.

CASCADE WORKS - SAMPLE

04 / FEASIBILITY QUESTIONS BEFORE A PAD

Project 3: investigate tiny-house use.

Define the intended use first

Occasional parking, guest accommodation and full-time occupancy are different proposals. Choose the intended use before asking an authority or contractor to assess the site.

Location and restrictions

Obtain the survey, easements and deed restrictions; confirm jurisdiction and applicable requirements. No HOA is not a finding that an extra dwelling is allowed.

Wastewater comes early

The listing says private sewer; the exact system is unverified. If Collin County is the OSSF authority and the site has an existing system, adding a structure or pool triggers an existing-system review under county guidance. [2]

Access and utilities

Ask for route width, turning and delivery clearance, drainage, soil support, service capacity and connection options to be evaluated. No trenching, pad size or electrical capacity is specified here.

Written feasibility response

Ask the relevant authority about the intended occupancy and ask the wastewater professional about capacity and placement constraints. Use those findings before ordering the house or pad.

Status: feasibility unresolved. This sample does not establish permitted occupancy, buildable area or installation cost.

CASCADE WORKS - SAMPLE

05 / SEQUENCE THE WORK

A phased roadmap with decision gates.

PHASE 1 / Gather and clarify

Owner: select top goals and budget ceiling; collect survey, bills, inspection and wastewater records. Output: a brief that separates known facts from open questions.

PHASE 2 / Verify the site and systems

Relevant professionals: evaluate the home concern, garden location and wastewater constraints. Output: findings that either support a project or stop it before spending on installation.

PHASE 3 / Compare matching scopes

Owner and Cascade Works: compare written proposals with the same inclusions. Output: chosen scope, exclusions, contingencies and maintenance responsibilities.

PHASE 4 / Deliver one bounded project

Contractor: complete the selected scope after necessary approvals. Output: completion records, warranties and agreed post-work checks.

PHASE 5 / Review before expanding

Owner: assess comfort, care time and operating costs. Output: continue, revise or defer the next phase. A garden can expand independently of a tiny-house investigation.

CASCADE WORKS - SAMPLE

These are sequence stages, not promised calendar dates. Approvals, site conditions and contractor availability control timing.

06 / CANDIDATES RESEARCHED, NOT ENDORSEMENTS

Local people to contact.

These businesses advertise relevant services in McKinney or Collin County. No one has been contacted for this sample. Confirm current credentials, insurance, exact service area, availability and scope before hiring.

PTJ Home Defenders

Home energy assessment and thermal services; lists McKinney service.

Ask: does your existing-home assessment include the tests needed for our specific comfort concern?

214-274-6553

Open provider service page

B&C Landscaping

Drip and sprinkler irrigation installation in McKinney and nearby areas.

Ask: can you quote the small garden irrigation phase separately from wider landscaping?

214-680-5296

Open provider service page

HomeField Collin County

Advertises septic design and planning with McKinney in its service area.

Ask: can you assess existing wastewater capacity for the intended additional use?

Contact through its service page

Open provider service page

CASCADE WORKS - SAMPLE

07 / A QUOTE WORKSHEET

Compare the whole scope, not one price.

No contractor bids have been obtained. Construction costs remain unpriced. Use the same request for each candidate so differences in scope are visible.

Investigation

Diagnostic visit, testing, survey or records review; identify who supplies each item.

Construction

Quantities, materials, labor, equipment, access, removal and restoration.

Approvals and connections

Applicable design, permit and utility work; identify exclusions and responsible parties.

Ownership costs

Maintenance, consumables, expected replacement items and owner labor.

Uncertainty allowance

List unknown conditions and agree how changes are priced before work starts.

20-MINUTE PLANNING CONVERSATION

5 min: confirm goals. 7 min: compare the three project paths. 5 min: resolve key unknowns. 3 min: agree the next action and responsible person. No consultation has occurred for this sample.

CASCADE WORKS · SAMPLE

08 / HANDOFF AND SOURCES

Your next three actions.

1 / Collect the records

Request the survey, inspection report and wastewater documents. Gather a year of utility bills and equipment labels.

2 / Choose the first investigation

Pick the one problem or opportunity with the most value to you. Use the contractor shortlist as a starting point, not a pre-vetted network.

3 / Confirm the scope with Alex

Agree which three projects to explore and what can be researched remotely. Additional field services and construction are separately contracted.

CASCADE WORKS - SAMPLE

Sources reviewed September 24, 2026

[1] Zillow - property listing and supplied aerial

[2] Collin County - on-site sewage facilities

[3] PTJ Home Defenders - home energy assessment

[4] B&C Landscaping - irrigation installation

[5] HomeField - Collin County septic design

$245 Property Plan: three selected project investigations, phased roadmap, contractor candidates and a 20-minute conversation. Not a survey, permit determination, inspection, engineering design or construction quote.

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