

5 THINGS TO KNOW BEFORE YOU START A RENOVATION



ESSENCEDESIGNS
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AS PROFESSIONALS

IN THE CONSTRUCTION INDUSTRY,



we know what to expect during the renovation process. We deal with this on a daily basis.

However, if this is the first time that you are tackling a large-scale renovation project, you need to know what you expect.

I always like to let my clients understand prior to starting their renovation that most likely something will arise that needs to be addressed. This is just part of the renovation process.

If I can offer some guidance to better prepare you for your renovation. This will allow you to make decisions when required and hopefully, will be a little less stressful if you know that to expect.

I've included a few examples of some unexpected things that could happen during your renovation.



01

CHANGES HAPPEN

Even though we do our best to plan the perfect design and layout, there may need to be modifications and small adjustments made during the renovation.

For example, you demo the bathroom floor to find out there is a floor joist in the exact location that you are placing the shower drain or toilet rough-in. In most cases, we can't anticipate the locations of the framing until we demo the space.

Adjustments to the layout may need to be made.

02

IT MAY NEVER BE PERFECT

As professionals, we have designed numerous homes & been part of multiple renovations. No matter how much we plan, it is possible that we may not think of every small detail.

There is always something that the homeowner, designer &/or contractor may not have discussed or thought of during the design process that may come up during the renovation.

It's OK! It's all part of the process.



03

YOU MAY NOT MEET YOUR DEADLINE

It is important to be aware that there is the possibility that you won't complete your renovation project on time.

This may be due to a few factors:

- 1) You may have changed your mind on a detail that may delay the renovation
- 2) A product or material could be on backorder or out of stock
- 3) During the demo phase, you could encounter an unforeseen issue that will need to be rectified

04

WRITE EVERYTHING DOWN

It is important to keep records and notes during the renovation process and ensure they are kept in the same location for all to reference. Whether that is a binder onsite, an online folder for all to access, or via email. It's always smart to keep notes for your reference as verbal conversations can be forgotten or misinterpreted.

You will be dealing with a lot of trades: contractors, suppliers, tradesmen, designers, etc, and sometimes things may get missed or miscommunicated. We are all human and people tend to make errors.

05

YOU MAY GO OVER BUDGET

Unfortunately, it's true. There are going to be things that come up which are unexpected and some items that you choose may end up costing more than you anticipated.

I recommend that you build in a 10-15% contingency plan for any large renovation project. Especially if you are dealing with an older home, etc. If you are working with an excellent contractor with years of experience, they will typically include these contingencies within your renovation budget as they can anticipate unknowns within your renovation.

However, if you have a relatively simple renovation project and source within the allowances, I have no doubt that you will be able to stay on budget.

HAVE FUN

Our job as industry professionals is to take you through the design & renovation process and to ensure that you are having fun and are excited about your renovation project!

