

# RENOVATING HERITAGE HOMES AFTER A FLOOD



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how to not appear as a guest on any reality shows  
and prevent future issues

# tonight

- Humidity
- Planning
  - Commercial Project Tips
- Hiring a Contractor



- Humidity 30-50%
- Less than 60%
- Hygrometer



CMHC measuring humidity in your home

[http://www.cmhc.ca/en/co/maho/yohoyohe/momo/momo\\_002.cfm#table1](http://www.cmhc.ca/en/co/maho/yohoyohe/momo/momo_002.cfm#table1)

# Commercial vs Residential

- designed by professionally vs as you go along
- building permits are in place \*\*
- materials are specified vs as you go along
- costed out before start vs usually during
- financed ahead of time vs during the project
- always bid out to 3 competitive bids
- changes and costs are administered in writing
- professional company with systems in place





Structure ? Mold ?

# Finding Contractors

- ask people you know and trust
- seek out 3 good companies
- get 3 estimates
  - fax or e-mail terms of reference, drawings, sketches



**\* Check References**

# Get 3 Estimates

- \$450 small independent
- \$800 large reputable firm
- \$3,600 large contractor







## Check References

- those they gave you “would you hire this person again”
- go see the work or work in progress
- qualifications, years in business
- Better Business Bureau [www.betterbusinessbureau.ca](http://www.betterbusinessbureau.ca)
- Home Builders Association/Trade Association
- do they have a business license
- have a GST number (ask for it)

# Get it in Writing

- a complete description of the work that will be done
- the type, quality or brand of materials that will be used
- the project start and completion dates
- itemized costs and the total price
- any guarantees made by the contractor
- workers comps, insurance, permits
- the required method and terms of payment

# Watch Out For

- knock on your door “working in the area”
- ask for large down payments – reputable firms have suppliers lines of credit
- will not give you an opportunity to get other estimates
- have a post office box and answering service



# A Great Reno Looks Original

- A Great Design (In Period)
- The Right Materials (In Period)
- Excellent Workmanship

Historical Interiors of Alberta

Johanne Yakula



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