RENOVATING HERITAGE HOMES AFTER A FLOOD



Halyna Skala Tataryn, P.Eng, MA (Architecture)

how to <u>not</u> 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 then 60%
- Hygrometer



CMHC measuring humidity in your home

http://www.cmhc.ca/en/co/maho/yohoyohe/momo/momo_002.cfm#table l

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 <u>www.betterbusinessbureau.ca</u>
- 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

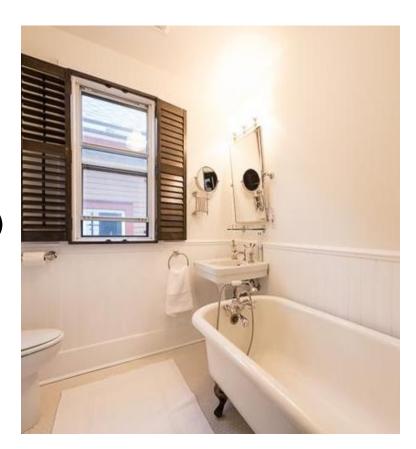
- knock on your door "working in the area"
- ask for large down payments reputable firms have suppliers lines of credit
- will not give you an opportunity to get other estimates
- have a post office box and answering service



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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