



YOUR HOME RENOVATION CHECKLIST



- ✔ Make a complete wish list of all of the projects you would love to do and prioritize them based on lifestyle improvement and home value impact.
- ✔ Decide on one project at a time so that your life is disrupted as little as possible.
- ✔ Be realistic about the project timeline and upfront with contractors if you have a firm deadline or event date to work within.
- ✔ Evaluate the existing structure for repairs needed before starting foundation, structure, walls, ventilation moisture, penetrations, mould etc – as this can eat up a surprising portion of your budget in an older home.
- ✔ This is the time to evaluate changes to electrical, plumbing, air quality, sound dampening, thermal comfort, HVAC, windows and layout. (not after you have painted!)
- ✔ Aim to get your money's worth by ensuring that your renovation adds value. (Making your home more energy efficient can also increase its value.)
- ✔ Find out about federal, provincial and municipal government programs that offer subsidies or tax credits for certain renovations.
- ✔ Ensure that your renovation plans meet municipal/zoning bylaws and fire regulations.
- ✔ Secure your finances and establish a budget to work with before you start renovating.
- ✔ Carefully research any professionals, tradespeople or contractors you hire to do the renovation. Ask friends, interview a selection of contractors and ask for references.
- ✔ Obtain written quotes from a few carefully selected contractors .
- ✔ Review your contract prior to signing, and ensure it meets all specifications including warranties, start and completion dates and payment terms.
- ✔ Apply for a building permit if required.
- ✔ Prepare for disruption – being prepared can make this an adventure for you and the family rather than just an inconvenience. Plan picnic lunches, a night at a hotel and other excursions around the most invasive days.
- ✔ Reserve a storage locker if you need to pack things away during the renovation.
- ✔ Stay on top of the work being done, and discuss any problems with your contractor as soon as possible.
- ✔ As the project reaches completion, ensure that it meets your standards and that all obligations have been met.