

Why Do Professional Renovations Cost So Much?

Home renovation is a growing, ever changing industry. As design trends change, contractors must adapt to stay competitive in any marketplace. Building codes change, materials used in renovations become regulated and have basic requirements put on them, and best practices change.

In cities like Winnipeg where many homes were built 100 years or more ago, renovators often run into problems like knob and tube wiring and asbestos insulation, or have confined spaces to work within. As more and more new homes are built for seemingly inexpensive costs, you start to wonder, why do professional renovations cost so much?

PERMITS

Did you know, in the city of Winnipeg, permits may be required for your project? Not only are permits important to ensure safety and other standards are met during the renovation process, but also if you choose to sell your home in the future. Realtors and buyers alike are likely to research past work completed on a home before deciding to make an offer. Not having permits in place can dramatically impact the cost of a renovation, if work needs to be re-done retroactively.

In addition, if a permit was required for a project, and no permit was pulled, you – the homeowner – could run into some serious issues with your home insurance policy. Let's just say for example, you were having some electrical upgrades done to your home, and instead of using a licensed electrician, your contractor did the work himself without a permit. Should there be any problems down the road, say, an electrical fire – the first thing your insurance company will ask you is "Who did your electrical upgrade? Was a permit pulled?" Should your electrical fail, and cause a fire that damages your home – your insurance company may not cover the costs of repair. The same thing could be said for any major plumbing upgrades, structural work, etc...

At All Canadian Renovations, we ensure proper permits are in place before starting any renovation project. If a permit is required for the project – All Canadian Renovations will pull the required permits. No questions asked. You can learn more about residential building permits on the City of Winnipeg website. <https://www.winnipeg.ca/ppd/permits.stm>

PROCESS

Websites like Houzz (<http://www.houzz.com/pro/allcanadianrenovations/>) and Pinterest provide great inspiration for home renovations. However, neither truly shows the depth of work that is required to achieve the pictured result. While it may look like a coat of paint, some new flooring, and new light fixtures were added, there is often much more that goes into the overall process. In a bathroom renovation for example, the old plaster walls may have been taken down, insulation upgraded, a proper vapour barrier added, and new mold resistant drywall put in



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place. Before and after pictures may show the colour of the walls changed, but won't always show the full depth, or the amount of work required.

RETURN ON INVESTMENT

When you get into replacing fixtures and appliances your costs can increase quickly – all with good return on investment. Newer fixtures are designed to use a lower volume of water or less energy, thus saving you long-term in usage costs, and helping the environment! Upfront the cost will impact the overall renovation cost, but in the long run it is well worth the investment.

MODERN TECHNOLOGY

New appliances or light fixtures may have electrical requirements that older wiring systems can't handle, or can but will be pushed close to their breaking point. Upgrading the wiring in your home could be required to meet current fire, safety, and building code standards. This can also happen with old insulation in attics and walls. New insulation is engineered to maintain internal temperatures of the home, while still being safe to have in the home.

The long and short of it is, professional renovators have spent the time and energy to become experts in their field. The planning and consideration that they put into your project, in addition to the manual labour itself, account for part of the cost. The other factor is the long-term outcome. True professionals will put the time and energy into the work the first time around, so you can trust that the results will last long after you've stopped thinking about the bill.

Want more information? Considering your own renovation project? Contact us at 204.779.6900 – or visit our website at www.acrltd.ca

Got a question for us? Send your renovations questions, DIY questions, or general contractor questions to us at: info@acrltd.ca – your question may even be featured in our next column right here!

And... Coming soon – The All Canadian Renovations Podcast! (Search "All Canadian Renovations" wherever you find your favorite podcasts!)

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