

The homeowner's tasks in a renovation contract

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We like to talk a lot about the responsibilities of the contractors in a renovation project, but it can be very useful to listen to a good contractor talk about what he needs from the homeowner to help keep the renovation process running smoothly. In this episode we visited with Robert Ludvick of R. Ludvik Builders & Remodellers, a quality Toronto contractor. Robert insists that the key is communications. He wants once a week meetings between the homeowner and the renovator while the project is underway. The biggest problem: homeowners must make choices in a timely fashion, especially for items that have long delivery times. He just can't put in the sink if you haven't chosen it, or you did choose it but he has to wait six weeks for delivery. If there is anything that you want specifically, make sure it is included in the specifications, the written part of the contract. If you don't write down what you want, it may not happen. For Robert, the ideal client is accessible so that decisions can be made quickly. They are reasonable; understanding the balance between their budget and the quality that is possible for that amount of money. They are understanding; the renovation process often runs into unexpected bumps. He doesn't mind a homeowner being demanding but he wants them to understand the renovation process. Robert's primary demand is that they make timely decisions so the process can keep on moving. It is always important that if there is anything you really want, that you get that in writing. If you change anything, get that in writing. If you are promised anything, get that in writing. With everything in writing, both the homeowner and the renovator are working on the same page. Get the picture? You may want to attend one of the seminars I give across the country about Getting It In Writing, or visit the "GIIW" web site.

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