

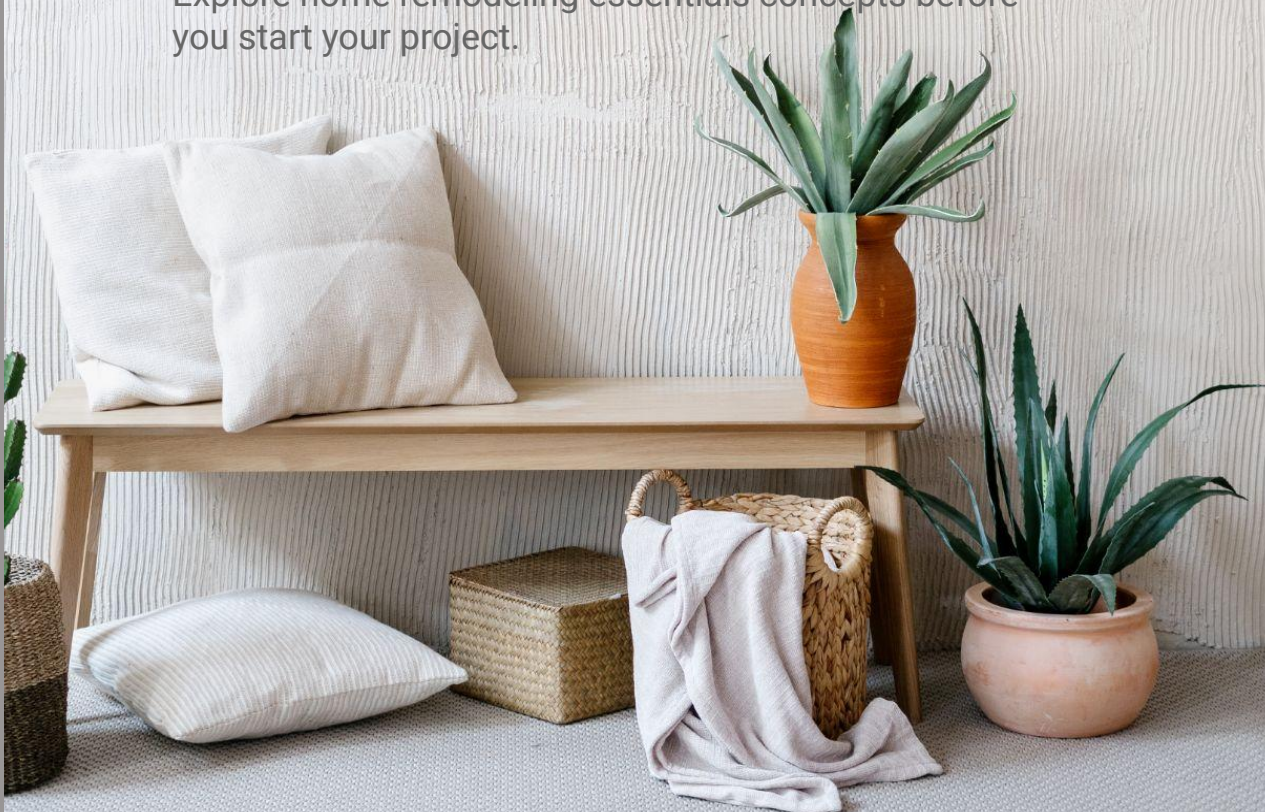


CYNERGENCE

HOME REMODELING

# 001 ESSENTIALS CONCEPTS

Explore home remodeling essentials concepts before you start your project.



# Essentials Concepts

## Transforming your Home: Main Activities

### HOME RENOVATION

The terms Home Renovation, Home Improvement are often used interchangeably with Home Remodeling, but they are actually different. We will go over Home Improvement and Home Remodeling shortly.

Home Renovation focuses on rebuilding the existing structure without altering its original layout. It can be needed to address wear and tear from long-term use, or after damage, typically caused by events such as flooding, fire, strong winds, or termites.

In case of home damage; renovations begin after the initial response phase (e.g., removing water and drying walls and floors). Typical renovation activities include construction tasks like framing, roofing, electrical work, plumbing, drywall, and sometime mechanical repairs. It also covers finishing touches, such as painting, flooring, cabinetry, and, in some cases, the replacement of appliances and furniture.



### Advantages of Home Renovation

- Home, renovation costs may be covered by your home insurance in the case of damage.
- They can also present an opportunity to combine it with remodeling.
- That space will be updated to the current code of construction.

### Disadvantages of Home Renovations.

- As it is with Remodeling, Renovation can be disruptive for the homeowners especially if it's a large renovation.
- The return on investment can be limited.

### Recommendations

- If your insurance does not cover all the renovation cost, prioritize the most vital room (kitchen, bedroom bathroom).
- If you need to complete a large renovation, hire a General Contractor to manage your project.



# Essentials Concepts

## Transforming your Home: Main Activities

### HOME IMPROVEMENT

Home Improvement refers to the process of making changes to a residential property to enhance its functionality, aesthetics, or overall value. These changes can range from simple cosmetic updates, such as painting or installing new fixtures, to more complex projects like upgrading systems (e.g., plumbing, electrical, mechanical) or adding new features such as smart thermostats, smart switches, changing kitchen cabinets and appliances.

The main distinction between home renovation and home improvement is that renovation often addresses damage (e.g., from floods or wear over time) and focuses on restoring the property. In contrast, home improvement is more about enhancement and modernization, unrelated to any damage.



### Advantages of Home Improvement

- Typically enhanced comfort, functionality, aesthetic and energy efficiency.
- Some improvements does not require permits.

### Disadvantages of Home Improvement

- Some projects are time-consuming and may disrupt family daily life.
- Not all upgrades add significant value to the property.

### Recommendations

- Be realistic about your abilities to complete an improvement project. If you lack the required time or skills, hire a professional to ensure execution and quality. Do not attempt to modify any electrical or plumbing systems yourself, as this could affect your home insurance coverage.
- Align your Home Improvement projects with your specific goals (e.g., reducing home operation costs, enhancing comfort, preparing for renting, or increasing value for selling).

# Essentials Concepts

## Transforming your Home: Main Activities

### HOME REMODELING

Home remodeling is the process of modifying the structure, layout, or function of existing spaces within a home. Unlike renovation, which typically focuses on restoring a space after damages, remodeling involves layout or more significant modifications. These changes can include moving walls, adding new rooms, changing room functions, or completely transforming a space. Remodeling can be used to improve the functionality of a home, increase its space, or create an entirely new aesthetic. It requires more extensive planning and permits, as well as significant expertise due to the complexity of the work involved.

Remodeling projects typically take longer and are more costly than home improvement because they usually involve major interior and/or exterior design and construction work but, it can significantly enhance a home's functionality and its value.



### Advantages of Home Remodeling

- Creates custom tailored spaces that are based on your needs and lifestyle.
- Improves your home's value.
- Enhances the comfort and functionality of your home.

### Disadvantages of Home Remodeling

- Remodeling can be costly, especially for whole-home remodeling and room additions.
- Longer durations than a typical home improvement project, with more potential for unexpected delays due to unforeseen issues.
- As with most home transformation projects, it is disruptive. It's noisy, dusty, and limits access to areas of your home. It impacts privacy with workers in your house most every day.

### Recommendations

- Hiring a company that provides end-to-end services, covering design, construction, and decoration, can help reduce costs and streamline the process, especially when unexpected challenges arise.
- If it's possible, temporarily move in another home during the construction phase.

# Essentials Concepts

## Transforming your Home: Main Activities

### HOME REHABILITATION (REHAB)

Home Rehabilitation refers to the process of restoring a home to a good, livable condition by addressing structural issues, repairing damage, upgrading essential systems like plumbing, electrical, or mechanical. This process typically focuses on bringing an older or deteriorated home up to modern safety standards and improving its functionality without drastically altering its layout or structure.

Home Rehabilitation can require extensive work for historic properties (Home Restoration). The goal is to preserve the property's historical features while ensuring it meets modern safety and living standards.

Rehabilitation of non-historic property often involves remodeling process to re-design the interior home based on client needs and lifestyle.



### Advantages of Home Rehabilitation

- Preservation of original character of the property.
- Rehabilitation significantly improve the property value when associated with remodeling.
- Restores safety and livability.

### Disadvantages of Home Rehabilitation

- Depending on the age, historical significance and damages of the property:
  - Tends to be expensive
  - Longer process with several unexpected delays due to unforeseen issues.
  - Permits can be challenging to obtain depending on the age of the home.

### Recommendations

- Before buying a property needing rehabilitation, do the financials and define your budget.
- Hiring a firm that provides end-to-end services—covering design, construction, and decoration. This can help reduce costs and streamline the process, especially when unexpected challenges arise.

## Transforming your Home: Main Activities

### HOME HARDENING

Hardening refers to the process of strengthening a home to improve its resistance against specific threats, such as :

- Natural Disasters (Hurricanes, Earthquakes, Wildfires, Flooding)
- Crime (i.e. Burglary, Vandalism, Home invasion)
- Structural and System Failures (i.e. Plumbing issues, Electrical fires)
- Environmental and Health Threats (i.e. Pest infestations, Mold and Mildew)
- Utility Failures (i.e. Power outages, Water contamination)

Hardening a home involves changing indoors and outdoors structural elements to enhance its resistance to specific threat(s). Depending on several factor such as the home's design, the surrounding landscape, and the desired level of resistance, modifications can vary in complexity and cost. Often, hardening projects result in changes that are not outwardly visible, but are crucial for improving the home's overall resilience.



### Advantages of Home Hardening

- Hardening measures enhance a home's ability to withstand specific threat like natural disasters.
- Insurance companies generally offer lower premiums for homes with disaster-resistant upgrades.
- Homes that have been hardened against environmental see an increase in property value.

### Disadvantages of Home Hardening

- Expenses such as for reinforced windows and roof, or drainage systems can be significant.
- Hardening projects require specialized contractors and may involve complex installations.
- Hardening modifications are not immediately visible.

### Recommendations

- Call your insurance to evaluate if home hardening will lower your premium for your home.
- Hiring a company with expertise based on the threat (natural disasters, crime, structural and system failures, environmental and health threat, utility failures) you are targeting.
- Harden based on your priorities.



## Various options for transforming a property Summary

	Renovation	Improvement	Remodeling	Rehabilitation	Hardening
Objective	Restores rooms affected by damage	Enhances functionality and aesthetics	Modifies layout to improve space, functionality esthetic and comfort	Restores to a safe and livable condition	Protects against threats that can affect a home or its occupants
Average Cost	\$\$- \$\$\$	\$\$-	\$\$-\$\$\$\$	\$\$\$-\$\$\$\$	\$\$-\$\$\$\$
Complexity	Low to Complex	Low to Moderate	Moderate to Complex	Complex to Difficult	Low to Difficult
Value Improvement	Limited	Moderate	Significant	Significant	Moderate
Require Immediate Actions	Yes	No	No	Sometimes	Sometimes
Time to Complete	Weeks to Months	Days to Weeks	Weeks to Months	Months to Years	Weeks to Months
Common Challenges	Workforce availability and delays	Skills when it's a DIY project	Complexity, delays and costs	Complexity, delays and costs	Complexity and costs
Best person to complete the job	General Contractor	Homeowner, Handyman, General Contractor	Designer, General Contractor, Decorator	Designer, General Contractor, Decorator	Specialized Contractor or General Contractor
Home Livability during the project	Yes but not recommended if it is a large Renovation	Yes	Yes but not recommended if it is a large Remodeling	Not Recommended	Yes but not recommended if modifications are structural
Insurance Payout	Some costs can be covered, but it depends on insurance coverage	No	No	No	No

**Average Cost :**

\$ = 0 to 20.000 \$  
 \$\$ = 20.000 \$ to 50.000\$  
 \$\$\$ = 50.000 to 100.000\$  
 \$\$\$\$ = 100.000 \$ to 500.000 \$ +

**Complexity:**

Low : Does not require engineering or permits.  
 Moderate : Requires engineering limited analysis and permit.  
 Complex : Requires engineering deep analyses and permit.

**Value Improvement :**

Low = less than 5%  
 Moderate = from 5% to 15%  
 Significant = from 15% to 30%

**Time to complete:**

Days = 1 to 7 days  
 Weeks = 1 to 4 week  
 Months = 1 to 12 months  
 Years = 1 to 5 years



# CYNERGENCE

HOME DESIGN & REMODELING



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