

Remodeling Contracts, Plans, and Specifications

When you consider the fact that the average American house was built in the 1960s and is now past forty years old; it isn't hard to understand that many homes are in the midst of a mid-life crisis. Milwaukee metropolitan homeowners are addressing the situation by undertaking a variety of remodeling projects.

Remodeling is different from building a new home in many ways. The most obvious difference is that you are already living in your home. This means you will be living amidst construction. Make sure your remodeler is dedicated to making your family as comfortable as possible during your remodeling project. Ask for a time line on the project so you know how long you will be living with construction in your home and when work will begin and end each day. Some people choose to move out during construction; those who stay are often amazed at their resourcefulness. Once the project is complete and you are enjoying your new space in a home you already treasure, memories of living with the challenges of construction will quickly become a source of pride and accomplishment.

Be sure to take the following steps when you are ready to sign a contract to remodel your home:

1 REVIEW YOUR CONTRACT, SPECIFICATIONS, AND PLANS CLOSELY TO MAKE SURE THAT ALL ACCURATELY REFLECT YOUR DESIRES FOR YOUR HOME.

If they do, be sure that you sign or initial each document, taking care to note the date on each document as well. Proper paperwork at the beginning of the remodeling process is an essential key to success.

2

MAKE SURE YOUR REMODELER OFFERS THE STANDARD METROPOLITAN BUILDERS ASSOCIATION REMODELING CONSTRUCTION AGREEMENT.

In order for your remodeler to offer this contract, they must be a member in good standing with the MBA. In addition to clearly laying out what you and your remodeler can expect throughout the process, the MBA Remodeling Construction Agreement provides dispute resolution services should the need arise.

3

INCORPORATE REALISTIC ALLOWANCES INTO YOUR CONTRACT.

Realistic allowances limit conflicts so it is imperative that you accurately communicate your tastes to your remodeler. Some preliminary shopping will help you to establish what a realistic allowance would be for your tastes. Allowances aren't only limited to the details in your home like flooring, lighting, and hardware; they also include any necessary site preparation or finishing details that may be necessary when changing the footprint of the home.

Free Consumer Seminar

The MBA is offering a free consumer seminar, "Remodeling Contracts, Plans, Specs and Warranties" on Thursday, November 20th from 6:00 – 7:30 p.m. to better equip you to enter the remodeling process. This free seminar will be held in two locations: the MBA office, N16 W23321 Stone Ridge Drive in Waukesha and at the Milwaukee Housing Authority, 650 West Reservoir in Milwaukee. While registration is not required for this free seminar, it is preferred. You can register by emailing Helen Tickanan at htickanan@mbaonline.org (Enter "Consumer Class Nov 20" in subject line), calling 262.436.1122, or visiting MBAonline.org (click on Free Consumer Seminars). While online you can also find helpful articles on remodeling and visit past Fall Remodelers Tour sites to further your remodeling education.

