



CYNERGENCE

HOME REMODELING

001 ESSENTIALS CONCEPTS

Explore the essentials concepts to know before starting a remodeling project.



Essentials Concepts

House transformation : The main activities to know

RENOVATION

Home renovation refers to the process of restoring a home after damage, typically caused by events such as flooding, fire, strong winds, or termites. It can also address wear and tear from long-term use. Renovation focuses on rebuilding the existing structure without altering the original layout.

If case of home sinister Renovation begins 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 mechanical repairs. It also covers finishing touches, such as painting, flooring, cabinetry, and, in some cases, the replacement of appliances and furniture.



Advantages of renovation :

- Depending on your contract, renovation costs may be covered by your home insurance.
- Renovation can also present an opportunity to combine it with a remodeling project.
- The renovated area will be updated to the current code of construction.

Disadvantages of renovation:

- Renovation quality could be an issue depending of who execute the renovation.
- Renovation can be disruptive for the homeowners especially if it's a large renovation.
- The return on investment is often limited.

Recommendation

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

Essentials Concepts

House transformation : The main activities to know

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), adding new features like smart thermostat, smart switch and dimers, or changing kitchen' cabinets and appliances.

Home improvement aims to modernize a home, increase comfort, and potentially raise its market value. The main distinction between 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
- Home improvement can significantly improve the home value.
- Some improvements does not require permits.

Disadvantages of Home Improvement:

- Home improvement projects can be costly, especially larger project.
- Some projects are time-consuming and may disrupt daily life.
- The return on investment (ROI) can be low for certain improvements, as not all upgrades add significant value

Recommendation

- Be realistic about your abilities to complete an improvement project. If you lack the required time or skills, hire a professional to ensure quality and efficiency.
- Align your home improvement projects with your specific goals (e.g., reducing costs, enhancing comfort, preparing for renting, or increasing value for selling)

Essentials Concepts

House transformation : The main activities to know

REMODELING

Home remodeling refers to the process of altering the structure, layout, or function of an existing space within a home. Unlike renovation, which typically focuses on restoring a space after significant damages, remodeling involves more substantial modifications. These changes can include moving walls, adding new rooms, changing room functions, or completely transforming a space design. Remodeling often requires extensive planning, permits, and specialized expertise due to the complexity of the work involved.

Remodeling can be used to improve the functionality of a home, increase its space, or create an entirely new aesthetic. Remodeling projects typically take longer and are more costly than home improvement because they often involve major construction work, such as altering electrical and plumbing systems. However, remodeling can significantly enhance a home's functionality and its value



Advantages of Remodeling:

- Create custom tailored spaces based on your need and lifestyle
- Remodeling often significantly improve your home value.
- Enhanced home comfort and functionality

Disadvantages of Remodeling:

- Remodeling is often expensive especially for whole-home remodeling and room additions.
- Long process with several unexpected delays due to unforeseen issues
- Noise, dust, and limited access to parts of your home are problems that can disrupt daily life

Recommendation

- 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 move in another house during the construction phase.

Essentials Concepts

House transformation : The main activities to know

REHABILITATION (REHAB)

Home rehabilitation refers to the process of restoring a home to a good, livable condition by addressing structural issues, repairing damage, and 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, where the goal is to preserve the building's historical features while ensuring it meets modern safety and living standards.

On another hand rehabilitation of non historic property often involve remodeling process to re-design the interior home based on client needs and lifestyle.



Advantages of Rehabilitation:

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

Disadvantages of Rehabilitation:

- Could be very expensive depending to the age and damages of the property.
- Long process with several unexpected delays due to unforeseen issues.
- Permit and code could be challenging depending on the age of the home.

Recommendation

- Before buying a property to rehab do the financial to define your rehab budget.
- 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.

Essentials Concepts

House transformation : The main activities to know

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 (burglary, vandalism, home invasion)
- Structural and System Failures (Plumbing Issues, Electrical Fires)
- Environmental and Health Threats (Pest Infestations, Mold and Mildew)
- Utility Failures (Power Outages, water contamination)

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



Advantages of Hardening:

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

Disadvantages of Hardening:

- Often expensive such as reinforced windows and roof, or drainage systems can be significant.
- Hardening projects often require specialized contractors and may involve complex installations.
- Non-Visible Benefits. Many hardening modifications are not immediately visible.

Recommendation

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

Essentials Concepts

Summary table of the various options for transforming a property.

	Renovation	Home Improvement	Remodeling	Rehabilitation	Hardening
Objective	Restore rooms affected by a damage	Enhance Home functionality and aesthetics	Modify home layout to improve space, functionality esthetic and comfort	Restore a home to a safety and livable condition	Protect a home from threat that can affect a home or their occupant
Average cost	\$\$- \$\$\$	\$\$-\$\$	\$\$-\$\$\$\$	\$\$\$-\$\$\$\$	\$\$\$-\$\$\$\$
Complexity	Low to Complex	Low to Moderate	Moderate to Complex	Complex to Difficult	Complex to Difficult
Value improvement	Low	Moderate	Significant	Significant	Moderate
Require immediate actions	Yes	No	No	Sometimes	Sometimes
Time to complete	From weeks to months	From days to weeks	From weeks to months	From Months to years	From weeks to months
Common challenges	Workforce availability and Delay	DIY Skills	Complexity Delay and cost	Complexity Delay and cost	Complexity and cost
Best person to complete the job	General Contractor	Homeowner, Handyman	Designer, General Contractor, Decorator	Designer, General Contractor, Decorator	General Contractor
Can you live in the house during	Yes but not recommended if its a large renovation	Yes	Yes but not recommended if its a large Remodeling	No	Yes but not recommended if modification are structural
Does insurance pay the cost	Depend to your contract	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 : Require engineering limited analysis and permit.
 Complex : Require 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



We design and build spaces that fit your lifestyle

www.cynergence.com

2024 © Cynergence all rights reserved