

8

CONTINGENCY

ITEMS THAT YOU NEED TO CONSIDER
FOR YOUR
EXTENSION AND RENOVATION



BEARWOOD BUILDING
AWARD WINNING BUILDER

Important note.

About the Ebook's Scope and Relevance
It's important to note that the ebook is a guide and covers a wide range of topics. Keep in mind that each household has its own unique set of circumstances, so while some may experience some situations, others may not encounter them at all.

Always use licensed, registered, insured trades or businesses to perform assessments on your property.

If you develop a contingency plan and budget with your builder from the start then its not so much of a surprise if “something” is uncovered.

Generally these contingency items are discovered at demolition and rough in stage.

1. ASBESTOS

When in doubt treat it as asbestos.

Approaching Unknown Materials with Caution: Test Before Handling

When you come across an unfamiliar substance, it's best to proceed with caution. Follow the same protocol used for asbestos and have it tested before handling it to ensure your safety.

Asbestos is a naturally occurring mineral that was widely used in construction materials, such as insulation, roofing, and flooring, due to its fire-resistant properties. However, exposure to asbestos fibers can lead to serious health problems, including lung cancer and mesothelioma.

If you suspect that your home or workplace may contain asbestos, it's important to take precautions to avoid exposure. One way to identify asbestos is to look for materials that were installed prior to the 1980s, when the use of asbestos in construction began to decline.

Some common materials that may contain asbestos include popcorn ceilings, vinyl floor tiles, and pipe insulation. If you are unsure whether a material contains asbestos, it's important to have it tested by a professional. Do not attempt to remove or disturb materials that may contain asbestos without proper training and equipment.

2. ELECTRICAL REWIRING

Potential Electrical Issues Hidden Behind Your Home's Plasterboard

As a homeowner, it's important to be aware of any potential electrical issues lurking behind your home's plasterboard. While it may not be the first thing on your mind, electrical problems can pose serious safety hazards and can even lead to property damage or fires.

One common issue to look out for is faulty wiring. This can include outdated or damaged wiring, as well as wiring that was not installed properly. Over time, these issues can cause shorts, surges, or even electrical fires.

Another issue that may be hidden behind your plasterboard is a lack of proper grounding for your electrical system. Without proper grounding, your electrical system may not be able to handle power surges or may be more susceptible to electrical shocks.

It's also important to check for any overloaded circuits, which can cause your electrical system to trip or even fail. This can be caused by too many appliances or devices plugged into a single outlet or circuit.

To avoid these potential electrical issues, it's recommended to have a licensed electrician inspect your home's electrical system periodically. They can identify any potential issues and make the necessary repairs or upgrades to keep your home safe and secure.

3. MAINS POWER UPGRADE

Possible Necessity of Modifying Your Current Feed for the Project

Improving Your Power Supply to Accommodate Your Construction and Renovation Plan.

When undertaking a construction or renovation project, it is important to consider the power supply that will be needed to power the tools and equipment necessary for the job. Upgrading your power supply can help prevent power outages or overloading, which can cause damage to your equipment and delay your project timeline.

One option for improving your power supply is to upgrade your electrical panel to handle higher amperage. This will allow you to add more circuits and distribute power more evenly throughout your project site. Additionally, installing a backup generator can provide peace of mind in case of a power outage.

Overall, taking the time to carefully assess your power supply needs and make necessary upgrades can help ensure a smooth and successful construction or renovation project.

4. EXISTING SEWER LINE

Your existing sewer line may require work.

Assessing Your Sewer Pipe for Damage

Are you in need of repairs for your current sewer pipe? Has it suffered from cracks or other issues?

Assessing your sewer pipe for damage is a crucial step in keeping your plumbing system functional and avoiding any future plumbing emergencies. If you suspect that your sewer pipe has been damaged, there are several signs to watch out for. These include slow drainage, gurgling sounds coming from your drains, foul odors, and even sewage backups in your home.

To determine the extent of the damage, it's important to call in a licensed plumber to perform a professional inspection. They will use specialized equipment, such as a sewer camera, to inspect the inner workings of your sewer line and locate any cracks, blockages, or other issues. Based on their findings, they will recommend the best course of action, which may include pipe repair or replacement.

Remember, it's always better to address sewer pipe damage sooner rather than later. Waiting too long can lead to more extensive and expensive repairs down the line, not to mention the potential health hazards associated with sewage backups. So if you suspect that your sewer pipe has been damaged, don't hesitate to call in a professional plumber to assess the situation and provide the necessary repairs.

5. EXISTING STORMWATER

Blocked or undersized pipes?

Assessing the Condition of Your Stormwater System

Do you suspect that your stormwater system is either obstructed or too small?

Assessing the condition of your stormwater system is an essential aspect of property ownership. Bad weather patterns can lead to flooding, which can significantly damage your property.

If you suspect that your stormwater system is either obstructed or too small, it is crucial to take action immediately.

A clogged stormwater system can cause water to build up and overflow, leading to soil erosion, water damage, and even structural damage to your property. The best way to assess the condition of your stormwater system is to seek professional help.

An experienced plumber can evaluate the system's condition and offer advice on the necessary repairs or upgrades required. Don't wait until it's too late; act fast to protect your property from the damaging effects of stormwater.

6. RISING DAMP & MOULD

Dealing with Rising Damp and Mould

Rising damp and mold are two of the most common problems faced by homeowners, especially those living in humid areas. Rising damp occurs when groundwater rises through the walls of a building, causing damage to the structure and making it prone to mold growth. Mold, on the other hand, is a type of fungus that grows in damp and humid environments and can cause respiratory problems and allergies.

To address the challenge of rising damp and mold, it is important to take preventative measures. One way to prevent rising damp is to make sure that the building has a proper damp-proof course, which is a layer of material that prevents moisture from rising up through the walls. Additionally, homeowners can install proper ventilation systems to prevent the buildup of moisture in the home.

To prevent mold growth, homeowners should take steps to reduce the humidity levels in their homes. This can be done by using dehumidifiers, opening windows to allow for proper air circulation, and using exhaust fans in bathrooms and kitchens. It is also important to fix any leaks or water damage as soon as possible to prevent mold from growing.

Overall, addressing the challenge of rising damp and mold requires proactive measures to prevent moisture buildup and proper ventilation to keep the home dry. By taking these steps, homeowners can ensure a healthy and safe living environment for themselves and their families.

7. RESTUMPING & UNDERPINNING

Does your home require restumping or underpinning?

Restumping or underpinning are both important structural repairs that may be required for homes that have been built on unstable soil or have suffered from termite damage.

Restumping involves replacing the wooden stumps that support the house with new ones, while underpinning involves strengthening the foundation of the house by adding additional support.

Signs that your home may require restumping or underpinning include uneven floors, cracks in the walls or ceiling, or doors and windows that no longer close properly.

It's important to address these issues as soon as possible to prevent further damage to your home and ensure the safety of those who live there. If you suspect that your home may require restumping or underpinning, it's best to consult with a professional who can assess the situation and recommend the best course of action.

8. TERMITES

Are termites silently eating your home?

Termites are often referred to as the "silent destroyers" because they can quietly eat away at the structure of your home without you even realizing it.

These tiny pests can cause extensive damage to your property and compromise its structural integrity if left untreated. If you suspect that termites may be present in your home, it's important to contact a professional pest control company immediately.

They can inspect your property, determine the extent of the infestation, and implement a treatment plan to eradicate the termites and prevent future damage.

Regular inspections and preventative measures can also help protect your home from these destructive pests. Don't wait until it's too late - take action today to safeguard your home from termite damage.

RECOMENDATION

We highly recommend having these inspected now.

We highly recommend having these inspected now.

If you assess the items outlined in this ebook now- then you won't have any surprises during the build.

We here at Bearwood Building offer this service at pre-quote or during. (Fees apply)

The essential assessment would be;

Builder, Electrician and Plumber

Covering off on any

-Structural issues

-Electrical re-wiring

-Mains switchboard upgrade

-Mains 3-phase power upgrade

-Sewer inspection

-Stormwater inspection

-Gas line inspection

If your project is in a termite zone, you might also want to add a termite inspection.

At least by uncovering any contingency items now, they are **no longer** contingency items; these are now just part of the project schedule of items to complete.

The only difference is that you know where your budget actually sits.

If you are unlucky to have to carry out a contingency item, at least you know now, not during the project. It might mean you can no longer have your gold-plated bath.

*OUR INTENTION OF THIS EBOOK IS TO EDUCATE
ON SOME OF THE CONTINGENCY ITEMS THAT
DO POP UP IN EXTENSIONS AND RENOVATIONS
FROM TIME TO TIME.*

*IT IS IMPORTANT TO SPEAK TO YOUR BUILDER
AND FIGURE OUT A POTENTIAL CONTINGENCY
AMOUNT \$ FOR YOUR UPCOMING PROJECT.*

*WE WISH YOU THE VERY BEST ON YOUR
BUILDING JOURNEY AND HOPE ITS AN
ENJOYABLE EXPERIENCE THROUGH ALL
STAGES RIGHT THROUGH TO COMPLETION.*

*IF YOU HAVE ANY QUESTIONS, NEED ADVICE OR
SIMPLY WANT TO SAY THANKS FOR THE
INFORMATION,
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