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the path to a SUCCESSFUL PROJECT

A renovation or addition to your home can prove a daunting project. The numerous details that homeowners should consider before moving forward with a project do not make it any easier. The details most people think of at the outset—finalizing plans, making selections, picking colors, nailing down financing—can be so overwhelming that a project is dropped before it begins. There are other aspects of a project that many overlook until the dust begins to fly and by then it's too late.

But don't let the intricacies of a project stifle the dreams you have for your home. An addition or renovation project is a temporal journey, and the result will bring enjoyment for years to come. While every project is a journey, success is not a given. The photos with this article and the work repeatedly showcased by R&A Magazine prove it can be done.

Homeowners have opportunities to ensure their project goes as smoothly

as possible, yet some of the most important, recurring issues are overlooked. When planning a renovation or addition, we rarely hear homeowners ask about some of the details that will most impact their lives. We call them the IAQs, the infrequently asked questions.

Whether your project is large or small, it will impact your life. In the midst of a project, it can become all consuming. As the walls that protect you from the construction elements begin to wear thin, so can your patience. So before you undertake your project, take a moment to process the effect this journey will have on your loved ones and the others around you. It is easy to put off these questions, deciding to handle them as they arise. However, the time spent thinking through them now can avoid strained relationships, headaches and stress as you continue on this path. An ounce of prevention, they say, is worth a pound of cure.

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The list of IAQs that follows is certainly not exhaustive. As every renovation and addition project is different, so too are the IAQs.

Immediate Family

What can I do to prepare my family for this journey?
Who can help me understand the impacts this will have on our

daily lives?
What can be done to lessen the interference on our family relationships?

Extended Family and Friends

What can I do to prepare my family, neighbors, and friends for the work?
What impacts will this have on getting together with extended family and friends?
Will my children's friends feel comfortable at our home during the construction?

Pets

Is there anything I can do to prepare

my pet(s) for the disruption in their schedule?
Where will our pet(s) stay during the construction?

Preparing our Home

Where will we relocate our belongings during the project?
Who will help prepare our home for the construction (i.e. moving furniture, protecting valuables, taking pictures off the walls, relocation of plants and trees)?

Schedule

How can I help my family adjust to the arrival and departure schedule of the contractor(s)?
How will their schedule affect the neighbors?

During the Construction Process

How will the people working in my



home gain access?
Where will they need access to complete the project?
How will those areas be protected?
Who is responsible for protecting the path of access to the work area?
How long will we need to endure the mud, dirt, dust, noise...?

Uncomfortable Situations

Who can I contact if there is an issue after normal working hours?
Can I trust the employees and subcontractors who have access to my home?
What do I do if I'm uncomfortable with



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Metzler Home Builders, Inc. is a third generation builder that has served Lancaster County since 1953. Dan Metzler's involvement with the business began as a young boy sweeping floors for his dad and grandfather. A partner since 1978, Dan and his wife Janet have successfully handled the business affairs since his dad's retirement in 1988.

The Metzler's enjoy developing personal relationships with their clients throughout the construction process, with complete customer satisfaction at the heart of every custom home, addition or remodeling project. They take pride in their reputation for high quality and fine craftsmanship, built through years of personal service and attention to detail. That reputation directly reflects the quality of their employees and subcontractors.

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someone who is working at my home?

This list gives homeowners a lot of questions to consider, but admittedly, it does not provide all the answers. This is where a reputable contractor comes in. With the unique nature of each project a trustworthy contractor can address these issues better than anyone.

So how can a homeowner feel confident that their remodeler has the knowledge to answer these questions and successfully guide them on this journey? After all, there are many outfitters at the trailhead, but some know the path better than others. Start your renovation or addition by taking the time to carefully choose a guide. Here are a few hints for a successful journey through the IAQs and along the construction path.



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Work with a reputable remodeler: a member of the Building Industry Association (BIA) of Lancaster County Remodelers Council; one registered with the PA Office of the Attorney General as a Home Improvement Contractor; one who stays on top of the latest building science and code requirements; and one who has experienced staff and trustworthy sub-contractors and suppliers.

There are also numerous resources available to assist you in finding a reputable contractor, and much of that information can be found online. The National Association of Home Builders Remodelers Council has an excellent brochure titled *How to Find a Professional Remodeler*. This brochure and additional information can be accessed through the BIA's website at www.lancasterbuilders.org or the National Association of Home Builders website at www.nahb.org.

Click on the *For The Consumer* link. Rest assured there are seasoned guides to lead you along the well-worn path and guide your steps through the forest of IAQs. Take note of pictures and the articles within these pages. Each chronicles the reward for those successful wayfarers who have been led on the path before you. Consider these IAQs and discuss them and other details with a professional remodeler. Don't let the details dissuade you on your way. Move on to more important aspects of your project—like what color the countertops should be and where the fireplace should go.

Keep in mind, the journey is short and reaching the goal will bring peace and rest. Your guide will lead you to the journey's end and the beginning of a new venture—enjoying the destination!

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