



Complete Guide To Renovate Your Old House

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Abstract

Old homes have their unique charm, they might not be as functional as modern homes. This is when you know it's time to start renovating your old house. Here's also where you might find yourself wondering: how to renovate an old house in India? Before you start your house renovation journey, it might help to take a look at some real-life renovation ideas for old homes.

Introduction

Renovating a old house involves a bit (okay, a lot) more work, yet for those who love a challenge it is the best way to either find their dream home, or complete a successful house renovation so that others might find their dream home. Let's take a rough look at what goes into renovating an old house, should this be something you've always dreamed of doing.

I. Understanding the Architectural Process.

The architectural design process has seven main design phases, each of which plays a critical role in the success of the project. Whether you're a landowner planning a new building, an architect chasing a big commission, or a prospective homebuyer, you need a clear understanding of what to expect in all seven phases of design.

The seven phases in the architectural design process are, in order:

- The pre-design phase: Also known as the programming phase, this phase kicks off the architectural design process. In the pre-design phase, the architect interfaces with the client to learn about the plot of land, any existing structures, and the client's wishes for the future building. (Whenever possible, an in-person site analysis gives the most accurate information for all project types.) The architect researches local zoning and land-use restrictions, then makes a cost estimate as part of their competitive bid to win the commission. If the parties agree on terms and the scope of the project, they draw up a contract for architectural services.

- The schematic design phase: In this next phase, the architectural design team begins to translate the client's wishes into a building design concept. This may involve sketches, drawings, 3D renderings, and preliminary site plans, floor plans, and building elevations. Any building systems, such as HVAC and plumbing, also belong in the schematic designs.
- The design development phase: This is the phase where the architect's design intent manifests as a detailed plan. If the project requires a structural engineer, that person typically joins the team at this point. The architect also presents the client with both exterior and interior finishes, which will go atop the foundational structure. Finishes can greatly affect the total cost of a construction project (as well as the project schedule), so this phase must be handled with the utmost degree of respect. At this point, a more realistic cost estimate will come into view.



- The construction documents phase: In this next phase of the architectural design process, design becomes a reality. The architect produces two sets of detailed drawings that specify every detail of their final design. One set is called the construction set, and it remains on-site throughout the construction

process. The other set is called the permit set, which the architect sends to the local permitting authority, whether that's a city or a county. In a design-build project, the in-house construction contractor becomes involved at this point.

- The building permit phase: At this point, the architect must submit the permit set of drawings as part of a larger permit application. The city or county reviews the submittals for structural integrity and adherence to zoning laws and building codes. Permitting can be one of the slowest parts of the construction process, but it protects architects, builders, and property owners from potentially dangerous construction errors. Simple construction projects in permissive municipalities can get approval in a matter of days. If you're building something ambitious, or if you're building in a historic district, the permitting process can take months.
- The bidding and negotiation phase (optional): If the building is a design-build project that is designed and built by the same firm, there is no need to field bids from construction contractors. If no contractor comes pre-attached, the client and the architect interview contractors and solicit competitive bids. Potential contractors sit down with the client and architect to go through the construction drawing sets and discuss materials and schedules. Contractors seek shovel-ready projects to keep their crews busy throughout the year. Therefore you will have a better chance of securing a contractor—and a competitive price—if your project is already permitted and ready to go.
- The construction administration phase: In this final phase, the architect's role shifts from creative design to project management. While they don't physically manage the job site, they make regular site visits to ensure that the project is being executed according to their plans. The contractor and their crew assumes control of the project like a film director taking over a screenwriter's script. Project budgets can balloon on account of cost overruns, but with careful planning, no changes will be needed.

II. Estimating the Costs

When planning to renovate your home, it is imperative to consider the cost of renovations. Projects differ. Some can be more costly than others. So it would be best if you considered various factors to estimate the costs. Below are tips to estimate your home remodeling costs.

Determine Your Needs and Goals

The first things to consider when creating a cost estimate for your project are your goals and needs. Create a list of the areas that need remodeling and the type of changes you want to make. Maybe you want to renovate your kitchen cabinets, install new tiles and ceilings, paint walls, or construct an additional room in your home. Or maybe you want to build a guest entertainment area in your home. Whatever it is, ensure you come out clear. Set realistic goals that you can achieve without many struggles.

Additionally, include the brands you plan to use for your project. This can help you determine the cost of buying the materials. Remember, the costs may vary from one improvement store to another. In this case, consider doing window shopping in different stores as you compare the prices and settle for the cost-effective option. Determining your needs and goals can make your contractors' work easier when giving you a quote. You can be sure of an almost accurate quote for the entire project.

Analyze the Remodel Cost

The cost of remodeling your home will depend on various factors, such as the size of the area to be remodeled, the contractor, materials used, and the project length of time. A smaller project will likely cost lower than a larger one depending on the contractor and the location of your home.

Never assume the cost, even if you compare it with a similar project that your friends, neighbors, or family members did in the past. Things keep changing, and what someone paid for a project could be different from the current cost. Do due diligence in finding out the remodel cost to make informed decisions. While you

may want to ask around from your close associates, you should only use that as a yardstick to determine your project cost.

The best way to get an accurate remodel cost is by talking to your contractor for a construction estimate. Let the professional give you a breakdown of what they intend to do and what they will charge for the project.



Check Your Budget

A remodeling budget is another crucial factor to consider when planning for a home renovation. The fact is that you cannot spend what you do not have. This is why you need to decide how much money you're comfortable spending and what value the renovation will add to your property.

Ensure the value of the renovation is directly proportional to the value of your home. This is even more critical if you plan to sell your home in the future. If your home is more valuable, you will likely spend more money on renovation. This entirely depends on the type of remodeling you want. Sometimes, deciding how much to spend can be challenging. In this case, you may want to involve a contractor to help you determine the overall cost of all expenses. However, it

would be best if you had a round-off figure of the money you're comfortable spending on the project. When talking to your contractor, be open about your needs and your budget. This is a yardstick that your contractor can use in determining how much the project will cost you. The most important thing is to go for projects that you can afford without struggling financially.

Prioritize Your Renovation Needs

Once you determine your remodeling needs and set goals, you need to prioritize the expenses and cut costs as much as possible. This is a great idea that can help you cut costs and save money in the long run.

However, it doesn't mean that you have to go for cheaper materials. You can still set your priorities ahead of everything else and get quality and valuable remodeling materials that will save you money and stand the test of time. Create a list of your needs and wants and narrow down the list as you remove things that do not add value to your project. It doesn't make sense to buy specific materials if you plan to upgrade in the next few years. It would be a waste of time and money.

So, be smart about everything when cutting costs. Learn to compromise on things and only proceed with what makes sense to you and your home. Here are things you can do to cut costs. Handle doable and easy projects alone instead of leaving them to your contractor.

Opt for cost-effective materials as long as they are of good quality and suit your specific needs.

Revamp older items instead of replacing them with entirely new ones that will cost you more money.

Do the project when contractors are less busy getting cost-effective bids.

Avoid adding new items to the list once you start your project. Cutting your home renovation project costs takes a lot of discipline because it may not be easy to do away with some items. Focus on having the lowest budget possible as long as the project comes out perfect.

Ask for Bids from Different Contractors

Never begin a renovation project just because you've gotten a cheaper contractor. It is imperative to shop around for bids from different contractors and choose one that fits your budget.

Look for about three to four contractors within your local area and request bids based on the kind of project you plan to do. Once you identify several contractors, perform interviews, and do due diligence to know who they are. Ask questions and company documents that show its existence and other vital information. Let the contractors give you referees that you can contact and find out who the contractor is. It is also imperative that you ask the contractor how many years of experience they have in the field, licenses, insurance, qualifications and whether they have a customer support team.

III. Discerning Myth from Reality

Remodeling is inexpensive

David Pikel of Pikel Construction & Remodeling in Wauwatosa, Wisconsin notes that reality television and articles on budget remodeling have conditioned homeowners to believe that renovations can be done inexpensively as well as quickly.

"If you want to buy cookware, you can go to the store and check out the price on a set you like. You can then look at an unlimited number of retailers online to see if you can find the same thing for less," he says. "You can't think of remodeling in those terms, as it's harder to put a price point on it. The materials and products you are putting in are only a portion of the cost, the skill of the labor behind the installation is a very significant part of it."

A remodel usually costs twice what the client thinks it might.

He notes that on TV, the labor cost is not always factored in, so when homeowners are quoted a price that includes labor, they feel like they are being misled. "It's not just the labor either," he says. "A good quote should factor in

project management and all the associated things that go along with it. In my experience, the remodel usually costs twice what the client thinks it might."



You can do it yourself

Pekel says people who wouldn't think of trying their hand at surgery or dental work might be persuaded to take up the hammer, and that it's not usually advisable. "Doing things like demolition or electric work can be deleterious to your health," he says. "Professionals should have a lot of experience and training on how to do things safely. Along with the other contractors interviewed for this story, all mentioned occasions when they've been called in to correct a DIY project. "I'm not saying there aren't things you can do yourself," he says. "But it's unrealistic to think your regular citizen will be able to spent the weekend safely gutting the kitchen."

The low bid is the best value

Dale Conant of Atlanta Design & Build has a theory: If three contractors possess similar experience and a skilled crew, their project bids should all be about the

same. "You don't want to overpay for a project," he says. "But I contend that going with the low bid and then paying to fix mistakes is more expensive than the highest bid."

Products that look the same, are the same

Pekel uses the analogy of a diamond to illustrate this point. "You can have a large stone that looks good until you get it under a microscope and you see it's not really clear and it has a lot of inclusions. Then again, you can have a small stone that looks like a rainbow in the sun. In those cases, the small stone might be one third the size but five times the cost," he says.

"Locally, we have a store that sells a Moen faucet for \$200 and, a few shelves down, offers what looks the same thing for a price of \$89. The difference is one is metal and brass and the other is mirror-covered plastic. In the lifecycle of the product, the less expensive one will end up being more expensive because you will have to repair and ultimately replace it."

Remodels always take longer than planned

Robi Kirsic of TimeLine Renovations in New York City notes that many clients seem to expect tardiness from their contractors. "I am punctual. Ninety percent of my clients express shock and surprise when I arrive on time for the initial meeting. They seem to be expecting me to be late because of my profession," he says.

He notes that most contractors want to finish on time so they can move on to the next gig. He says that the antidote for delays is good planning and organization. "The key is starting with a good understanding of what you want and the scope of work. That will insure that project goes smoothly and wraps up on time."

He says that change orders (when homeowners want something different from or above and beyond the original plan) are big reasons for time overruns. "Here's an example: If we have a plan for a door style, we order them right away as they can take four to six weeks to arrive. Later if the homeowner decides they want a

different style of door, then we have to reorder, and that results in a delay." It also ends up costing more, which brings us to our myth.

IV. Creating a Scope of Work for your Old House Renovation

A renovation scope of work is a written account of the tasks that you require each trade to complete on your project and an outline of your rules of engagement. It forms the basis of your tendering process and ensures that the majority work that needs to be done to complete the project is covered by the trade quotes.

If you write a renovation scope of work, it will help you to communicate clearly with your trades about what you are needing them to include in their quote. This will not only ensure that nothing is left out but It also enables you to make accurate comparisons of the quotes (compare apples with apples). It also serves as a written record of what has been quoted if you do have any disputes about variations further down the track of the project. In the course of your conversations with the trades during the tender process, you will need to update your scope of work. When that happens, it is important to upgrade the scope for all contractors quoting on that trade package.

V. The importance of post renovation cleaning. Why it's critical for your home's health and safety.

Cleaning your home is often an unnoticed and uncelebrated task. However, a clean home can help prevent the spread of infection. That is good for everyone under your roof, but it is particularly important when you are caring for someone with cancer. As a caregiver, you have a lot on your plate already. Make the most of your time by focusing on cleaning key areas of your house. Here are some things to consider about cleaning your home while caring for someone with cancer. And, be sure to talk with the cancer care team as well to see if there are specific recommendations on cleaning or other home care guidance based on your loved one's needs and treatment plan.

In your kitchen, a major goal is to prevent foodborne illnesses. They are caused by bacteria, viruses, or chemicals in food or drinks. Foodborne illness is also called food poisoning.

Some food may already contain bacteria when you buy it from the store. For example, raw meat, shellfish, eggs, or fresh produce can have bacteria on it. Other times, bacteria or viruses can spread from your hands to the food during preparation. These can then transfer to kitchen surfaces.



Try to wash all kitchen surfaces in warm, soapy water before and after you prepare food. Bacteria can live on surfaces for longer than you may think. For example, salmonella survives up to 32 hours on surfaces, according to the U.S. Department of Agriculture (USDA). Then, sanitize surfaces after food preparation to kill any leftover bacteria. There are different household disinfectant cleaners available, or you can make a homemade sanitizer of a small amount of bleach in a gallon of water by following the bleach manufacturer's instructions. Bleach is not recommended for all surfaces, so check that it is safe to use on the surface you wish to clean first. Oftentimes, you must wait a certain amount of time for household cleaners to work, so be patient. Let the solution sit and then wipe dry. It is helpful to remember that countertops are not the only surfaces in your kitchen. Refrigerator handles, microwave doors, garbage-can lids, and faucets also

need washing and sanitizing. It may come as a surprise, but kitchen sponges often have the highest concentration of bacteria in your entire house. A recent study showed that sanitized sponges did not contain fewer bacteria than un-sanitized sponges. Therefore, regularly replacing your sponge with a fresh sponge is wise. You should also wash dish towels every day or 2 (see more about laundry below) and try to mop the kitchen floor weekly using a clean mop.

Finally, wipe down the inside of the refrigerator and the shelves monthly, and wipe up spills inside the refrigerator as soon as they happen. Also be sure to double-bag trash that may contain bodily fluids if your loved one is receiving chemotherapy or other cancer medication.

VI. How to get rid of mould on ceiling?

Nothing can be more annoying than removing mould and mildew from a house. The most difficult part is to tackling the mouldy ceiling. This affects a house's aesthetic value and leads to various health problems. Mould stains on ceiling/wall junctions occur due to poor ventilation or missing insulation. This creates a cold spot where the ceiling meets the exterior walls.

The humidity and moisture attract grime, germs and dirt- which are the primary causes of mould infestation. It is good to try effective products and proper methods to remove mould on ceilings.

It is also important to repair the water leakage before treating these black spores. For a thorough bond cleaning Canberra, book the most experienced company that follows set cleaning standards to help you pass the rental inspection. However, they won't clean mouldy surfaces. For that, you need to check the inclusions and exclusions.

Here is a complete guide to tackling mould on the ceiling using cleaning products that are safe for the environment and human well-being:

1. Stock Up On All The Necessary Tools

It is good to have all the necessary cleaning supplies before getting into the process. Make a list of tools you will need and treat mouldy ceilings like a pro:

- Protective face mask
- Gloves
- Eyewear
- Soft-Bristled Brush
- Step Ladder: you need a ladder so that you can easily reach the surface for detail cleaning
- Dishwashing Liquid : use a mild product
- Sponge
- Microfiber cloths
- Spray Bottle

Do not use traditional mould removers because they contain ammonia, bleach and other harmful chemicals. Instead, use natural cleaners, such as vinegar, hydrogen peroxide, baking soda, etc. You can also use tea tree oil to remove mould from showers.

2. Spray White Vinegar Solution On Mould



Mix one-part of white vinegar, two-parts of warm water and a few drops of dishwashing liquid into a spray bottle. Apply this solvent over the mouldy area and leave it to activate. Let the solution sit for an hour.

After that, use a scrubbing brush or a sponge to get rid of these bacterial spores. Repeat the process if required and rinse your wall.

You may need a step ladder to reach the ceiling without any inconvenience. Do not forget to dry the wall completely to prevent mould re-growth.

3. Apply Baking Soda To Kill Mould Fungus

Removing mould stains from bathroom tiled ceilings is a tricky task. You need a less acidic cleaning agent for better outcomes. Baking soda or Bicarbonate of soda is a great product to remove mould from porous as well as non-porous surfaces.

It is a natural cleaning agent that can help you kill disease-causing bacteria, germs and fungus. The best part is that baking soda contains no harmful ingredients, and that's why it is also used by professional bond cleaners Canberra.

To prepare the DIY solution, mix half a teaspoon of baking soda in one cup of warm water.

With the help of a step ladder, you can reach the tiled ceiling and spray the solution. Leave it for a few minutes or until you scrub the ceiling with a soft-bristled brush.

In the final step, rinse and wipe the surface with a clean cloth.

4. Use 3% Hydrogen Peroxide For Better Results

If nothing works, mix one part of 3 per cent hydrogen peroxide and two parts of warm water into a spray bottle. You can also add baking soda and dishwashing liquid to prepare an effective mould remover. Hydrogen peroxide is a great alternative to chlorine bleach and ammonia. You can treat stubborn stains from all surfaces and see sparkling results.



It works wonder in killing mould and other germs from almost all surfaces. Let it sit for 10 minutes or until it stops fizzing.

Repeat if required or until the visible stain is gone. Make sure you rinse, wipe and dry the ceiling to keep mould at bay.

If you are prepping your rental property before the end of your tenancy, book the best bond cleaning Canberra service and secure your bond money. Property managers inspect the rental property and cover all nooks and crannies. So let professionals do the complicated task without a hint of stress.

How To Prevent Mould Infestation On Ceilings?

Removing mould from ceilings is not enough to maintain a healthy and hygienic indoor environment. It is imperative to prevent mould from coming back. You should focus on keeping your ceilings away from mould infestation. So, keep these tips in mind for desired outcomes:

- Make sure your roof is not leaking. If there is water damage, fix it as quickly as possible. You can also focus on water-efficiency to reduce waste and save money.
- Ensure your home is properly ventilated. So, open your doors and windows for cross ventilation
- Install a dehumidifier if the humidity level is high.
- Leave the shower glass door and bathroom door open when not in use
- Run the extractor fan when bathing
- Allow the natural light come inside your home.
- Keep your entire house clean and disinfected.
- Book the best pest control service in Canberra before the rental inspection of your leased apartment.

VII. How to Find a Team of Expert Professionals

Most people would agree that a home renovation project can be a daunting task. It can be difficult to know where to start or what steps to take in order to get the desired results. That's why it's often a good idea to hire professionals who have experience in this area. By doing so, you can rest assured that the job will be done right and that your home will look its best.

VIII. Conclusion

By applying the tips outlined above, you can renovation your house. To accomplish this, it is vital to research the options that best suit your needs, budget, preferences, and budget. Consider and check on these often less-than-obvious concerns, and factor fixes for them into your renovation budget.

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