

NO MORE "SOMEDAY"

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Thinking about tearing down walls, opening up the kitchen, or finally fixing that layout that never worked? Here are five steps to get you from idea to a plan your contractor can actually build.

Step 1: Bring in Your Contractor Early

-  Involve your contractor to price it, review it, and prepare for construction before your plans are finalized, not after
-  Early budgeting and scheduling feedback can catch potential challenges
-  Treat this as the step that makes the project smoother

Step 2: Environmental Planning (if applicable)

-  If your home was built in 1994 or earlier, arrange testing for asbestos, lead, or other hazardous materials before demolition
-  Factor testing, and any remediation it turns up, into your budget and timeline early. ARG has industry connections that may be able to save you 10% off the cost of some testing services

Step 3: Talk Budget First

-  Have an honest budget chat with your contractor before you fall in love with a design
-  Ask for realistic cost expectations early to avoid surprises
-  Get help identifying where to invest and where to save

Step 4: Start Collecting Photos and Ideas

-  Build a folder or board of spaces, finishes, and layouts you love
-  Work with a qualified interior designer to turn that inspiration into a complete design plan
-  Ask your contractor for their trusted designer recommendations

Step 5: Understand the Timeline

-  Know that a successful reno starts long before construction begins
-  Expect planning to be six weeks to three months before work even starts



Did You Know?

Custom cabinetry alone can take **8 to 16 weeks** to arrive.

Miscommunication between the contractor, designer, and suppliers is repeatedly cited as one of the top causes of renovation delays.

A contingency fund of **10 to 20%** is standard industry practice, not a sign that your budget was planned poorly.

Skipping permits to save time or money upfront can create real **legal, insurance, and resale problems** later, even years after the project is done.

Your **home insurance may not fully cover you** once renovation work starts; always a good idea to check in with your insurer.

There's a rule of thumb for how much to put into a kitchen. It is recommended to spend no more than **10 to 15%** of your home's overall value on a kitchen renovation.



Prepare Your Life for the Project

Will I need off-site storage for furniture, valuables, or belongings during construction? ☐ Yes ☐ No

Will I need to live elsewhere for all or part of the renovation, and for how long? ☐ Yes ☐ No

Do I have kids or pets whose daily routines will be affected by noise, dust, or crew access? ☐ Yes ☐ No

Which parts of my home need to stay fully functional throughout the project (a working kitchen, one bathroom, a quiet office)?

- | | |
|---------------------------------------|------------------------------------|
| ☐ Kitchen | ☐ Kids room |
| ☐ Bathroom | ☐ Garage |
| ☐ Quiet office | ☐ Other |

Do I work from home, and do I need a backup plan for calls, internet, or quiet space during construction? ☐ Yes ☐ No

Will parking be affected for my household (does the driveway or garage become part of the work zone)? ☐ Yes ☐ No

How much time can I realistically give each week to decisions, site visits, and questions?

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|------------------------------------|------------------------------------|
| ☐ None | ☐ 4-6 hours |
| ☐ 1-3 hours | ☐ 7+ hours |

Do any major life events (school year, holidays, travel) need to be factored into the timeline? ☐ Yes ☐ No

Ready to stop saying "someday"? Book a free consultation with ARG Contracting and get straight talk about your renovation from day one.

Book Your Free Consultation

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