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# 7 Things Your Remodeling Contractor Wants You to Know

by **Liran Koren** | Dec 9, 2021 | [Home improvement](#), [Property maintenance](#)



It's unlikely that homeowners have the technical know-how when it comes to [improving their homes](#). That's where a contractor comes in to

ensure that the remodel is a complete success. Unfortunately, not all homeowners trust these contractors, which is why they end up DIY-ing the remodel. After all, it's not uncommon for contractors to be complained about due to their dishonesty and incompetence. However, what homeowners don't see is that not all of these complaints are true. Contractors want your remodeling project to go smoothly just as much as you and your property managers do.

If you're thinking of remodeling your South Florida home, here are a couple of things your contractor wants you to know:

## **#1 They Want to Work With Their Own Workers**

Say you're hiring a contractor to oversee your investment property's **bathroom remodel**. Your **property management company** conducts a background check as part of their contractor screening process, and when they finally find a contractor, you tell them that you want your friend's friend to be part of it, too. Since your friend's friend is an electrician, you think they're suitable for the work and that you can save by enlisting their services.

What homeowners don't understand is that contractors like to work within their own network. They've been in the industry for years, and over those years, they've established a vast list of subcontractors that they can count on. Keep in mind that your contractor facilitates the work of other workers, hence, they should be able to work with people with whom they know. Besides, your contractor knows the industry well, so you can skip the screening process for the rest of the workers.

## **#2 Your Budget isn't Set in Stone**



You should always start with a budget, but you should also remember that your budget isn't set in stone. Another thing that your contractor wants you to understand is that your budget has to be adaptable. Bear in mind that some materials can be pricier (or cheaper) than you or your contractor anticipated. Going over budget is inevitable, but rest assured that your contractor would never force you to spend way beyond what you can afford.

Hence, be prepared to spend a bit more. When **setting a budget**, always go 10% to 15% higher in case surprises arise during the construction. You should also consult an **investment adviser** to find out which upgrades offer the highest return on investment (ROI).

### **#3 DIY-ing Won't Save You Money**

Homeowners often ask contractors if they can do the work themselves in order to save. While you can save by taking the do-it-yourself route,

it isn't always the case. Certain aspects of the construction work need the skilled hands of professional contractors.

For instance, if you offer to finish the drywall, your painter won't be able to paint the wall properly because of the poorly done drywall. You might be able to save some money but you'll also end up with a poorly made home.

The solution? Trust your contractors. If you're confident you can do the work, show your contractor proof of the work you've previously DIY-ed.

## #4 They Need You to Set a Timeline



When hiring a contractor, you should always set a construction timeline. Your contractors must know what you expect and *when* you expect it. Ask your **property management** company to create a realistic timeline to help your contractor to plan the work. The remodel can't go

on forever, so it's important to express your expectations at the very start.

For instance, if you're planning on renting out your property in a couple of months, make sure your contractor has ample time to complete the work. You should also allocate time for an inspection to see if the work is to your liking.

## **#5 You Don't Need to Hover**

No contractor wants the homeowner to keep an eye on them while they work. It's fine to check in sometimes, but you shouldn't be around all the time. Trust your contractors to do the work they were hired to do and avoid hovering. If you need to monitor the work daily, ask your property management firm to do it for you. They regularly prepare reports that outline the progress of the property upgrade. Partner with a [South Florida property management](#) company that uses technology to upload photos, documents, etc. that the homeowner can access at any time.

## **#6 Last-Minute Changes are a Nightmare**

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Don't be embarrassed to tell your contractor about any changes. If you wait until the last minute to tell them that you want things done another way, you'll have to spend thousands of dollars more on your home improvement. For instance, if you want to alter the design of the tiles, tell your contractors as soon as possible, preferably before they order and install the tiles. If you don't tell them in advance, they will have to redo it all, and this can set the work back.

## **#7 Some Things are Out of Their Control**

Your contractor will try to complete the work as soon as possible, but keep in mind that certain aspects are out of their control. Take the weather, for instance. You can't ask your contractors to keep working when a hurricane is on its way. That's why your construction timeline should also account for the unexpected.

Another aspect your contractors can't control is the code. Cities implement building and housing codes that are non-negotiable. If you

want things done in a way that goes against the code, there's nothing your contractors can do about it. They're bound to the code.

## Planning a Home Remodel?

At [Luxury Property Care](#), we work hand-in-hand with local contractors, subcontractors, and workers to ensure that your home remodel is completed on time. We consider it our duty to deliver streamlined services so that you don't have to worry about a thing. With our property managers, you can rest assured that your home remodel is hassle-free and that its result meets your standards.

Call us today at [\(561\) 944 – 2992](tel:(561)944-2992) or [contact us online](#) to learn more.



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