

FREE REPORT

Are you building, extending, or simply renovating your home or office space?

Well, I have news for you! You have most likely been robbed or overcharged by your contractor.

Here are **Ten (10) things** your contractor will never tell you. **Number 7** has already happened to you.

1. BM of wood is equal to 12x12x 1 inches.

By raising the amount of BM on the estimate, the contractor can potentially pocket the difference. To acquire a BM of wood, you multiply the length of the wood needed by the size of the board (2x4) then divide by 12.

For instance, if John needs 45 feet 1x8, it will be calculated as 30BM

$$\frac{45' \times 1" \times 8"}{12} = 30\text{BM}$$

Similarly, when John takes the estimate to the sawmill, he should know how much lengths he should expect. The calculation is as followed:

$$\frac{30\text{BM} \times 12"}{1" \times 8"} = 45'$$

2. Transparency in purchasing of materials

Materials price vary from store to store. Look out for discrepancies.

You must cross-reference your estimate with your receipts to ensure transparency. Doing this allows you to allocate excess funds to side projects and also ensures that you are getting the absolute value for your hard-earned money. Wouldn't it be nice to start your landscaping finally or to start working on that gazebo?

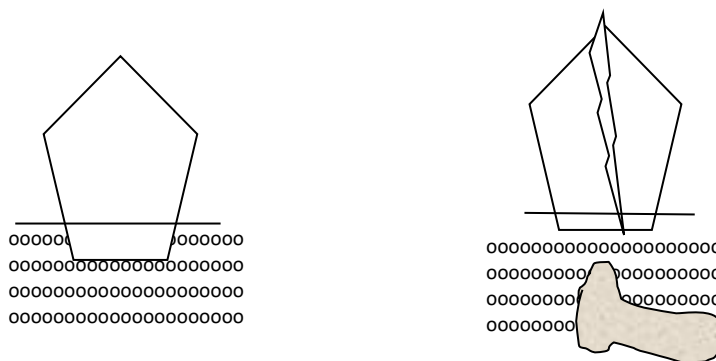
3. What is the industry standard and what is not

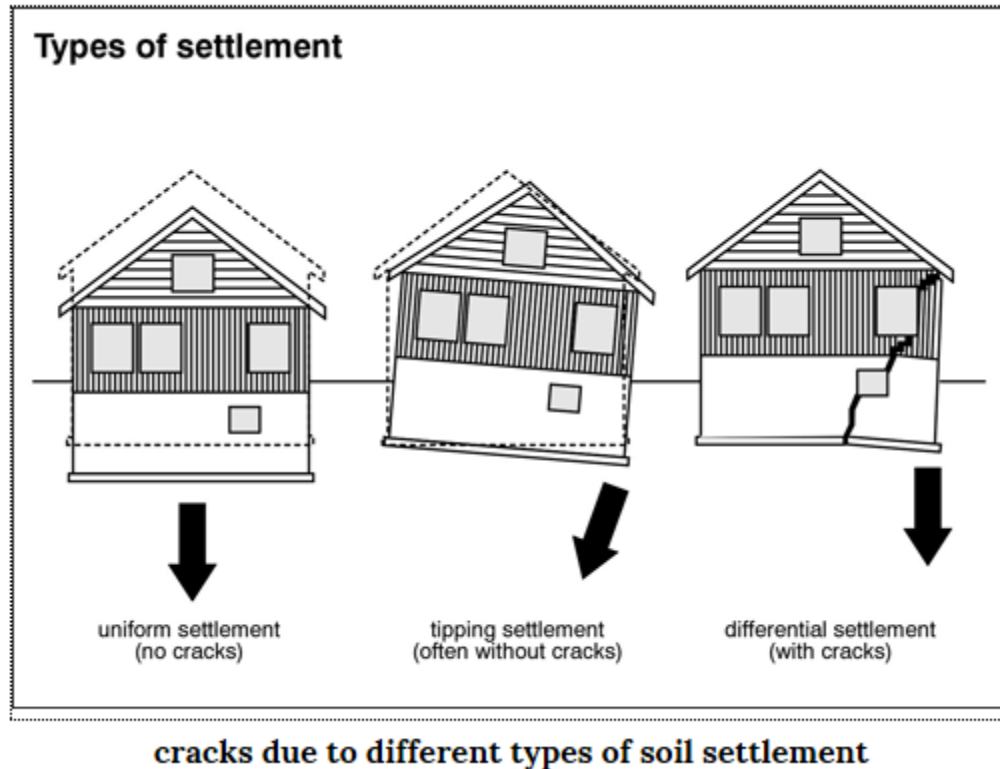
Industry standards are used as a basis or guide for contractors to follow to ensure Guyana's infrastructure is built with the highest standard to ensure longevity. Although Guyana has strict regulations, much is not enforced, and to save on materials, contractors often decrease and even disregard the rules rendering your structure inferior. It is essential to familiarize yourself with said regulations so you would be able to ascertain, during your observations, whether or not your project is complete under the guidelines.

4. How to test the job or structural integrity of the build

The weight of a building is supported evenly by the foundation, as the building rises, columns continue to spread this load evenly. Should this be done otherwise, the structure fails.

A proper foundation should be well dug and sand-filled. This settlement is usually left without tests since the majority of our buildings are on clay that compresses evenly. However, should any sort of **Debris, Boulder, or uneven bedrock** be found below this foundation, It will gradually lose strength, and the structure fails with visible cracks or worst completely collapses.





<https://civilengineersforum.com/soil-settlement-foundation-design-factors>

5. Are you getting your monies worth?

Each build, regardless of how elegant the façade, is for a purpose. Based on this purpose, different thicknesses, layers, and lengths are recommended. However, if you are uncertain of your use for the finished product and you just want to get the job done, the contractor can and will cut corners. It is imperative that the build is completed in such a way that it ensures longevity. Be patient; construction takes time.

6. What happens if the contractor doesn't deliver what you want?

The goal of a construction agreement, whether oral or written, is for the contractor to build what the client has in mind. This contract usually starts healthy until the budget goes up; the timespan is exhausted, and there's still much work to be done. Worst case scenario, something fails, and the build crashes to the ground. What happens next?

Well, no one wants to lose, so measures are put in place early to mitigate this. This safety net includes a bond for large projects and a detailed schedule or contract for smaller ones.

The contractor must get your job completed, so know who you're putting in charge.

7. Significantly exaggerating the life span of the build when inferior materials were used

Contractors grossly exaggerate the life span of tables, cupboards, fences, etc. by overstating the life span of the wood used. It is essential to know the types of wood and the one that is most suitable for your project. For instance, some species of timber last five years while others last over sixty years; however, the prices of these will vary based on its lifespan. The contractor can give you an estimate that includes wood with a life span of 60+ years but buy a type that lasts for ten years.

8. Will your contractor be 'on the job?'

Contractors hire workers who are, for the most part, experienced, to complete the job. But can often opt to complete the task by himself as hiring skilled workers is expensive. If the build is an area unknown to him, he may also try to learn on the job. Nobody wants to risk hiring someone who is not as skilled as he claims. The following are specific questions to ask before you select a contractor. How competent is your contractor? How knowledgeable is he in the industry? Does he have smart people that tell him what to do, or is he an army of one?

These questions, when asked, help you to mitigate some of the risks of faulty work. You don't want somebody to come and learn about your job. This mistake usually costs you money, especially when you have to rehire to complete the job.

9. Is your contractor insured? How can problems be solved if problems occur?

Ensuring there is some form of security before the commencement of a job is vital. This practice is to safeguard you should mishaps happen. For instance, should your structure collapse while in the process, who takes responsibility? You shouldn't be left that vulnerable.

You should also question estimates that are lower than the average cost. Cheaper construction is never better. Taking shortcuts to save a few extra dollars just means you are paying for inferior work. When doing so, it means you are setting yourself up for significant repairs shortly when the build could've been completed with sustainability and longevity from the inception at a slightly higher price.

10. Your renovation or build requires an approved permit from the council

Paperwork always delays a new build, and depending on the location; some may take months to acquire. Some contractors would like to complete as many projects as possible within a specific time, so they may neglect to mention it in conservation.

Usually overlooked, this is still the procedure that needs verifying, so insist upon getting your permit before the build commences.

Now you know.

Being consumer smart and versed in these aspects of contracting and construction not only ensures you know what qualities to insist upon but also helps you to make informed decisions in the selection of your contractor. We at CTXOG Designs pride ourselves on delivering excellent work that satisfies your needs and adheres to the industry standards while being affordable to you. Your next choice should be CTXOG Designs, where Clarity, Transparency, and Originality is Guaranteed.

