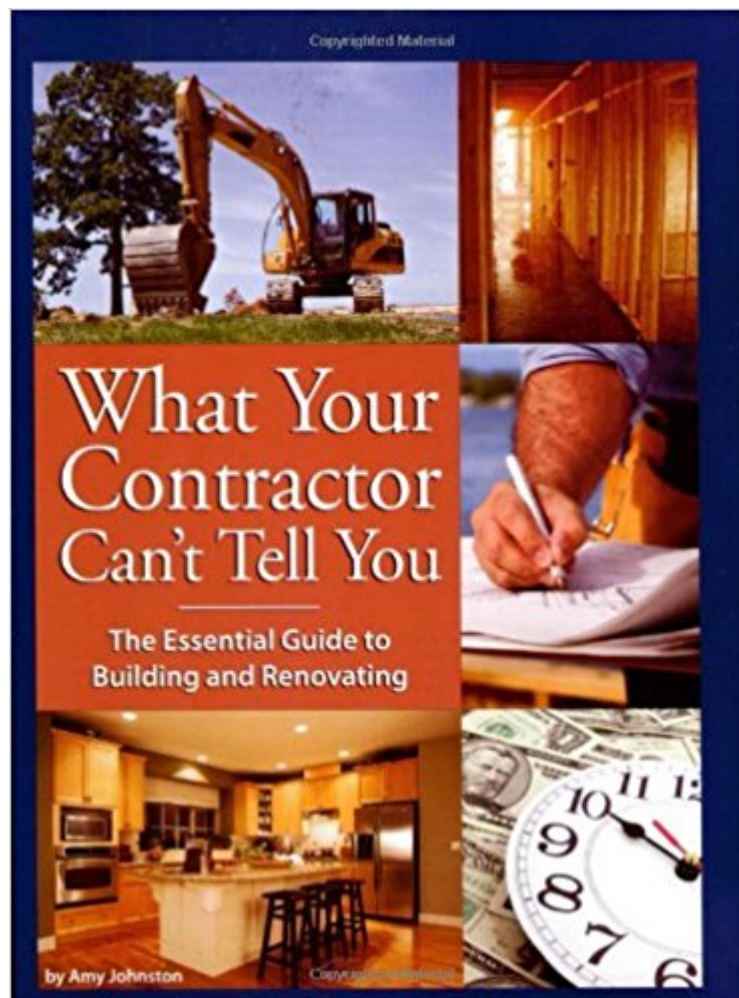




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# What Your Contractor Can't Tell You: The Essential Guide To Building And Renovating



## Synopsis

This book equips owners with the information and strategies needed to turn their vision into a home or renovation project that can be executed on time and within budget. Chapters give detailed coverage of critical topics: design options, selecting and supervising the architect and contractor, cost estimates, budgets, plan specifications, contracts, dealing with town officials and keeping track of everything along the way. For each stage of the project there is detailed information on common pitfalls and how to avoid them, as well as insiders' tips which reveal what most contractors can't tell you. This book was previously published by Warner Books (2004) and titled What the "Experts" May Not Tell You About Building or Renovating Your Home.

## Book Information

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## Customer Reviews

This is the bestselling book of its type for good reason. It's exactly what owners need and want to know before they start a building project. It's frank, insightful, well sequenced and gives the reader a fascinating look into the surprising culture of the construction industry. It addresses what all owners are worried about and plenty else they should be worried about. The reader will come away a savvy consumer with foresight, prepared and focused on the right things to ensure their project is a success.

Creating a dream home just shouldn't be a nightmare, but hiring people to design and build for you is an enormous investment and a high-risk endeavor involving decisions that will last forever. Most homeowners spend about 20% of their time on the plan and 80% of their time on a messy, traumatic, expensive construction phase, often with bad consequences. Pros spend 80% of their

time on the plan and 20% on a smooth construction phase with the desired outcome. But the homeowners can't know what goes into a solid plan unless someone tells them. After years of hearing bright people tell me horror stories about their experiences I thought "If owners knew even a fraction of what the professionals did, they could avoid most of these problems." I hope you find this book illuminating and helpful. Best of luck with your project.

This book has some value, but it doesn't help that much if you are going to act as the GC. Still, we got some value out of it. But, it is NOT the essential guide it claims to be in its title. It's OK. If you are planning a large remodel or building a home, I would seek out multiple references and probably not this one. We did it and here is what you must do and have: 1. A huge amount of time to invest 2. The ability to organize, reorganize and reorganize as you attempt to manage an extremely complex process 3. Excellent communication skills to understand what you need to know and convey your needs in a friendly, professional but also strong way because - whether you know it or not, and whether you use a GC or subs - you will be competing with their 'other jobs', with laziness, with poor communicators, etc. 4. Patience and persistence 5. Really excellent level subcontractors - especially the framer and the foundation folks. If the slab and the footings are great, and the framer isn't precise - you will have lousy looking floors, walls, and windows and doors will be a pain. 6. A very strong marriage if you are married 7. A lot of self confidence - because periodically you will think the whole thing is spinning out of control (money, time, outcomes planning, cooperative scheduling of the various trades, shopping for essentials, delays, problems with inspectors, weather, etc.)

We've been dealing with multiple contractors and architects for 2 years trying to build an upscale home. WOW, this would have saved us a lot of time if we had gotten this on the front end. It's practical, well reasoned advice. Things you need to understand and take into consideration when you're contracting or dealing with builders/renovators, etc. It would have saved us tens of thousands of dollars. Word of mouth advice from friends only told us about 1/100th of what we learned here. I'd recommend buying it even if it were several hundred dollars, consider it professional advice.

This is a great book for anyone thinking of taking on a renovation or new home construction. While it doesn't cover the how-to's of design, this book covers information that is equally important: the various contract structures, how to write a contract to protect yourself in the event something goes wrong, and how to manage your project's budget so that you don't go over budget. I would recommend this to anyone who is getting ready to tackle a big construction project. My one

complaint is that the author didn't really cover projects that are builder financed. We're getting ready to build a home (a first for us) and we are contracting to purchase with the builder. He is building off plans we had of our previous house (with some changes), we pick the finishes, and he carries the construction loan. Once the house is completed, we'll get a mortgage and close, paying off the builder's construction loan. I guess not many builders do this sort of thing any more or perhaps it's more a regional phenomenon (we live in the South) that she is unfamiliar with. Even so, there's still a lot of valuable knowledge to be gained from this book, so if you're building/renovating, buy and read this first.

This book is my bible. As a certified project manager I know a thing or two about running a project but this book has given me an insight into the construction business that I would have only gleaned through years of trial and error experience. I purchased it because I'm embarking on the task of building a home for my family. So far it's proved itself invaluable. The dog eared pages, sticky notes, highlights and underlined notes throughout my three month old copy speak for themselves.

Excellent delivery time and product was as described. I would highly recommend seller. Thanks.

Have not read all the way through and most is common sense but tells you in a very concise way what to watch for, think about and act upon when dealing with construction contractors. A good book to start with and may be worth the money to have all of the details this book has in one place. I would recommend if you have never had some project built before or has been a while since you have had anything built. Helps to use this book to inform yourself before negotiating a contract and other details. Some sections a little wordy, but an easy read and author seems to know the business.

Specifically targeted to the homeowner coordinating a new build or renovation. Very thorough considerations and written in an approachable way. I lost my first copy and happily paid to get a replacement - worth its weight in gold for what it saved me on my extensive renovation. Terrific resource.

This was the best of about 5 books I read on construction of a home. A balanced view of the consumer's perspective vs the contractor's perspective. Many, many practical safeguards and ideas. Highly recommend this book for anyone planning to build their own home.

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