

Emerging Work

A Remodeler's Challenge

In remodeling lingo “emerging work” refers to those items which were not predicted when the job started but which must be addressed in order for the job to be completed properly.

Let's say you want to tear out your old carpet and vinyl flooring and replace it with ceramic tile. Your contract covered the cost of removing and disposing of the old flooring, preparing a new smooth surface for the tile, purchasing and installing the tile. But when the old floorcovering is removed, the contractor discovers that the sub flooring has rotted in front of the door and next to the kitchen sink. The old flooring has to be removed and replaced before the planned job can proceed. This presents the homeowner with an unanticipated (and unwelcome) expense. In this example, the cost of labor and materials would be fairly low.

Just imagine, though, if you were replacing all the windows in your home and it was discovered in the middle of the job that the old windows had leaked to such an extent that the framing had rotted. It would be much more difficult to absorb the additional cost in this scenario.

When Beach Realty & Construction estimates a remodeling project, we invest a lot of time up front researching the job down to the smallest detail. For instance, since doors and windows are logical places for water infiltration and damage, we would make every effort to determine the structural integrity of the floor and the walls in the above two examples, before submitting the final estimate.

Our goal is to reduce emerging work to a bare minimum. More often than not, a low estimate derived in a short period of time will spell future financial problems for the homeowner. In such a case, the contractor may simply intend to pass on the unexpected costs to the homeowner during the construction period or he may not know what he is doing. Either way, the homeowner pays the price - in dollars or in a job poorly done or over schedule.

Now you have the price. Is it worth it? An island, by definition, is limited in its growth by the surrounding waters. The Outer Banks is no exception. Vacant land is rapidly disappearing, while at the same time renters are requesting up to date facilities with many creature comforts. While remodeling can be dirty, disruptive, lengthy, and more expensive than you had planned, it is often the best choice in maintaining or increasing your property's value. If you know what is involved from the beginning, you have an excellent chance of being pleased with the job. Time spent up front means less problems at the end. — *Jimbo Ward*

Courtesy of Beach Realty & Construction