



# 5 COMMON BUILDING PROJECT ERRORS

AND HOW CERTIFIED HOME EXTENSIONS HELPS YOU TO AVOID THEM WITH YOUR FAMILY HOME

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# ABOUT CERTIFIED HOME EXTENSIONS

Alvin and the team at Certified Home Extensions have been successfully making the dreams that people have for their homes reality since 2003.

Whether it is a renovation, extension or new build, you can rest assured that their extensive experience will have you starting, continuing and finishing your build project in a high-quality manner that is ideally suited to your home, family and lifestyle.

Our goal is not to meet you expectations, but to exceed them on everything from answering a phone call to lifting a hammer on site. We want your experience to be five-star every step of the way.



A stress-free building project is just one call away

**(021) 594 813**



# WORKING WITH AN INEXPERIENCED PROJECT MANAGER

Hiring an inexperienced project manager can be catastrophic to your building project, especially when the scope of works involves an extension or renovation.

Completing an extension or renovation project successfully is significantly more complicated than a new build, where you start from scratch and problems are minimal.

Experience is crucial for achieving excellent outcomes with an extension or renovation project because there is an existing home to consider, and more problems tend to occur throughout construction.

If your builder and/ or project manager lacks experience, then not only will problems not be solved correctly, mistakes will often occur and the high-quality building project that you were expecting is likely to be put into jeopardy.



Alvin, CHE's company director and principal project manager, has overseen 146 successful extensions and renovations. With this much experience, it is very rare that he encounters a problem that he does not have a systemised, successful solution for. This trait is ideal in a project manager, and one to watch for when you are looking for somebody to help you make the dream that you have for your home a reality.



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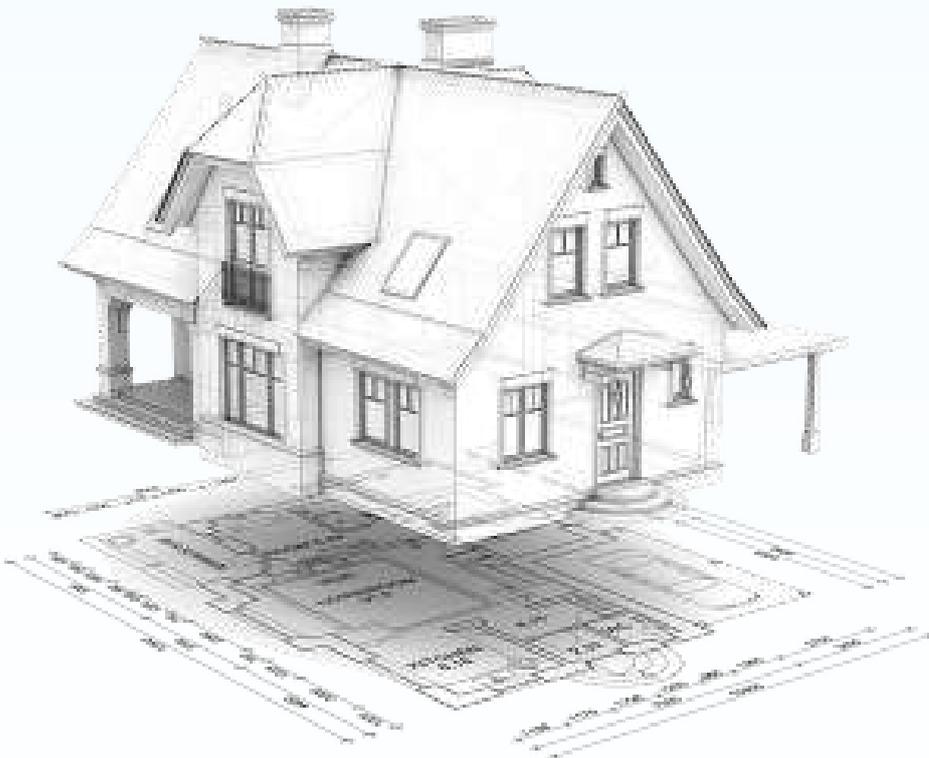
# 2

## HIRING AN UNRENOWNED ARCHITECTURAL DESIGNER

It is very easy to underestimate the difference that a good architectural designer makes to your project, and to make the mistake of ringing somebody unfamiliar out of the telephone book.

This hardly ever works out well, as these designers don't know you, you don't know them and hence you are not a priority.

Our company has strong established relationships with multiple architectural designers, so when you choose us to help you to make the dream that you have for your home a reality, we'll be able to personally recommend you to one who will be ideally suited to your home and project.



Throughout your journey with our designer, we'll manage the process of going from concept drawings to council consent and make sure that you always remain a priority.

Based on previous job experience we will be able to hand the keys over to your new extension approximately six weeks faster if you use one of our designers.

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## HAVING A "LOWEST TENDER WINS" MINDSET

One of the most overwhelming things when considering an extension or renovation is thinking about the budget that you have for the dream that you would like to complete.

It is very easy to fall into a "lowest price wins" mindset, which can often spell disaster for the experience that you have during your build project and also its final cost.

We've all heard the horror stories where people were quoted one price at the beginning of construction and were \$100,000+over upon completion.

High-quality workmanship does come at a price, but it will lead to a higher-value property and a better-built home.

Throughout the journey that our clients go through from design to construction, our team is always 100%honest and transparent as to how much we believe your project will cost.

Our Action Plans allow us to give you a fixed price investment that will only change if we discover something that could not be foreseen, e.g. a rock in the ground during excavations (very unlikely!).



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## SITE VISITS WITH ONLY THE BUILDER PRESENT



Once you have received full working drawings from an architect or architectural designer, the usual next step is for you to send these out to a builder so that he can give you an investment figure for how much he believes the scope of works involved in your dream will cost.

If this builder is willing to give you the aforementioned figure based off the plans and a site visit with himself only, big alarm bells should be ringing in your mind.

When CHE conducts a site visit, we do so with everybody who we feel will make a significant contribution to your job, from the plumber to the floor layer, present.

We do this for two main reasons: the first is that these guys being specialists in what they do, are able to give us a fixed price which isn't going to change throughout the course of your project unless something unforeseen occurs.

Secondly, having subcontractors such as the plumber on-site before the job begins gives them the opportunity to spot something and either make us aware of it or price the job accordingly before you are paying them to do a job they may not be able to complete.

The extensive site visit that we conduct means that we can guarantee you that the investment figure in your Action Plan won't change unless something unforeseen crops up, or you change your mind.

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## ABSENCE OF ACTION PLANS

One of the most interesting phases of the project, and quite likely the most important, will be the stage where you ask a builder to put together a quote based on the dreams that you have designed.

There are many different methods of quoting a project, from a verbal quote to the more traditional two-page written quote.

Both of the aforementioned methods do provide a lot of room for errors and variations, especially when as previously mentioned only one person comes to your home for a site visit.

This is why here at Certified Home Extensions we do neither, instead choosing to provide our clients with a 19-page Action Plan that includes everything from the type of Gib going on your walls, to the handles on your doors.

Instead of saying "hey, I thought that was included", we guarantee that you will be impressed at the depth of detail provided.

Having an Action Plan that is tailored to your project also means the fixed price investment figure that the breakdown is based on will remain constant, unless something unforeseen occurs during construction or you happen to change your mind.



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*"Extensions Made Easy"*

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