



HOME RENOVATION CHECKLIST GUIDE

Introduction

A well-planned renovation is the key to achieving a high-quality outcome while avoiding unexpected costs and delays. This guide provides homeowners with a structured checklist to ensure every aspect of their renovation is considered and accounted for. Use this guide to track progress, communicate with your contractor, and avoid common pitfalls in home renovations.

1. Key Considerations Before Renovating

Budget & Financing

- Set a realistic budget including a contingency (typically 5-10%).
- Consider financing options if needed.
- Get multiple quotes from reputable contractors.

Permits & Regulations

- Confirm which permits are required for your project.
- Ensure your contractor handles permit applications.
- Check local zoning and building codes.

Choosing the Right Contractor

- Verify contractor licenses, insurance, and references.
- Review past projects and customer testimonials.
- Ensure a clear and detailed contract is in place.

Timeline Expectations

- Discuss a realistic timeline with your contractor.
- Factor in potential delays due to materials, weather, or unforeseen issues.
- Plan for alternative living arrangements if necessary.

2. Renovation Checklist by Category

Excavation, Footing & Foundation

- Excavation for new foundations, additions, or underpinning.
- Footings installation to provide structural support.
- Foundation pouring and reinforcement.

- Waterproofing the foundation to prevent moisture damage.
- Basement drain installation and sump pump setup.
- Concrete slab pouring for basements or extensions.

Site Preparation & Demolition

- Ensure all required safety signs and first aid kits are available on-site.
- Conduct an asbestos test before starting demolition.
- Install temporary fencing and toilet rental for workers.
- Site preparation and protective measures.
- Demolition and disposal of debris.
- Garbage bin rental and waste management.

Structural & Exterior Work

- Creating temporary walls, bracing, and all necessary structural reinforcements before removing load-bearing walls.
- Framing and load-bearing wall modifications.
- Reinforcement of foundation if needed.
- Roof repairs or replacement.
- New windows and front door installation.
- Stair railing installation.

Mechanical & Electrical Systems

- HVAC installation and ductwork.
- Plumbing rough-ins and fixture installation.
- Electrical wiring, panel upgrades, and outlets.
- Replacing aluminum wiring with copper is essential for safety and compliance. Aluminum wiring is prone to overheating, which increases the risk of electrical fires. Upgrading to copper ensures better conductivity, longevity, and adherence to modern electrical codes.

- Smart home wiring and security system installation.

Insulation & Drywall

- Insulation for walls, ceilings, and basements.
- Drywall installation, mudding, and sanding.
- Prime painting before finishing coats.

Flooring & Stairs

- Hardwood flooring installation.
- Engineered flooring installation.
- Carpet installation.
- Tile work and waterproofing for wet areas.
- Stair staining and refinishing.
- Stair installation and upgrades, including railings and treads.

Doors, Trim & Millwork

- Interior doors installation.
- Baseboards, casings, and crown molding.
- Custom millwork (built-ins, shelving, paneling).

Kitchen & Bathroom Finishes

- Cabinetry and custom millwork fabrication.
- Countertops and backsplash installation.
- Shower glass door installation.
- Plumbing fixture installation (sinks, faucets, tubs, toilets, etc.).

Lighting & Fixtures

- Installation of light fixtures, pot lights, and chandeliers.
- Placement of dimmers and smart lighting controls.

- Decorative wall sconces or accent lighting.

Wall & Ceiling Finishes

- Final painting (walls, ceilings, trims, and doors).
- Wallpaper installation (if applicable).
- Feature walls or decorative molding.

Final Touches & Clean-Up

- Final cleaning before move-in.
- Final walkthrough and deficiency list with contractor.
- Touch-ups and final adjustments as needed.

3. Questions to Ask Your Contractor

- Have you included all demolition and disposal costs in the estimate?
- Are permit fees covered, or do they need to be paid separately?
- Is temporary fencing and site protection included?
- Have you accounted for potential unexpected issues like mold, asbestos, or structural repairs?
- What materials are included in the estimate vs. homeowner-supplied?
- What is the warranty on the work completed?

4. Final Tips for a Smooth Renovation

- Keep an open line of communication with your contractor.
- Document all changes in writing.
- Make material selections early to avoid delays.
- Stick to the agreed timeline and budget as closely as possible.
- Ensure all work passes final inspections before making final payments.

Downloadable Resources

For more insights, visit [Astaneh Construction's Home Renovation Cost Guide](#) for a comprehensive breakdown of renovation costs.

Need Expert Help?

Astaneh Construction is one of Toronto's leading home renovation companies specializing in high-end projects. [Get a quote today](#) for a consultation!

This guide is a complementary resource designed to help homeowners better understand the renovation process and anticipate potential challenges. It serves as an informational tool to outline key renovation steps, but Astaneh Construction does not assume responsibility for any misunderstandings, misinterpretations, or issues arising from projects completed by other contractors.