

Exterior Renovation Planning: A Homeowner Walk-Through

How to sort priorities before you call a contractor

Sort what you are seeing

1 Separate cosmetic from functional

Faded paint or a dated colour can wait. Drafts, damp smells, or unstable steps are signals worth acting on sooner.

2 Walk the exterior in different weather

A dry sunny day hides drainage and drafts that show up clearly after rain or on a windy day.

3 Photograph every area that concerns you

Photos from more than one angle give a contractor useful context before a site visit even happens.

Materials and openings

1 Ask for physical samples, not renderings

Colour and texture read differently outdoors than on a screen. Hold a sample against your own wall before deciding.

2 Note which openings feel drafty

Mark specific windows and doors rather than describing the whole house as drafty. It helps a contractor scope the work.

3 Ask what gets exposed once cladding is removed

Removing old siding or stucco is often the only time to see the sheathing and framing underneath.

Questions to ask before you commit

1 What does the sequence look like

Ask your contractor to walk you through assessment, design, permitting where needed, and construction in order.

2 Which parts of my scope need a permit

Ask specifically, in writing, rather than assuming based on a neighbour's project.

3 What happens if hidden damage is found

Ask how a contractor handles a discovery, like rot or moisture, once a wall is already open.

Sort cosmetic from functional, then let sequence set the pace.

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