



## Things to Consider Before Renovating Your Home

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9 Jul, 2014

As your family grows or changes, it can be difficult to make your current living space meet all of your needs. Outgrowing your home doesn't have to mean purchasing a new one, as sometimes [renovations and extensions](#) can be a cheaper, and more convenient and feasible option. While a renovation may be the best solution for your household, this doesn't mean it's a task you should take on lightly. Before renovating your home or beginning any work which will alter the structure, there are some very important factors which you must consider.

### **Renovating Your Home Legally**

When faced with the prospect of obtaining council approval and bureaucratic red tape, it can be tempting to simply build an extension or begin renovating your home without going through the necessary legal channels. While this may be an easier solution in the short term, it can lead to very serious issues later. Before you can sell a home which has been renovated or extended, you may have to work to obtain council approval, which will not always be possible. In the event of a failure to obtain the initial Council approval, you may be forced to remove the home extensions altogether or pay steep fines to have the work redone.

Illegal building is never worth the risk, and can also create a legal liability if someone is injured on your property as a result of unapproved alterations. Before you start renovating your home, it's crucial to obtain the proper approval and permits. You should also be familiar with the regulations regarding swimming pools, insulation, smoke alarms and any significant trees on the property which may be affected by the renovation project.

### **Asbestos and Other Dangers**

If your home was built before the early 1980s, there's a strong chance that asbestos is present somewhere on the property. It may have been used in siding, as insulation or in a host of other applications. Inhalation of asbestos can cause a life-threatening disease called [mesothelioma](#),

which can take decades to manifest and is not curable. If you're thinking of renovating your home, it's of vital importance that you determine whether or not asbestos is present, and proceed accordingly in order to keep yourself and your family safe.

Structural faults, old wiring and other building concerns can have a bearing on the success of your home renovation project. Because so many factors can contribute to issues with a new extension or renovation project, it's always wise to have your property thoroughly evaluated by a reputable building inspector before beginning any work or starting to renovate your home. A building inspection report can provide vital information about the likely presence of asbestos, visual wiring or plumbing issues, and the presence of major structural defects which can derail your home improvement project.

Renovating your home can give your family the space you need and the beautiful home you want, but it requires careful planning and organisation. Before breaking ground on your project or making any changes, contact a building inspection company who can evaluate your property and give you a reliable report to serve as a starting point. Building inspection reports allow you to get a thorough understanding of the current state of your property, how to proceed if there are dangerous substances or faults discovered, and what a renovation will entail.

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