

I DIDN'T THINK OF THAT

A woman called me last week and said she and her husband had decided that they were going to take on the home project of renovating their kitchen. They felt that after reading about it on the internet, that it shouldn't be too difficult. She then asked me to provide a budget price. I explained that I would need to ask a few questions before I could even venture a guess at the cost. First, I went on to explain about today's new codes that came into effect January 1st 2016. I told her that all new receptacles now needed to be Arc Fault Protected. (excluding the kitchen counter plugs and the refrigerator.) She said **"I didn't know that"**, then asked "how much more does that cost"?

I explained that new wiring would have to be brought from the electrical panel to the kitchen to provide the new circuits required by code. I asked, "where is the electrical panel in relation to the kitchen"? She said that the electrical panel was on the other side of the basement. I then asked, "is the ceiling between the electrical panel and the area under the kitchen unfinished"? She said yes, the complete basement has been drywalled. "This may pose a little problem" I said, we may have to damage the basement ceiling to get wiring from the panel to the kitchen. This will have to be repaired after the project is done. She said **"I didn't think of that"**.

I then asked another very important question "is the electrical panel full or is there still room for additional breakers"? She said "we did have an air conditioner put in 2 years ago and the electrician said that he was using up the last 2 spaces in the panel". I then thought, this could be a problem. I explained that there were 2 choices, we might be able to install a small "sub Panel" beside the existing one, or change the panel to a larger one to accommodate the needed circuits. She said that they had boxed in the panel and finished the drywall complete with a nice wooden door on the front. After I explained my concern, she said **"I didn't think of that"**

Finally I asked "what about lighting for the new kitchen, are you needing any changes"? She said they wanted 8 pot lights put in and some pendants over the island. (I was hesitant to ask but I did anyway), "is there an attic over the kitchen"? Yes she said and we just filled it with insulation. After I voiced my concern, she said **"I didn't think of that"**

I think the moral of the story is, learn as much information as you can before you start a new project, and never assume you have all the bases covered. She texted me a few days later and said that she and her husband talked about it and decided that this was way more than they expected so they hired a general contractor who had his own electrician and they were not going to need our services after all. You win some and you lose some...LOL