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Hello from Howard Lamcke. The cooling season of Fall is upon us, my favorite time of year. Of course, as I write this, we are experiencing our 3rd day in a row of above 95 degree weather at my house. The construction industry might be even hotter. I’m sure you have seen projects all around your neighborhoods. New housing, commercial, remodel: it’s all happening. As you can imagine, this has caused confusion and delay for scheduling subcontractors and ordering materials. One example is that the City of San Jose inspection department is 5 days behind, which is incredibly disruptive to our smaller permitted remodel projects in that city. No excuses here; just a big thank you for your patience, and a reminder that planning and preparation are more important than ever to have a successful job. Call us early and we will work together to bring all your remodeling dreams to reality. Until then!

Remodeling, the Ecstasy and the Agony- Continued….

We have talked about dust and dirt control, or rather, the effort to minimize it. We have discussed access to the jobsite and scheduling issues. Now let’s turn to the issue of the disruption of services in the house. It’s a good bet that at some time during most remodels, the electrical power, heating and cooling, and water supply will be cut off. The trick is to not have the water go off when someone is shampooing their hair in the shower. Or to have the power go off in the middle of an important business conference call on the computer. (Yes, these things have happened. I told you it was ecstasy and agony!)

 Heating and cooling services are rarely turned off, but they are severely disrupted if there is a constant flow of traffic in and out of the house. Nothing taxes an AC condenser more than to be operating when a door or a window is open and hot air is sucked inside. While the construction workers may appreciate the cool air, the HVAC system should be turned off while construction takes place during the day. This is also important for dust control as per our previous discussion.

 The water supply is also rarely turned off without previous knowledge. Emergencies do have happened such as a pipe breaking during demolition, or an angle stop breaking off during the setting of finish materials. In all my 37 years of remodeling, there has never been a case of unintentional loss of water supply overnight. I have spent some late nights doing repairs! And that is why we have a company policy of no plumbing work after noon on Fridays! To Be Continued……..