



7 Steps to a Successful Raise Project

1 Do Your Homework

- Consult your local building authority
- Know what is required:
Examples:
Will the existing foundation be adequate?
What are the overall height requirements for your area?
Is your house legally conforming to current regulations for side yard setback?
Will a variance be required?

2 Involve Good People

- Obtain recommendations for building contractors who have proof of similar projects.
- Obtain names of previous customers and view a project in progress. Ask  for a project address.
- Obtain ideas from previous customers that you can implement in your plans.
- Talk to an architect about plans and design.
- Contact a  estimator to outline responsibilities of the owner, contractor, and house mover.
- Obtain a budget price on the raise portion of the project from .

3 Draw Up Your Plans


- Have your plans drawn up by an architect or building designer showing and describing the scope of work.
- Submit your plans to your local building department for a building permit. (If you are obtaining financing for your project, you may want to wait until you have all your written quotes and have secured a loan, before submitting your application for a permit.)



4 Protect Your Investment


- All contractors should be properly insured for liability and Builder's All Risk for their part of the project.
- All contracts should provide up to date proof of compliance with Worker's Compensation. (Be aware that you can be held responsible for uninsured workers injured on your property.)
- Notify your Homeowner's Insurance Representative about your project. You will need to obtain all necessary permits for new construction.

5 Get the Numbers

- Select 2 or 3 contractors to price the project based on the plans you have drawn.
- Contact  to provide you with a written quote.
- Obtain all proposals in writing describing scope of work, cost & payment schedules.
- Choose your contractor. (Be sure you understand clearly who is responsible for each item and step of the project.)

6 Meet With Your People

Arrange an on-site meeting with all contractors & subcontractors to discuss scope of work and scheduling.

Sign contracts. (For Insurance purposes  requires the homeowner to sign the raising contract.)

7 Stand Back & Grab Your Camera

Following these 7 steps will ensure that you can relax and enjoy the project.



Return on Investment

- Raising your home to extend the height of the basement or creating a new full basement from a crawl space is the most cost effective way to double the square footage of your home.
- The cost of finishing a basement or main floor is 60% - 70% less than adding on the same square footage.
- For every \$1.00 spent on raising and improving your house you will increase the value of your home by \$1.50.

Additional Benefits

Avoid all the costs of selling and the purchase of a larger home (eg: real estate fees, land transfer tax, legal fees & moving costs).

Location: you are where you want to be.

Ease of financing.

Increased marketability & equity should you choose to sell.

BE AWARE
You can be held responsible for uninsured workers injured on your property



RAISE

Your House

Tired of Banging Your Head?

Is your home on a low basement or crawlspace?



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