

Planning and Caution

Some unfortunate experiences show us what to know before buying a house or condo, then plan the proposed renovation and proceed in accordance with the rules correctly.

When we acquire a property in Florida, we endorse the legacy of the previous owners and the work they have performed. Before buying, prudence dictates to go to the Department of Building Permits from the municipality to check the history of the work on your new home. If you find that the major work has been done with no permits, you will bear the consequences if an inspector finds. This may require that work be resumed with a request for issuance of permits and complying upgrading the building code in force.

The same situation may occur if you start renovations without obtaining permits. For example, if anything happens or a neighbor is bothered by the current work, a complaint bring an inspector on the scene and if considering that it is an offense, affix a "red tag" wich stop access to this property until the required permits will be issued.

The licensing is a tedious but essential if one wants to enjoy his property in peace. Architectural plans must be submitted to licensing department. They will be analyzed by various sectors: structure, plumbing, electrical, ventilation ... You can do it yourself or hire a contractor who will perform the procedure. As for work, they must be performed by licensed contractors, insured and whose staff is protected by Workers Comp Insurance. Also, you must verify that the workers names on site appear on the license issued.