

The Mr. Gomes 40-Point Pre-Renovation Walkthrough

Every point our crew checks in your home before we write a fixed-price quote. Free to use as your own homeowner checklist before hiring any contractor for a kitchen, bathroom, or full remodel in Massachusetts.

A. Structural & Framing

Why it matters: Catches problems that change the whole project scope before demo starts, not after.

- 1. Confirm which walls are load-bearing before any demo begins
- 2. Check the subfloor for soft spots, rot or deflection
- 3. Verify ceiling height clearance for any planned fixtures (range hoods, shower heads)
- 4. Inspect floor joists from below (basement or crawlspace) for size and spacing
- 5. Check for any prior unpermitted structural changes
- 6. Confirm the foundation and framing can support any added weight (cast iron tub, stone counters, second-story addition)

B. Plumbing

Why it matters: Prevents mid-project surprises that come from what is inside the walls, not what is visible.

- 7. Locate the main water shutoff valve and confirm it works
- 8. Test water pressure at existing fixtures
- 9. Inspect visible supply lines for material (galvanized, copper, PEX) and condition
- 10. Check drain lines for slope and clean-out access
- 11. Confirm sewer line condition, with a camera inspection if the home predates 1980
- 12. Verify vent stack routing for any new fixture locations
- 13. Test for active leaks under sinks, behind toilets, and around the tub or shower

C. Electrical

Why it matters: Flags safety and capacity issues before new circuits or fixtures get added.

- 14. Confirm panel capacity for any new circuits (dishwasher, disposal, heated floor, etc.)
- 15. Identify panel type and age, checking for known recalled brands (Federal Pacific, Zinsco)
- 16. Verify GFCI and AFCI protection on existing kitchen and bathroom circuits
- 17. Locate and test all switches and outlets in the work area
- 18. Check for aluminum wiring in homes built between 1965 and 1975
- 19. Confirm grounding at outlets in the renovation area

D. Moisture, Mold & Environmental

Why it matters: Health and structural risks that are invisible until a wall or floor is opened.

- 20. Check subfloor and wall cavities near tubs and showers for hidden water damage
- 21. Test for visible mold behind existing tile or wallpaper
- 22. Check the attic and roof for leaks affecting the work area below
- 23. Test for asbestos in flooring, popcorn ceilings or pipe insulation if the home predates 1980
- 24. Test for lead paint if the home predates 1978
- 25. Confirm the bathroom exhaust fan vents to the exterior, not into the attic

E. Code & Permits

Why it matters: Determines which permits the project actually needs before it is quoted, not after.

- 26. Confirm current egress requirements for any relocated windows or doors
- 27. Verify smoke and CO detector placement meets current code
- 28. Check handrail and stair code compliance if the project touches stairs
- 29. Confirm setback and zoning requirements for any addition
- 30. Identify which permits the project will require: building, plumbing, electrical

F. Layout & Design Feasibility

Why it matters: Confirms the design on paper actually fits the real room.

- 31. Measure the exact room dimensions and confirm against any design plan
- 32. Check door and hallway widths for appliance and fixture delivery access
- 33. Confirm window and door locations against the proposed new layout
- 34. Verify clearances around fixtures meet code minimums (shower size, toilet clearance)
- 35. Confirm HVAC supply and return locations work with the new layout

G. Logistics & Protection

Why it matters: Protects the rest of the home and sets expectations before the crew arrives.

- 36. Identify dust containment and floor protection needs for occupied areas
- 37. Confirm material and dumpster staging location
- 38. Identify which utilities need temporary shutoff, and for how long
- 39. Confirm access for delivery trucks and parking for the crew
- 40. Walk the full home with the homeowner to flag any existing damage before work begins