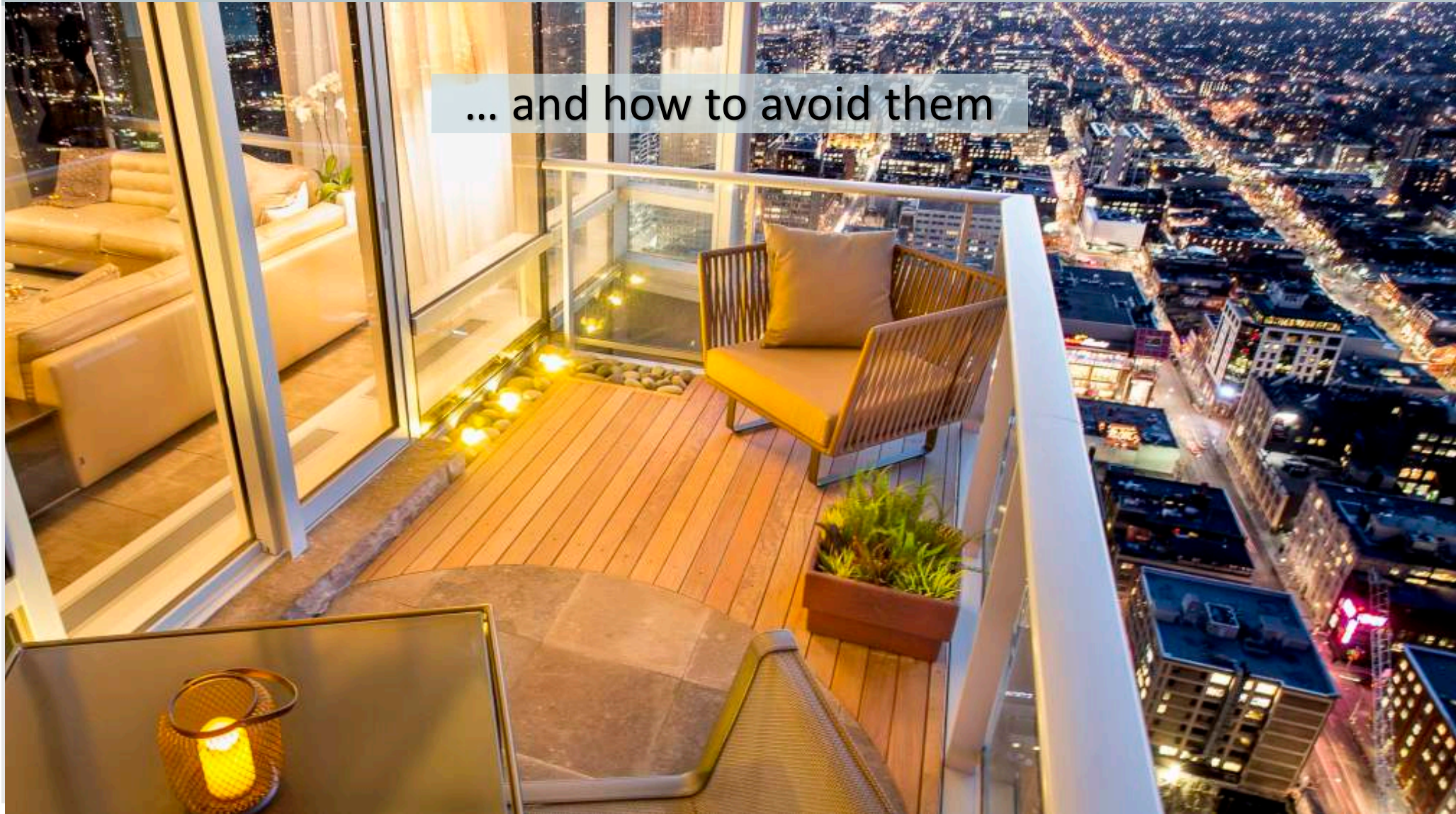


9 Potential Pitfalls of Balcony & Terrace Upgrades

... and how to avoid them



Here's what you are going to learn from this guide...

- ✓ What it takes to safely transform your balcony or terrace into a beautiful, special place in your condominium home.
- ✓ A better understanding of your balcony or terrace and what it has to offer.
- ✓ 9 important tips to make your upgrade compliant with your Condo Rules & Regulations, building codes, and the Condominium Act of Ontario.
- ✓ How to spare yourself a lot of frustration while adding beauty and high value to your condominium home.

These tips will guide you along the path of transforming your balcony or terrace into a favourite place in your home.



Shorten the days of having to look at your bare concrete balcony or terrace!



The 9 Potential Pitfalls You Could Face ...

1. Not Being Clear and Concise Before You Start

Before you buy anything or make changes to the decking, lighting, furniture or accessories ask yourself, “am I clear about what I’m trying to achieve”? If not, STOP! Consider your choices, and save time & money.

2. Not Envisioning What Your Balcony or Terrace Could Be

Ask yourself, “how do I want to use my balcony or terrace?” Then imagine your perfect outdoor room. Don’t be hampered by what you think is possible. Pretend you have a limitless budget to fully envision your dream outdoor space.

3. Not Understanding the Physical Limitations

Once you have a big picture, you have to look at limitations. Does the sun rise or set from my side of the building? Is it blistering hot or cool out there? Is it windy or calm most of the time? Is it noisy? What are the conditions I need to mitigate to create a comfortable place to be with my family and friends?

4. Not Expressing Your Style

The most attractive balcony or terrace is a harmony of parts and not a mismatch of incompatible pieces. Everyone has an individual style. It influences the way we present ourselves to the world. Style is not just about decoration. Knowing your style will help you make better choices.

5. Not Knowing What Resources Will You Need?

To create a truly beautiful balcony or terrace requires a good design, skilled labour, quality materials and products and the budget to make it happen. Think about these essential resources that you will need to have in place to create a beautiful balcony or terrace for your condominium home, and how you will obtain them.

6. Doing It Yourself vs. Hiring a Professional

This choice comes down to the value of your time and if you have the passion, patience, skills and capability to do-it-yourself. If you value your time and are missing key resources to do it right, from start to finish, hire a professional to do-it-for you.

7. Not Following Your Condo Corporation’s Rules & Regulations

Did you know that the balcony or terrace adjoining your home doesn’t belong to you? It is a component of the common elements of the building, owned and managed by your Condo Corporation, of which you have “exclusive use and access”. The Condominium Act of Ontario and the Rules and Regulations of your condo corporation dictate how balcony or terrace upgrades are done in your condo community. Make sure you know those requirements and get your Board’s written approval prior to starting your balcony or terrace upgrade project.

8. Blissfully Walking into the Jaws of Risk

It sounds serious, and it is. You can face significant risks and liability if your balcony or terrace upgrade does not conform to applicable Building Codes and your Condo Rules and Regulations, or if the upgrade is not registered to your Deed of your property. Condo Boards and legal counsel for condominium buyers and condo owners are acutely aware of safety and exposure to potential liabilities. If there is any doubt, you could be required to remove your upgrade work entirely! Unless you have the experience to do it yourself, working with a Professional is *the best way* to assure yourself, your Condo Board and a potential future purchaser of your home that the upgrade work is not only beautiful, it has been properly fabricated and installed, is building code compliant and safe.

9. Starting Without a Plan

Failure to have a plan and a design is a sure fire way to fall into what we call the *No-Plan Trap™*. Establish the overall look for your new balcony or terrace in the planning stage. Get the feeling for the essence of your design. Get a ~~step-by-step~~ blueprint before you go further!

[We Can Help You Avoid the Pitfalls...](#)

[Sign-up For Your Starter Session](#)

For inspiration go to gardenconnections.com



Transformation Readiness Scorecard

To help you evaluate how prepared you are to transform your balcony or terrace, rate your reactions to each pair of phrases below. Decide where you lie on the scale from 1 to 5. Add up your totals from each column to get your readiness score.

I do not have a clear vision for the design and use of my balcony - terrace.	1	2	3	4	5	I have a clear, well-defined vision for the design and use of my balcony - terrace.
I am unsatisfied with the current condition of my balcony - terrace.	1	2	3	4	5	I am completely satisfied with the current condition of my balcony - terrace.
I do not know how to work with the natural conditions of wind, sun, rain and noise, and the physical constraints on my balcony.	1	2	3	4	5	I know how to work with the natural conditions of wind, sun, rain and noise, and the physical constraints on my balcony.
I am having trouble identifying and understanding my style preference and how it influences the design of my balcony.	1	2	3	4	5	I have a thorough understanding of my style preference and how it influences the design of my balcony.
I have limited understanding of the real costs to create and maintain a beautiful balcony.	1	2	3	4	5	I have a thorough understanding of the real costs to create and maintain a beautiful balcony.
I do not know the resources I need to create a beautiful balcony.	1	2	3	4	5	I know all the resources needed to create a beautiful balcony.
I do not know whether to do my terrace upgrade project myself or hire a professional.	1	2	3	4	5	I know the best way to proceed to create a beautiful balcony by myself or hire a professional.
I don't have a clear understanding of my condo Board's requirements about what I am permitted to do with my balcony.	1	2	3	4	5	I have a thorough understanding of what I'm permitted to do to upgrade my balcony.
I do not have a blueprint for creating a beautiful terrace.	1	2	3	4	5	I have a step-by-step blueprint for creating a beautiful terrace.
I do not have the confidence in my ability to do the heavy lifting needed to create a beautiful balcony –terrace by myself.	1	2	3	4	5	I am fully confident of my ability to create a beautiful balcony –terrace and I have professional support.
ADD THE TOTAL SCORE IN EACH COLUMN						MY EVALUATION SCORE IS _____ / 50

Your Score:

- < 25 Your Readiness Score is LOW: You've thought about transforming your balcony or terrace, but have lots of questions and could use some help and guidance.
- 25-35 Your Readiness Score is GOOD: You'd benefit now from some inspiration and reliable information.
- >40 Your Readiness Score is EXCELLENT: You're confident and ready to develop your plan to get started!

No matter what your Readiness Score is, avoiding the *9 Potential Pitfalls* will give you a strong foundation on which to transform your bare balcony or terrace.

[We are here to help you... Sign-up For Your Starter Session](#)



GardenConnections®

The information contained in the foregoing guide is designed to educate you on the essential points you need to consider to properly and safely upgrade and transform the balcony or terrace in your condominium home.

Garden Connections Inc. makes absolutely no promises or guarantees about the transformation you can make to your balcony or terrace without having direct input and consultation with you about your current situation, the physical conditions of the balcony or terrace and the condominium community in which you live.

Whatever way you decide to proceed you should always abide by Federal, Provincial and Local building codes and the Rules and Regulations of your Condominium Corporation when making any Addition, Alteration and Improvement to your balcony or terrace.



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