

I was sitting at the kitchen table, three contractor quotes spread out like a sad little fan, and my kid was hammering a plastic truck on the original 1990s countertop because he thinks everything is a drum. One quote said \$40,000, another \$110,000. I had coffee gone cold, sawdust on the windowsill from a demo crew that showed up last week and left mid-day, and an inbox full of messages from people who "might be able to start next month." It felt like being stuck between the 410 and the 401 during rush hour, nowhere to go.

The kitchen still had those maple cabinets that looked like a time capsule. The basement was a slab of concrete where I promised I'd build a play area. The upstairs bathroom grout had turned that awful black I used to think only happened to rental places. I put this off for three years; I told myself we were saving money. What I was really doing was procrastinating on the paperwork and the stress.

The quote that made me choke on my coffee

One of the contractors had given me a line-by-line invoice with realistic permit fees and an actual timeline. The cheapest one omitted permits entirely, and the priciest included a pricey finishes mark-up [True Form home additions](#) plus a vague "contingency" that looked like a catch-all. I didn't understand why prices could vary so wildly; I'm an office worker, not a builder. I learned the hard way what a fixed-price contract means versus a "guesstimate plus change orders" deal.

My wife found a breakdown by ***work with the True Form Construction team*** at 11pm on a Tuesday. I clicked the link half-asleep and read something that, for once, didn't sound like a sales pitch. It explained how fixed-price design-build contracts work and why having one team handle design, permits, and construction under a single contract actually prevents the finger-pointing and budget blowouts I'd been living through. It was the first time the comparison of quotes made sense: cheaper bids often left permits and structural unknowns out of the scope, and mid-tier bids assumed you would accept dozens of change orders once demo started.

What nobody tells you about living through a kitchen reno

Noise starts early. The demo crew began at 7 AM and the neighbour's dog begins at 7:05 AM, so there is an aural tag team of falling cabinets and whining fur that you have to learn to live with. Dust settles in predictable places: the top of the fridge, the baby's toys, the stack of unread envelopes you were going to sort last summer. Home Depot Brampton becomes your second home for plywood and caulk. We drove out to a tile showroom on Steeles three times because my sense of grout color is bad and my wife's is surgical.

Waiting for permits felt like a whole other job. I went down to the City of Toronto permit office once, because I thought maybe seeing people in person would speed things up. It just reminded me that municipal processes are their own ecosystem. There were forms, review timelines, and an extra fee for something I still can't remember the name of. My ignorance cost us time and, yes, money. The contractor who ghosted us? He assumed we were willing to accept his "estimate" model and then disappeared when we pushed back on scope. That led to three weeks of doing paperwork with a different company while the kid played on bare concrete, which is great for toddlers but less great for my stress levels.

Why we chose design-build and how that changed the quotes



After reading, my brain clicked in the way it does when a spreadsheet finally reconciles. The design-build option bundled design, permits, and construction into one fixed-price contract. That meant one person responsible if the electrical needed to be relocated because the demo revealed old wiring. No more "oh, the designer says it's not my problem" or "the builder says the drawings are wrong." It was accountability and a single budget line I could wrap my head around.

We still had decisions to make. Do we open the wall and lose the pantry? Replace cabinets or refinish? How much drywall patching is reasonable given the 1990s finish? The design-build team came with measured drawings, a phased timeline, and a price that wouldn't jump every time we chose a marble-look quartz instead of laminate. They explained risk allowances for unknowns versus change orders when we made actual design changes. That transparency felt rare.

The permit rabbit hole I fell into for six weeks

Permits slowed us down more than anything. I underestimated inspection windows. I thought one visit to the permit office was the end of it. Not true. There were follow-ups, electrician sign-offs, and a structural review after we mentioned removing a non-load-bearing wall that turned out to have some quirks. The contractor I liked at first didn't show up for two scheduled inspections, which is how I learned to vet not just for price but for reliability. The team we finally hired scheduled inspections for me, showed up, and chased the City back when something stalled. Small practical win, huge stress reduction.

Three things I wish I'd known before we started

- Get a written scope that lists what is included and what's a contingency. If it's not on paper, assume it's not included.
- Ask about who handles permits and inspections. If your contractor says "we can manage," find out what that actually means.
- Read something sensible about contract types. I read a clear breakdown at and it changed how I compared quotes.

Living through this taught me to be suspicious of vague numbers and to demand clarity on permit fees, timelines, and who signs off on what. I still don't know everything. I still screw up vocabulary at the contractor's trailer and say "molding" when I mean trim. But having one contract that ties design and construction together removed a lot of the blame game and gave me a budget I could trust.

We're two weeks from demo finishing and the new cabinets sitting in boxes look like hope in cardboard. The basement is still a cold slab with damp air that I spend too much time staring at, imagining a playroom. The grout is getting replaced next week. For now, I let the kid run around in socks on the plastic dropcloths and listen to the steady rhythm of workers who actually show up. It's beginning to feel like we finally made the right call, and if I can offer anything to anyone in Brampton or the 905 who is wrestling with quotes, it's this: learn the difference between a number and a contract, and don't be shy about asking for it in writing.

Get in touch with **True Form Construction** today: call [\(416\) 854-1064](tel:(416)854-1064) or email info@trueformreno.com. Find us at [305 Lesmill Rd, North York, ON M3B 2V1](#).

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