

# **The Benefits of Keeping Your House Up To Date With Civil Engineer Project Manager Diego Otero**

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For most people the purchase of a home is going to be the biggest of their entire life. They will consider every aspect from the location to the aesthetic and even its energy efficiency. It would make sense that upon purchasing this house, the owners would do everything in their power to maintain and improve it. While this logic is straightforward the process is not, and requires attention to the right things.

This is where people like civil engineer project manager, Diego Otero come in. He has a trained eye for detail, but also on how to improve the energy efficiency of a house. Originally from Colombia, Otero received his project management certification from Berkeley Business Institute in Sydney, Australia. Currently working for OP Builders LLC in Florida, he maintains his general contracting certification and has overseen the completion as well as improvement of multiple homes.

So why would a homeowner need to renovate or update their home? It begins, Otero believes, with the simplest question: “Are you happy with your home?” If the answer is no, or there is room for improvement then you should make changes. “The reason why a homeowner might be unhappy could range from lack of modern insulation to a desire to change the overall aesthetic,” he says.

While the house you buy might be new and modern for its time, over the years innovations are constantly being made. These advancements have come in the form of newer forms of utilities, better, more energy efficient windows as well as lighting. “Updating your house can end up saving you thousands in energy costs down the line,” details Otero.

The Colombian born project manager believes, “even if you are making changes to the aesthetic, it makes sense to update any out of date areas at the same time.” Not only will it make it feel more like home, but the renovations will also serve to drive up the property value.

As with any investment you are always looking for the value to increase, and one of the best ways to ensure this is by maintaining and improving all the time. “You might be fine with the bathroom, but it is always a good time to improve the old plumbing,” Otero points out. While improving the value of a home is important there are many other reasons to renovate.

For many they move into a home with plans to have a family, only to realise their space is too small. “Nobody should have to live in a box,” says the Australian educated project manager. As your family grows, so too should your living space. The process of selling your current house and buying a new one might be long and arduous, whereas an addition could solve your problems. During the construction of the addition you might also end up addressing minor maintenance

issues you have had. In the end it's like you have acquired an entirely new house for much less hassle.

Otero believes we are entering a new and very exciting era within his industry. With modern technology like virtual reality (VR) "changing the rules of the game in the construction sector." The in depth modeling and ability to visually see what your house or renovations will look like is exciting and revolutionary. It makes the beginning stages of the construction process come more to life for the layperson who finds reading blueprints to be daunting.

"With VR we are able to better align with the vision of our clients and give them exactly what they want." It goes further than just the details, allowing foreign buyers to preview properties that haven't been built on plots of land they haven't ever visited. The possibilities are truly endless, and Otero is excited about this next stage.

With it comes an improved level of productivity. The speed at which modeling is done is much faster than the old fashioned pencil and paper. This efficiency in the modelling stage is combined with a better client understanding which makes the entire construction process seamless.

While the technology is improving so too are the standards set out for construction. With an emphasis on sustainability the sector is looking towards building a better tomorrow. "Building with sustainability in mind not only benefits the environment but also can have a positive effect on the efficiency of your home." Otero has seen a decided shift towards making homes more energy efficient and points to a few areas to focus on.

"Good insulation and windows are key, these are like the first line of defense for a home," he begins. In order to keep heat or cold in the house, you must have both of these aspects looked at regularly. "You will see consumption go down if you improve your windows and insulation," says Otero before pointing out, "your comfort levels will improve especially on the hottest or coldest days of the year."

Beyond sealing your house tight, it is also important to maintain energy efficiency on appliances. "There has been massive improvement in lighting efficiency in recent years, but also in low consumption appliances." If your appliances are 15 years old or more, it is probably time to replace and upgrade them to ensure your home is running at its most efficient.

Diego Otero believes we are in a very exciting time in the construction and housing sector. One that is fueled by innovation and new technology. But he warns against complacency, especially for those who own an old home. Making sure you take care of your biggest investment has benefits far beyond comfort. In the long run, updating your house can save you valuable time and benefit the environment. Now more than ever the process is becoming easier, and Otero urges homeowners to look into improvements in order to live their best lives.

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