

JOSEPH LARANANG

3577 East 26th Avenue, Vancouver, BC V5R 1M5
(604) 779-8580 homebeld965@icloud.com <http://joseph-laranang.ca/>

Summary

Licensed residential builder and hands-on carpenter with over 20 years in Vancouver, BC custom home construction and renovation, including 9+ years running a licensed home-building company. Experienced across the full build lifecycle – site layout and excavation through framing, envelope, finishing, and deficiency correction – with a proven record of leading crews, coordinating trades, and delivering work to BC Building Code on custom single-family dwellings and duplexes.

Experience

Ehome Reno Services

2014 – Present

Owner / Project Manager

Vancouver, BC

- Lead single-family dwelling and renovation projects from foundation through final finishing, taking ownership of scope, budget, and schedule on each build.
- Perform and oversee framing, siding, window and door installation, drywall, and interior finishing, working alongside crews and directing subcontractors on site.
- Coordinate with structural engineers, city planners, and permit coordinators to resolve design and building code requirements before and during construction.
- Book and manage all required inspections, ensuring work meets BC Building Code at every stage.
- Direct site preparation and layout including demolition, excavation, grading, poly installation, marking, and elevations.

aSean Group Construction Ltd.

2005 – 2014

Licensed Residential Builder / Renovator (Owner)

Vancouver, BC

- Founded and operated a licensed residential construction company, building single-family dwellings and duplexes from the ground up.
- Led small in-house crews through structural and timber framing, roofing, exterior cladding, and building envelope work on custom builds tailored to each owner's requirements.
- Managed concrete forming and foundation work, along with interior finishing including flooring, tile, and millwork installation.
- Read and worked from architectural and structural drawings, troubleshooting on-site issues and making sound construction decisions independently.
- Ensured all builds met municipal building codes and passed required city inspections.

United Properties

2003 – 2005

Deficiency Correction

Vancouver, BC

- Identified and corrected construction deficiencies across finishing, framing, and envelope work to meet quality and code standards.
- Coordinated corrective work with trades and completed punch-list items through to final sign-off.

Argus Technology

2000 – 2003

Quality Control

Vancouver, BC

- Performed quality control inspections to ensure work met required specifications and standards.
- Documented inspection results and flagged non-conformities for correction.

Skills

Licensing: Licensed Residential Builder/Renovator (BC), Valid BC Driver's Licence

Structure & Envelope: Site Layout, Excavation Prep, Concrete Forming, Structural & Timber Framing, Roof Framing & Roofing, Exterior Siding & Cladding, Building Envelope & Waterproofing

Finishing: Window & Door Installation, Drywall Installation & Repair, Interior Finishing, Millwork, Flooring, Tile, Stair & Deck Construction

Renovation & Quality: Renovations, Heritage Restoration, Deficiency Corrections, Punch List Completion, BC Building Code Compliance

Leadership & Coordination: Crew Leadership, Mentoring, Reading Architectural/Structural Drawings, City Permitting, Structural Engineer & City Planner Liaison, Project Management