

Avoid Conflict

Plan Your Remodel

Nothing takes the place of proper planning when considering a remodel. Spending some time addressing a few basic issues will help save you from great inconvenience and stress. Although it is not absolutely necessary to have selected every single component of the project to proceed, the adage, sooner is always better than later, does apply.



It will make the project flow more seamlessly and help minimize extended delays.

Change is good, it has been said; however, not necessarily in regard to the construction process – it prolongs the time of completion, increases costs, and contributes to increased emotional stress – all which should be avoided whenever possible.

For example, you can't wait until the day the tile is to be installed to make decision on what tile to use, especially if it takes 3 weeks to be delivered.

Planning : *Consider What Your Needs Are*

One of the first issues to tackle is to consider what your needs are ... what are you trying to accomplish? Do you need a:

- Bathroom and bedroom upgrade
- Kitchen remodel and update
- Extend your den
- Add a new room
- A complete makeover



The aforementioned may seem obvious, however, I have been surprised to find when asking this pointedly of someone that they really weren't certain or that their ideas were not sufficiently developed.

Consulting a *building contractor* experienced in home remodeling at this stage may be the single most important step you take – and may well save countless hours pursuing projects which are not buildable or sensible given your particular circumstances or conditions.



Physical Characteristics: *Your Construction Footprint*

Another important consideration is where exactly the *lines* are you have to color within. You, or your contractor working on your behalf, need to investigate the amount of available room on your property. Typical setbacks (*i.e. the distance that must be maintained from property lines or easements*) depending on the jurisdiction are 20 feet at the front, 15 feet at the back, and 5 feet at the side.

These will vary, however an experienced builder or designer will probably know this information for your location. Once the buildable area is determined, a site plan and assorted floor plans may be considered.



Budget: *Financial Considerations For Your Construction Project*

The final design of your project will almost always be, at least in part, affected by the budget. How much money do you have to work with; will you need to refinance or do you have cash set aside for the proposed project.

An extra bedroom may be possible, in regard to your finances, whereas a bedroom with an additional bathroom may put you over the top without financial help.



Timing is Everything: *Timing Considerations For Your Project*

It has been said, in various situations, that timing is everything. Nor more so is true than when planning a construction remodel or room addition. Many factors will have a significant impact on when you should think of beginning your project and how long it will take to complete. Again, the advice of a professional is invaluable to this stage of planning. Questions he or she will consider will typically include the kind of proposed addition or remodel, how it joins the existing structure, what areas and systems of the existing structure will be affected, etc.

Options: *Project Specific Special Arrangements*

Those of you who have children, will consider their needs during the proposed time under construction: are they starting back to school? . . . How and where will their meals be prepared, laundry cleaned, bathing done, sleeping arrangements? What time of the year are you thinking of beginning the project; will you have a portion of your home exposed to the elements during harsh summers or rainy and cold winters. Do you have elderly to consider or pets that must be attended?



You may have to consider alternate sleeping and cooking accommodations such as an alternate temporary residence or possibly a temporary motor home or trailer if you have room on your property. Relying on someone with a great deal of experience is crucial. Don't hesitate to ask advice from those who have undertaken such projects themselves. The problems they encountered and personal solutions to them could be invaluable to you as you develop your plans.

Children, family, cooking, sleeping, and animals are priorities. Keeping them safe and comfortable is a tremendous responsibility. Give careful consideration to your practical needs so that your level of frustration is minimized while your home is being remodeled. Planning ahead is crucial and will allow you to maintain your sanity and health, and that of your loved ones, during the remodeling process. We can make it a smooth process.



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"From Start to Finish, We're There for you"