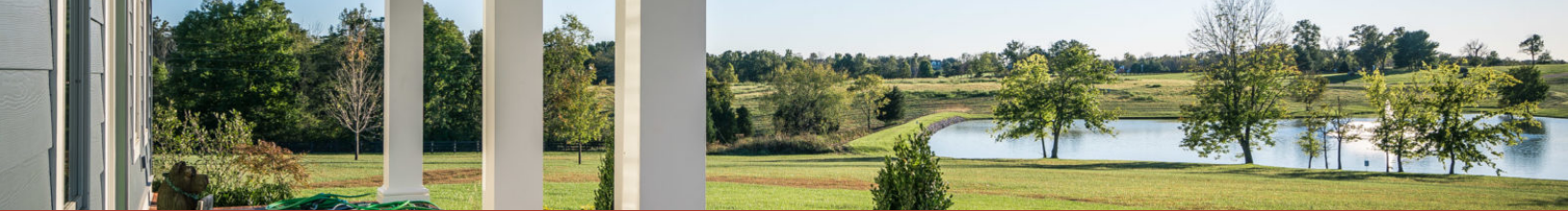




TOP 10 TIPS FOR A

Successful Remodel

 **P.L. LYONS**
Architectural Builders Since 1974



If your home needs improvements or updates, we want to help you understand everything you should know for a successful remodel.

Remodeling is a great way to enhance your current home when you have a wish list but you're not looking to buy or build your new home. We have several remodeling projects in our portfolio that you can view.

Here are some of the most common questions about remodeling.

1. How Do I Choose the Best Remodeler?

One of the most important decisions you have to make before you can begin your remodel is choosing team to work with. Here are our top tips for choosing the best remodeler to partner with for your desired project:

- » Never use a remodeler or builder who is not a Registered Remodeler/Builder.
- » Contact your local Home Builders Association or Building Industry Association for a list of their Registered Builders or Registered Remodelers who are members of these associations. Many Registered Builders are Registered Remodelers also, as we are!
- » Interview your remodeler/builder about their experience, facilities, team, and processes. This is an important, and normal, step to take.
- » Request a copy of their contractor's license.
- » Request proof of insurances.

2. How Do I Develop a Plan?

The next step in the remodeling process is developing a plan of action. Following these steps helps ensure you have details outlined and thoroughly thought through before you find yourself in the middle of your project:

- » Meet at your home with the Remodeler and their team.
- » The Remodeler should do field measurements during a meeting. You may have original plans of your house, however, the actual house may have changed for various reasons. It is the Remodeler and their teams' job to assess this.
- » The Remodeler and architectural design team should prepare a detailed plan including electrical, plumbing, and mechanical details.
- » The Remodeler should prepare and develop a set of specifications and/or a scope of work, detailing all phases of the project.
- » Ask the Registered Remodeler to use the "Contract for Repairs or Alterations" developed by the National Association of Home Builders that helps protect you as the customer.
- » Your registered remodeler or builder is required, by contract, to give you a Home Owner's Limited Warranty including Residential Construction Performance Guidelines, developed by the National Association of Home Builders.

3. Do I need a Decorator or Designer to help me?

More often than not, your contractor has architectural design staff or other resources that help you through those decisions. As construction takes place, it is important to finish the process with details that fit your specific taste. P.L. Lyons is happy to assist you in finding an interior designer to help finish your dream home if you feel that it is necessary. We're also proud to have an architectural design team and partnerships with designers that are at your service. Leave the rest to us and we promise a smooth process that will leave you with exciting results.

4. What's the Best Way to Make My Selections?

- » We will help you preselect as many fixtures, cabinets, tile, and other finishes that you will need in your project. One of the goals of preselecting finishes is to set realistic allowances.
- » For Example- If you are remodeling your bathroom, pick a specific tile and create a tile layout for the bathroom, so you can get a firm price for the tile portion of the job. This will be included in the contract. However, if this is not done, a reputable contractor will set a reasonable allowance for these items.
- » Selections are a critical stage where you can make changes before construction begins. Change orders can be time consuming and costly, making time spent on the front end of a project much more cost effective.

5. How Do I Create a Budget?

Remodeling projects can be financially stressful if an accurate budget is not set before the project begins. These tips will help you create and stick to a budget throughout the entirety of your remodeling process:

- » Your Remodeler should prepare an estimate and detailed scope of work including a total price for the project.
- » Allowances are included for items that may not have been preselected.
- » In any remodeling project, there may be hidden defects within the walls, that no one is aware of. These issues such as mold, electrical not being up to code, etc, could be an additional cost to you.



6. How Do I Schedule Realistically?

Many homeowners want to get the job done as quickly as possible, which is no surprise. However, as they say, “good things come to those who wait.” This philosophy is crucial in the remodeling process. These tips will help you set a realistic and achievable timeline that both you as a homeowner and the remodeler can be confident about.

- » Detailed remodels and additions will take more time than small projects. Have your remodeler give you specific examples of their timelines on comparable projects that they have completed.
- » Agree with the builder, in writing, on days and times they can be on site for your project.
- » Be cognizant of how changes and personal schedules can alter the remodeler’s timeline.
- » Allow adequate time for final completion and punch out.

7. Who’s In My House?

As a homeowner, one of your top concerns is who will be in your home while this project is underway. Before you choose a remodeling team to be in your home, pursue these tips to make sure you feel comfortable:

- » Discuss the remodeler’s team. Feel free to ask about the team and their experience.
- » Be prepared for the team members to be at your home even if the remodeler is not on site.
- » A trustworthy, registered remodeler or builder will have an extensive team with different leaders who will be on site for different phases of the project.

8. What Should I Do During Construction?

Most homeowners want to be involved in every process of the remodeling project. However, there are times throughout the process where it is best to step back and allow the builders to work their magic. These recommendations will assist you and the remodeler during construction.

- » Sending organized and itemized lists by email is much more effective than sporadic communication throughout the day. Typically, it is not the only project a remodeler or builder is working. Therefore, comprehensive, planned touch points are important. If you text, it is also very effective to send a summary email. Texts can be misinterpreted or overlooked.
- » Communicate with your remodeler about the management of the job. A weekly scheduled meeting is the most effective way to successfully see your project through construction. Communicate only with the point person and lead team member, and let them communicate with all tradespeople. This helps keep the project on schedule and within budget.
- » Do not panic! Be expectant of challenges, as the remodeler does not know what is behind every wall or below every floor. Your remodeler will know how to inform you of any changes and how to proceed.
- » Verify your insurance is updated to cover the new value of your home.

9. Should I Move Out?

Depending on the size of your remodel project and the age of your home, you may consider moving out until the remodel is complete. In some instances, you are required to move out of your home, whether you want to or not, because of dangers that may be present as defined by the EPA and OSHA. Here are things to consider to help you determine if moving out is the right step for you:

- » The dust and debris are always worse than you expect and cannot be stopped because of budget constraints.
- » You never know what electrical, plumbing, and or HVAC has to be shut off or updated to complete the project.
- » The remodeling team will need access to a variety of areas in your house. It will be invasive to some extent.
- » If you stay in your home, you will likely be required to move many items out of the construction areas. Other areas of the house may require clearing also, including storage areas, garages, and attics. Can you easily accomplish this?
- » Pets and children should not have access to the construction site.

10. When do I move back in?

If you do choose or are required to move out of your home during your remodel, make sure these items are complete before you do move back in:

- » Inspections are completed
- » A certificate of occupancy has been obtained
- » Punch lists are completed
- » The remodeler provides you with a lien release showing you and contractor agreed on the final terms. This ensures full and final payments in project and protects you.

If you are ready to take the next step in remodeling your home this season or you have a few more questions to determine if it's the best option for you, we'd love to [start a conversation](#) with you now.

