



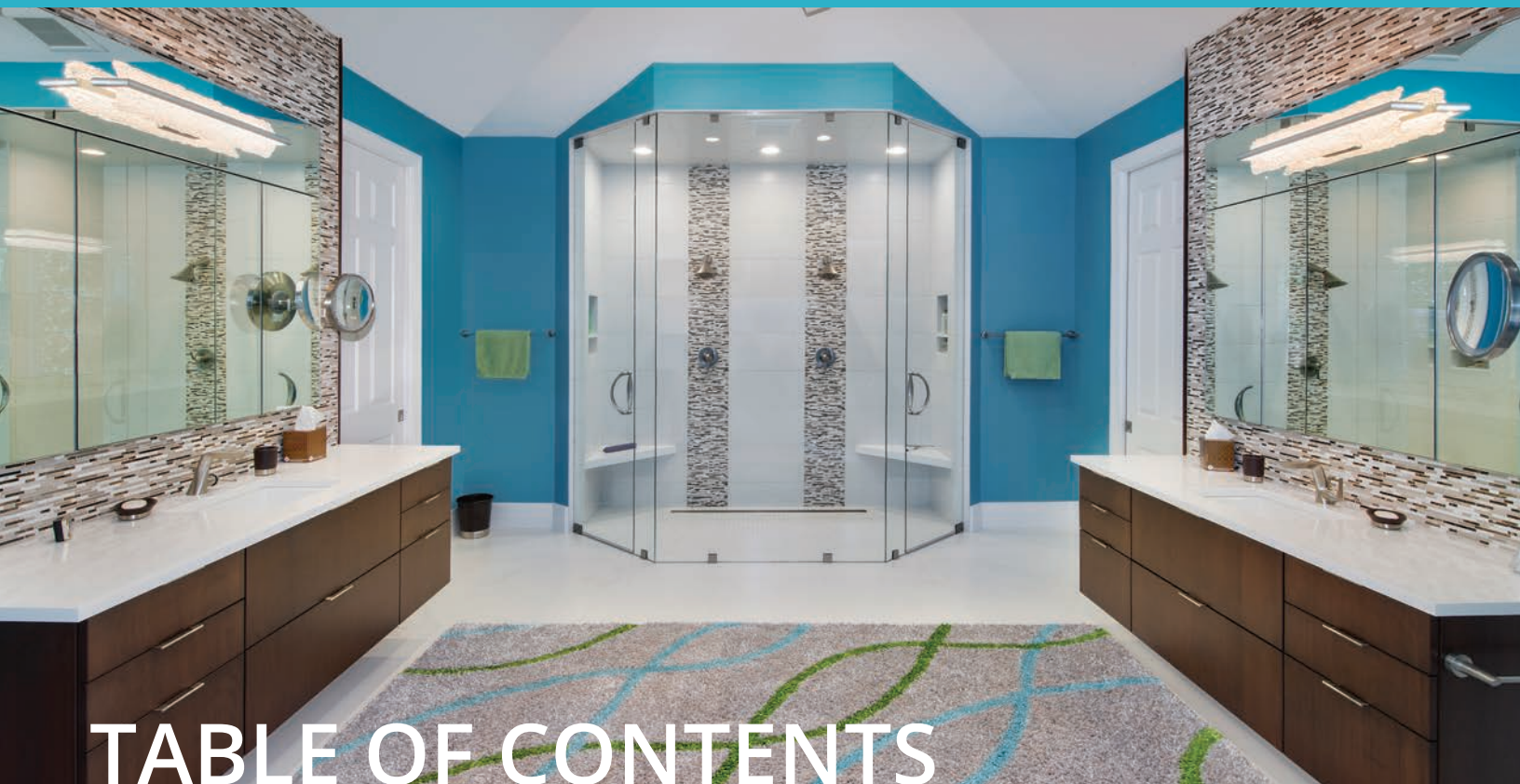
PROGRESSIVE

DESIGN BUILD

The Heart of Remodeling Innovation

HOME REMODELING ESSENTIALS: 10 Do's and Don'ts





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INTRODUCTION

In today's real estate market, remodeling your home is one of the wisest decisions you can make. Even remodeling select rooms can significantly increase the value of your property. Studies show that the return on investment for a remodeling project can net up to 78% if you should decide to sell your home. For many people, though, remodeling is simply a more affordable option than purchasing a newer property.

Remodeling can be a daunting task for any homeowner. At Progressive Design Build, we understand that the remodeling process can be overwhelming and confusing, especially when it comes to choosing the right contractor, selecting a style, and establishing and sticking to a budget. But we also know that, with the proper preparation, remodeling can be fun and exciting! Here are a few "Do's & Don'ts" to help you feel more prepared as you begin the process of remodeling your home.



1—DO YOUR RESEARCH

Interview contractors and find one that is like-minded. Not sure what to ask a contractor in the interview? Start with these helpful questions from one of our fellow Remodeler's Advantage Roundtables members.

Your home is one of your most valued possessions, so choosing the person you allow to work on it is no small decision, and shouldn't be taken lightly. Your chosen contractor, at a minimum, should:

- Perform quality work within a reasonable amount of time;
- Take the time to understand and incorporate both exactly what you want as well as your individual needs; and
- Possess uncompromising integrity while being completely upfront about what the project will entail, along with the financial commitment involved.



2—CONSIDER RESALE VALUE

Very little is certain in life. And while you may be perfectly content, sure that you are settled in your home for the rest of your life, life happens. Things change — often unexpectedly. If, for some reason, you decide to move, a home with design choices that are “too unique” can be difficult to sell. So, make sure you plan for the future. Take

some time to consider what others might like about your home. In the kitchen, for example, will someone else enjoy that tile backsplash as much as you do? A little forethought during the remodeling process can go a long way to ensuring that you recoup your investment someday!



3—DON'T DO IT YOURSELF

If you're remodeling a bedroom, dining room, or family room, you may be able to handle the task of remodeling on your own, depending on the extent of the project. However, if you're considering remodeling a kitchen or bathroom, this is a much larger challenge, and you should NOT go it alone. Why? Firstly, for kitchen and bathroom remodels, you have the added burden of considering plumbing and electrical hookups. And secondly, you need to know how

plumbing and electrical hookups function in relationship to both the designated space and any surrounding areas. Professional expertise is necessary to ensure that proper materials and timely logistics result in a functional, cost efficient room that reflects your unique taste, style and personality.



4—STAY TRUE TO YOUR HOUSE

Though it might seem counter-intuitive, make sure that all renovations match the style of your home — not your personal style. You may feel that your home isn't modern enough, but don't assume potential buyers feel the same way. Consistency is key. Don't add steel appliances to a country kitchen, for example, or sliding glass doors to a rustic family room.

That said, it's important to ensure that any improvements are tastefully modern

enough to meet the wants and needs of people today. For example, your small country bathroom may need to be expanded to include tasteful tile, a larger shower, freestanding tub, and quality vanities. It is possible to maintain the charm of an older home without sacrificing the luxuries of modern style. The same goes for modern homes. Simple, clean lines are a tasteful way to compliment both a modern style and changing desires.



5—WORK WITH A DESIGN PLAN

Whether your project requires an architect or an interior designer, consulting a remodeling professional will help you establish your design aesthetic and come up with a solid remodeling plan.

Most importantly, every remodel should begin with a detailed floor plan. A lot of elements interact in any given space, and by getting all these elements down on paper you will catch problem areas before they become costly catastrophes that delay the

building process. Sure, you might be able to create a functional space without a plan, but if you want function and beauty, hire a designer.

Talk to a design professional about the latest in home remodeling ideas, including innovative ways to maximize space and storage. The clutter you eliminate and the organization you gain can make a world of difference in your ultimate satisfaction with your new remodel.



6—COLLECT YOUR IDEAS

Before you meet with a contractor or architect, we recommend creating your own Pinterest or Houzz accounts where you can collect ideas for your dream home. Consider “pinning” images of your ideal layout, favorite appliances, ideas for unique functional-

ity, finishes and your favorite color palette. Then, prioritize your images by categories such as “must haves,” “this would be nice,” and “maybe one day.”



7—DON'T RUSH THROUGH PLANNING AND DESIGN

While you may want to move quickly to the construction phase, it's important to take time to visualize the layout, functionality, and feel of the newly remodeled space. Once construction begins, every change you make will cost both money and time. A little forethought is the best way to avoid pricey change orders, so be sure to take some time to picture yourself going through your daily routine in your new space.

Design/build firms specialize in providing clients with space planning tools and material selections during the design phase as an effective way of helping you visualize your remodel while keeping your budget in mind. This is just one of the ways design/build firms improve the client experience, so you don't end up with any unwanted surprises!



8—STRIVE FOR A REALISTIC BUDGET

Speaking of budgeting, you can easily get a handle on how much your remodeling dreams will cost. Most clients want to know the total cost of everything from start to finish, including moving expenses, fees, and construction, otherwise known as the “all in” number. While it might be helpful to ask friends who have done projects in the recent past about costs, a design professional or remodeling contractor will be able to give you a more accurate number and a better idea of what to expect for your project.

Speaking with your design team about costs is not the time to hold your cards close to your chest. Design/build firms are committed to helping you get the most value for your dollar, but to find you the best opportunities to save on your design, they need

as much information as you can provide them. Establishing your budget early in the process is extremely helpful to your team, as it’s one of the key ingredients to getting you the most bang for your buck while your team works to create a design that you’ll love.

There is an old project management saying that says, “Price, speed, quality — you can pick any two.” While it’s not false, — on the contrary, it underscores the fact that there are no easy trade-offs in a construction project — project pricing varies substantially based on a number of factors including location, the level of finish, complexity of construction, and the number of trades in the area, among others.

9—HIRE A PROFESSIONAL

Hiring a professional is one of the best choices you can make in the remodeling process. However, there are some ground rules when shopping around. Be sure to only hire remodelers who have more than three years of experience, have membership in the National Association of the Remodeling Industry (NARI), and a good record with the Better Business Bureau. They should also be licensed and insured, and be able to provide you with positive customer references. But above all, it's important to select a remodeler that you trust.

When hiring a contractor, it's important to establish that the contractors you are considering have an office, multiple carpenters, and solid business history. If they simply have a pickup truck with several tools, it's best to look elsewhere. While a contractor working out of the back of a truck may be equally qualified and do excellent work, having an office with employees and a proven

history of good business practices means you may suffer through fewer administrative issues during your remodel.

Make sure you visit a prospective contractor's current job sites, too. The best remodelers will maintain obviously clean and organized work sites, take precautionary measures to ensure safety, and know how to keep a low profile in a neighborhood. It's also imperative to call on references provided by prospective contractors. Once you've collected the above information firsthand, it's also wise to search online for customer reviews. Be sure keep an eye out for any patterns, praise, and recurring complaints.

For expert advice on choosing a remodeling contractor, download this helpful eBook from a fellow Remodeler's Advantage Roundtables member.

10—COMBINE & CONQUER WITH DESIGN/BUILD

Once you've decided you're ready for that home addition, kitchen remodel, or bathroom update, who do you call first? An architect? An interior designer? A contractor? Designers and architects are excellent at envisioning a design to suite your tastes, but they often create plans that end up exceeding your budget. On the other hand, a remodeling contractor alone may lack the skills to work with your ideas, solve complicated design issues, and compliment your home's existing architectural style.

Wouldn't it be easier to combine an architect, designer, and a contractor into one entity that would work together to stay within your budget? Thankfully, such an industry exists. It's called design/build.

The design build approach is a team effort — one that works overwhelmingly in your favor. By combining industry experts and emphasizing communication, design/build closes the feedback loop for a collaborative approach that brings your project to life on-time and on-budget — every time. It's the quintessential "one-stop-shop," offering clients a pleasant experience with fewer surprises.





Whether you're just considering a home remodel or already primed to start a project, we hope these essential Do's and Don'ts will help you make smart remodeling decisions.

And, if you need a remodeling company that values both your time and your budget, a design/build firm is the answer. At Progressive Design Build, we do design/build right. Whether you're just considering a remodel, or are already primed to start, we're here to bring your vision to life – from start to finish.

"Progressive completed a major remodeling project for us on time and on budget. Our project included new bedrooms above our garage, expanding existing bedrooms, expanding our lanai with a new outdoor kitchen, a new roof, upgraded landscaping including a new irrigation system – all coordinated and managed by Progressive. The owner, Michael Spreckelmeier, is a man of his word, communicates extremely well, and will always do what is best for the customer."

~ Duke and Kathleen D., Bonita Springs, FL



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Request a free, in-home
consultation with our design team

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