

A Beginner's Guide to



Home

Remodeling



A Beginner's Guide To Home Remodeling



TABLE OF CONTENTS

- Introduction.....
- The Five Biggest Benefits of Remodeling Your Home.....
- How to Assess Your Home for Remodeling.....
- Ten Quick, easy and cheap Home Remodeling Projects that Will Boost the Value of Your Home
- Tips for Planning Your Home Remodeling Project
- Home Remodeling Software.....
- Tips for Choosing Home Remodeling Software
- Five Reasons to Hire a Professional Architect to Draft Your Remodel.....
- Ten Remodeling Projects that are Guaranteed to Increase the Value of Your Home
 - 1. Remodel the Kitchen.....
 - 2. Remodel the Floors.....
 - 3. Add Additional Bedrooms.....
 - 4. Add a Deck or Patio
 - 5. Landscaping.....
 - 6. Remodel the Basement
 - 7. Add and Remodel Bathrooms.....
 - 8. Create a Master Suite
 - 9. Replace the Windows
 - 10. Add a Family Room.....
- Ten Tips for Remodeling Your Kitchen.....
- Ten Tips for Remodeling Your Bathroom
- Ten Tips for Remodeling or Creating a Master Suite.....
- Ten Tips for Remodeling Your Basement
- Remodeling Floors
- Five Places in the Home Where Carpet is Better than Tile or Hardwood Floors.....
- Ten Tips for Installing New Hardwood or Tile Floors
- Five Ways to Save Money on a New Floor
- How to Set a Budget For Your Remodeling Project.....
- Five Ways to Finance Your Remodeling Project
- 1. Savings
- 2. Credit Cards.....
- 3. Borrowing from Family.....
- 4. A Home Equity Loan
- 5. Borrowing from other sources.....
- The Five Most Common Home Remodeling Mistakes Beginners Make and How To Avoid Them
 - 1. Rushing the Planning of the Project.....
 - 2. Choosing the Wrong Contractor
 - 3. Being Too Cheap
 - 4. Doing Projects Yourself that You Are Not Qualified For
 - 5. Changing Your Mind.....



Five Most Common Problems that Occur During Remodels and How to Deal with Them

- 1. The Contractors Never Show Up
- 2. Not getting the right permits.....
- 3. Running out of Money
- 4. Bad Weather Halts the Project.....
- 5. Your Materials Don't Show Up on Time

Ten DIY Money Saving and Remodeling Tips You Need to Know.....

Five Tips for Keeping Your Home Remodeling Project On Schedule and on Budget

Conclusion.....



A Beginner's Guide to Home Remodeling

Introduction

Have you been thinking about remodeling your home? Remodeling your home can be a long process, but in the end it's usually worth the hassle and the extra expense because if you remodel well and you are careful about what you remodel you can substantially raise the value of your home. That will benefit you whether you decide to keep your home or sell it.

If you are trying to get into the business of flipping houses you will end up doing a lot of remodeling. You will need to remodel each home before you can sell it. In order to make money flipping homes the type of remodeling that you do and the rooms that you choose to remodel can make a huge difference in the amount of money that you can get for the house. Sometimes you might be tempted to just add carpet and fresh paint and resell the house, but if you put some money and effort into remodeling you can significantly increase the amount of money that you can get back for the home.

It pays to do a little research and take your time starting your home remodeling project. Whether you're going to do the work yourself or hire a contractor to do it there are plans that you need to make and decisions that have to be made before the demolition begins. Not properly planning a remodel can end up costing you a lot of money and bringing down the value of your home and make it harder to sell your home, so get all your ducks in a row before you start.

Not every home remodeling project has to be extreme. Simple changes and decorating tips can change the look and feel of a home and can make your home more valuable and easier to sell. There are lots of home remodeling projects that you can complete for just a few hundred dollars that will improve your home a lot. These inexpensive remodeling projects can usually be done by you or your family and friends on weekends or weeknights for under \$1,000.

Using the tips and information in this book is a good place to start planning your home remodeling project. Once you know what to expect, how to get great deals, and what mistakes you need to avoid at all costs you'll be in a much better position to pull off a successful remodeling project. And if you can manage to complete a successful remodeling project you'll be amazed at the difference in your home.

THE FIVE BIGGEST BENEFITS OF REMODELING YOUR HOME

Remodeling your home is a big undertaking. If you're trying to flip a house then it makes sense that you'd have to do at least a little bit of remodeling but if you're not flipping your home what reasons could you have to go through all the stress and hassle and expense of remodeling? Remodeling projects can take months and they can put everyone that lives in the house on edge for the duration of the project. Is it really worth it to remodel? Yes, it is definitely worthwhile to remodel your home. Here are five reasons why it's worth the time, money, and inconvenience to remodel:

1. To get the house you've always wanted – If you're really unhappy with one particular feature of your home but you really love the rest of the house then remodel that one feature. It's cheaper and less hassle to fix the one thing you don't like and stay in a house that is otherwise perfect for you rather than selling that house and trying



to find a new home that has all the features you want. It can be extremely difficult to find exactly the type of home you want in the right neighborhood and in the right price range, so it makes a lot more sense to create the perfect home from your existing home.

2. To fix damage – Did a natural disaster do a number on your home this year? Or maybe it's just normal wear and tear that is finally taking a toll on the home. If you have major issues that need to be addressed as a result of a storm or old age then you should remodel the area of the home that needs to be fixed. If you're fixing one thing about that area you might as well spend a little more money and fix it up completely. That way if you want to sell the house you have increased the value of the home by making improvements. And if you want to stay in the house you'll make it a lot more valuable and a lot nicer to live by remodeling.

3. To make the house more saleable – Are you trying to flip the house? Or maybe you've lived in the house for awhile and it's just time to move on. Either way, if you're trying to sell the house then completing a few small remodeling projects can make a big difference in the amount of money that you can ask for the house. Updating the rooms that are the most important to buyers, like kitchens, can pay off big when it's time to sell the house.

4. To increase the value of the home – Your home is an investment, probably the biggest investment that you have. When you keep the home in good repair and spend some time and money updating it regularly you are adding value to the home that will pay off for you down the road. Raising the value of the home makes it easier for you to refinance the home, or borrow against the home to pay for medical bills or a child's education or an emergency. Making regular home improvements is a sure fire way to increase the value of your home.

5. You can cut your energy costs – Energy prices are becoming a big concern for a lot of homeowners. A little bit of money spent remodeling your home to make it more energy efficient can pay off big when it comes to energy savings for the rest of the year. Using more environmentally friendly materials, insulating your home better, and making other home improvements to conserve energy will help the environment and shave money on your utility bills.

HOW TO ASSESS YOUR HOME FOR REMODELING

Once you've made the decision to start a remodeling project you need to decide what project to tackle first. If you're flipping a house then you might have several remodeling projects going on at once, but if you're remodeling a house that you live in you will probably just want to take on one project at time. So how do you choose which remodeling project to start first?

The first thing that you need to do is make a list of all the possible remodeling projects that could be done. Take into account your approximate budget and the approximate amount of time that you have to complete the project. For example, if it's already October then you might want to consider indoor remodeling projects or projects that won't require major demolition so that you don't have any large open holes in your home during the winter or so that you don't end up going without a roof in the rainy season.

Once you have a list of all the possible remodeling projects that could be done, go through the list and mark off the ones that need to be done because there is damage to the home or the ones that need to be done in order to prevent major damage. So if you had two inches of water in your basement from the last rainstorm then it might be a good time to remodel the basement. Or if you are worried that the roof shingles are coming loose it might be



a good time for a roof remodel.

After you have divided the list into remodeling projects that are high priority and low priority, consider what remodeling projects are likely to bring the most value to the home. Some remodeling projects will increase the value of the home more than others, so those remodeling projects also should be considered important. For example, if you are planning on selling your house in the next year replacing the sod in the yard might be important but that won't bring you a huge return by letting you charge more for the house the way that remodeling the kitchen would.

Choosing which remodeling project to start first also will depend on your budget since the cost of the remodeling can vary so much from project to project. A total room renovation with construction could cost most than \$10,000 but a quick spruce up of the room with just a little construction and a few new things could cost less than \$500. Assume that you will end up going over your budget since few projects manage to get completed at or under budget.

TEN QUICK, EASY AND CHEAP HOME REMODELING PROJECTS THAT WILL BOOST THE VALUE OF YOUR HOME

If you don't have a lot of time to make improvements to your home, or you want to make as many improvements as you can on a limited budget there are great ways to really improve the look and feel of the home fast without spending a lot of money. If you are trying to flip a house or if your house has been sitting on the market for a long time and you want to make some improvements that will help it sell these are great remodeling projects to try. Or if you aren't planning on moving but just want to give the house a quick face lift before the holidays you can try these remodeling projects to give the house a fresh look.

- 1. Paint** – Painting is a surefire way to improve the look and feel of a room or to give the outside of your house a brand new look. At about \$30 a can or less you can totally change the personality of a room and give your house more value for under \$100. If you can get your friends and family to help you paint then you can cut costs even more, just make sure that you oversee their work so you don't end up with a room covered in paint splatters.
- 2. New light fixtures** – Light fixtures are very important when it comes to setting the tone and feel of a room. Changing the light fixtures and wall plates in a room can make the room seem entirely different even if you haven't changed anything else. From antique to modern there are light fixtures of all styles that will fit into any budget.
- 3. Resurfacing and painting cabinets** – Getting custom cabinets for a kitchen or pantry can be excessively expensive, but if the cabinets that you already have are structurally sound you can give them a face lift easily and cheaply by resurfacing and painting them. It can be hard work to resurface them and then paint them but you can do the job for under \$500 and you'd spend a lot more than that on custom cabinets. Change out the hardware on the cabinets too and it will look like you had brand new custom cabinets put in.
- 4. Add closet organizers** – One of the most valued things in a home is storage. For under \$500 you can have professionals come and install closet organizers and shelving systems in your closets that will help you stay organized and add a lot of value to your home. Anything that makes your life simpler and adds to the price that you can ask for your home is a good investment so think about adding some custom closet organizers if you're looking for a fast, cheap remodeling project.
- 5. Put shutters on the front of the house** – If the front of your house is looking a bit tired but you can't afford \$20,000 or more for new siding try painting the house a new color and adding wooden or vinyl shutters to the front



windows to increase the curb appeal of the house. You can buy vinyl shutters to fit most homes for under \$500 and in a wide variety of colors so that you can create a beautiful new look for the front of your house.

6. Re-sod the yard – Curb appeal is very important, especially when you're trying to sell a home. If you haven't fixed up the front of the home it can be hard to get people interested in coming inside to check out the rest of the home. Spending a little bit of money on new sod for the yard will pay off big because it will draw more people to the house. New sod will cover any bare patches or brown grass and make the whole yard look lush and expensive.

7. Update the faucets and other plumbing fixtures – New faucets aren't that expensive and can add a lot to the look of a home. Replacing the old faucets and other plumbing fixtures in the kitchen and bathrooms can make a big difference in how potential buyers see the home. It can also make the home feel brand new.

8. Put on new countertops – Kitchens are very important to buyers, so if you're selling your home making your kitchen look as attractive as possible is very important. Even if you're not selling your home the kitchen is usually the heart of the home and giving the kitchen new countertops will really give it an updated look and feel.

Countertops tend to get worn, chipped, cracked and dull looking over time even if they are high quality. Replacing the countertop doesn't have to be expensive if you know where to find deals on remnant granite pieces or you can use ceramic tile or other materials to create a unique countertop that really reflects the spirit of the family.

9. Converting the basement or garage into useable space – It might cost a bit to remodel the basement or garage into a useable space but it can add thousands of dollars of value to your home. When you make a space like a basement or a garage a useable living space you are adding onto the useable square footage of the home which will give buyers a lot of added value.

If you're not selling your home you can transform the basement or garage into an extra bedroom for guests, a game room, a media room, a home office, or a room for the kids to hang out in. The possibilities are practically endless.

10. Add a deck or patio – Making outdoor space more useable is a great way to add to the value of your home. Adding a deck or patio gives you more living space and can give you the space you need to hold fun summer parties and barbecues. Adding a deck or patio makes a lot of sense if you are going to try and sell the home because any home improvement that you make that gives the buyer more useable space is going to be something that you will be able to charge more for.

TIPS FOR PLANNING YOUR HOME REMODELING PROJECT

How well you plan your home remodeling project can make a big difference in whether or not the project stays on schedule and on budget. How much planning you need to do depends on the size of the remodeling project that you're taking on. If you're adding on a room or completely changing the layout of a space then you should plan out every step to make sure the project goes off without a hitch.

Not planning ahead could end up costing you big in the end. Not only can you run into problems with the time frame of the job and the budget, you could also end up making serious mistakes in the actual construction of the remodel that could cost thousands of dollars to fix and could affect the value of the home.

You can't plan for every problem that might come up during the remodeling project but you can try to plan for as many contingencies as possible. Here are some tips that you can use to start planning your home remodeling



project no matter how big or how small the project is:

Be realistic when it comes to time frame and budget – Talk to several contractors or home remodeling professionals to find out how long a job like yours usually takes. Go out to some home improvement stores and discount stores to price the materials that will be needed for the project. The number one mistake that people make when it comes to planning a remodeling project is underestimating the time it will take to do the project and how much the project will cost.

Put your plans on paper – You might want to consult with an architect to draw up plans for your remodeling project if it's a large project. Even if it's a small project that you don't think needs professional plans you should still sketch out the project on paper. Drawing the remodel, making notes, making lists of the materials and time, and other aspects of the project will help you stay organized and make sure that the plans for the project are clear to everyone. If you have a carefully drawn up plan the remodeling project is more likely to go smoothly than if you don't.

Make arrangements for clean up ahead of time – How are you going to clean up the remodeling mess? If you're demolishing a room or constructing a new room or new walls you will probably need to have a commercial dumpster on site for the duration of the project. It can take a few days to arrange to have a dumpster delivered so it's a good idea to make plans for that before you plan to start the project. If you're not going to rent a dumpster then you need to have other plans made for cleaning up the mess and debris left over from the project.

What does your homeowner's insurance cover? – If you are going to have contractors or other people like your friends and family working on the remodeling project you should find out in advance if you need to have more insurance protection. Find out what your policy covers and ask the contractor if he or she holds private insurance. Because there is a much greater risk of injury around a construction or remodeling project it's very important to know in advance what your insurance covers and what it doesn't, especially if you are not having professionals do the job and are enlisting the help of friends and family instead.

What materials are you going to need? – You should figure out in advance exactly what materials you will need so that you can buy them all before the project starts. Nothing will slow a project down faster than if you have to run to the store every half an hour for some supply that you forgot to buy in advance. Also make sure that you have enough of the supplies that you will need. It's better to buy more than you need to buy less and run out. If you don't use some of the materials you can often return them to the store or sell them to someone else that is doing a remodeling project so don't be afraid to buy more than you think you'll need.

Order special materials early – If you want to use a specific type of vintage hardware on your new kitchen cabinets or you must have the latest nickel brushed faucets and shower heads for the new bathroom it's important to order them ahead of time. Any of the materials for your home remodeling project that need to be special ordered should be ordered at least two weeks before you plan to begin the remodeling project. That way if they arrive on time you are all set but if there is a problem you still have enough time left on the project to fix the problem without going over your timeline.

Plan for adjustments to your daily routine – If you are doing a large home remodeling project that will take several weeks or even several months you need to be prepared for the ways that the remodeling project will change your life and your daily routine. For example, if you are planning on redoing your kitchen you will need to make arrangements for somewhere else to cook, store your dishes and pots and pans and so on.

If you are redoing a bedroom the person that lives in that room will need a place to sleep for the duration of the project. If you are going to be having professionals work on the remodeling project then you will need to work out a parking system so that the family can get in and out when they need to but so can the contractors. If you work at home the noise from the remodel might make it impossible to work so you will need to make plans to work



someplace else or work at night when the contractor is gone.

Planning ahead for the problems and disruptions that are going to be created by the remodeling project will give everyone in the family time to adjust to having to change their routines.

HOME REMODELING SOFTWARE

A great way to effectively plan your home remodeling project is to use home remodeling software. There are free versions of home remodeling software and versions that you have to pay for. Most of the companies that make home remodeling software that you have to pay for will give you a free trial period that you can use to try out the software and see if it meets your needs before asking you buy it.

With home remodeling software you can change almost anything in your home virtually and get a three dimensional picture of what the change will look like. Using home remodeling software is a fantastic way to see what a particular paint color will look like, or how those dark hardwood floors would look instead of carpet, or what the master suite would look like if you added on a new closet.

With some types of home remodeling software you can even create an architectural style draft that you can print out. You can draw all the plans for you remodel on the computer and then you can just print the plan and have a copy for each person on the job. You can also create lists of materials, keep track of your budget and manage the remodeling project entirely within that remodeling software.

TIPS FOR CHOOSING HOME REMODELING SOFTWARE

There are a lot of home remodeling software applications on the market and on the Web and choosing the right one for you can be difficult. If you don't choose the right one then your whole home remodeling project could fall apart. Here are some tips that will help you choose the right home remodeling software for you:

Ask for a free trial – If a particular company doesn't offer a free trial of their home remodeling software you should call customer service or email the company and ask for one. It's very common for software companies to give prospective buyers a trial period to see if they want to buy the software.

Compare features – Some types of home remodeling software will offer more design features than others. Check out what design features several different types of home remodeling software offer before choosing one so that you choose one that has the features you will use often. There's no point in paying extra for software that has features you won't use.

Get software that matches your skill level – If you aren't a professional contractor or architect then you don't need home remodeling software that is built for professionals. Stick with software that is created for a homeowner that wants to do home improvements themselves.

FIVE REASONS TO HIRE A PROFESSIONAL ARCHITECT TO DRAFT YOUR REMODEL