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Commercial and Residential  
Licensed, Bonded and Insured  
ROC #168997 & #168998

## **“SEVEN THINGS EVERY HOMEOWNER SHOULD KNOW BEFORE REMODELING”**

*Time, Preparation, and Communication are the keys to a successful Home Remodeling Project. When considering a Remodel, here are the top seven things that you should consider before beginning.*

### **1. What exactly are you looking to accomplish by remodeling?**

- Create a “Wish List” of everything you would like done, keeping in mind your long term plans.
- Prioritize your needs vs. wants.
- Before you begin, create a mental image of how you want your home to look. What type of functionality are you hoping to create? What is the purpose of your remodel?

### **2. What is your long term plan?**

- Are you planning to stay or getting ready to sell?
- What is your 5 year plan?
- What is your 10 year plan?

### **3. What is your budget?**

- Proper budgeting is essential. Remodeling will usually add to the value of your home. Will this increase the value of your home? What is the value of homes in your neighborhood?
- It benefits you to communicate your budget to your contractor so that they have the ability to put together the project according your desires in line with your budget. A design can be made to almost any budget, but there can be great differences in types of products used and other features/benefits. In order to design to your wants and/or needs, your designer needs to have some idea of your budget or at least the price you hope to pay. Consider it to be similar to shopping for something like shoes: if you want the \$40 shoes, they can take you to JCPenney’s. If you want the \$200 shoes, you can go to Nordstrom’s. You can get shoes from both places, and even perfectly fine shoes at that; however, which ones are you wanting?
- Unexpected/discovery items. To be safe, it is suggested that you keep 10% of your budget aside for the unexpected, just so that you do not run into financial surprises along the way.

### **4. What do you look for in a reputable remodeling company?**

- It is highly recommended that you use a Remodeling Contractor that is *licensed, bonded, and insured*, and that you verify it prior to moving forward with that contractor.



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- Check to see if your remodeling contractor is accredited by the BBB, in good standing with the Registrar of Contractors, or other consumer watchdog organizations.
- Ask for recommendations from those who have recently had work done on their homes.
- Determine whether you are looking for: Quality, Price, or Service. Choose two. Typically you will not get GREAT QUALITY, GREAT (meaning LOW) PRICE, and GREAT CUSTOMER SERVICE. Higher quality product always comes with a higher price tag, and the highest quality product is not always necessary, depending on the type of project you are doing. Conversely, if you are looking for GREAT (meaning LOW) PRICE, the customer service can still be great, but the product may not be so great, and therefore your satisfaction could be less. What does the contractor offer? Does it match what you are seeking?
- What is the design process? Many Contractors have their own state of the art design software that will give you a 3D view of your project before the first nail is pounded. Will your contractor design this project or will they consult with an in-house/outside architect? Both options are okay, but it is just something for the customer to be aware of.
- Are your specific product selections included in the design for final pricing? If not, the price may be just an estimate, and you should ask about fees or change orders for specific products that you choose.
- It is important that your Remodeling Contractor provide a detailed Scope of Work so that you can be on the same page as to exactly what is going to happen with your project.
- All agreements should be in writing. If you do not find something that you had talked about in your written Scope of Work, ask about it immediately. Never assume that it is included, even if you talked about it. There are so many conversations that go back and forth in the planning stages of remodeling, and it is always best for both customer and contractor to have all agreed upon items in writing.

##### **5. Have you allotted enough time to get your project completed?**

- It is easy to underestimate the time it will take to complete an entire project, especially larger additions and remodels.
- Designing, drafting and permitting will need to be included in the time-frame. Permitting alone, depending on the area where you live, can add weeks or sometimes even months to the schedule!
- Unexpected items may come up, and may add time and expense to your project. There are times when walls are opened and something is found with the wiring or the pipes. For your benefit, safety and comfort, these issues will have to be dealt with as they happen, but understand that this is not uncommon in remodeling. Find out how your contractor deals with the unforeseen.
- Changes once the job begins are expensive. Once the design, selections and pricing phases are done, product is ordered and schedules are made. If the customer wants to start changing the plans, it will



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add time and often ends up adding great expense to the project. That is why it is so important to be very clear on the Scope of Work so that once the project is started, the contractor can go ahead and work on what was agreed upon.

- There is a turnaround time for finished products to be ordered and received. Many products such as cabinetry are custom orders, and there is usually a wait time on those. At the time of this printing, the wait time is around six weeks from time of order. Your contractor should have a pretty good idea as to how long it may take to receive certain product so that you can plan according to those timelines.
- Mother Nature can and sometimes does interfere with schedules. Your contractor has no control over that. Take into account weather related issues.

#### 6. Will your home or space be accessible and livable during the remodel?

- What are the areas affected? Good communication will eliminate surprises.
- Your home may be livable during the project, but you may not have access to certain areas.

#### 7. What types of permits are necessary?

- Small repair/replace projects *may or may not* require permitting.
- ALL additions and major remodels will require building permits.
- Do not let your Remodeling Contractor talk you out of obtaining necessary permits. Ever. There is value and protection for you in obtaining permits. Even if you think you do not need them now, should the time come when you want to sell your house or obtain permits for other projects, you may run into difficulties if proper permits were not secured.

*Your Remodeling Consultant should be considered your advocate in creating the best investment for you and your home. **When choosing a contractor, make sure this is someone you have grown to know, like and trust.** When that happens, you will be proud and satisfied with your new home remodeling project.*

**It is our goal to be the Valley's most trusted and respected remodeler. Contact TraVek now for a FREE In-Home Consultation on your home improvement project!**