



CYNERGENCE

HOME REMODELING

003 SUCCESSFUL APPROACH

Adopt the leading practice and manage with success your remodeling project

Successful approach

Leading Practices in Home Remodeling

REMODELING GOALS

It's essential to clearly define your remodeling goals before starting your project. First objectives are to define the WHY and the WHAT of your project. Explicitly defining why and what will not only provide clarity for yourself but also ensure that your vision and end goals are fully understood by all.

Your well-defined remodeling goals will also guide the team that will design, and execute your home remodeling project and ensure you make the right decisions along the way.

Once you have identified the underlying reasons you want to remodel your home, make a list of what requires change, from space, layout, functionality to aesthetics. Next, categorize each item as a "must-have" or "nice-to-have." This process may take time, so don't rush. It's common for homeowners to refine their list over several weeks.



7 Tips for Success - remodeling goals

1. Clarify your vision : create a “My Home Remodeling Book” where you include your remodeling goals, detailed preferences for aesthetics, functionality, and must-have features.
2. Define your remodeling goals yourself : not your parents, siblings, or friends. This is your home, your sanctuary, your needs.
3. Prioritize : define remodeling projects based on your priority and timeline with clear milestones.
4. Functionality and flow is central to practical and efficient designs : consider how the spaces are to be used and how people will move in them.
5. Future proof your home : classics don't age your home when the next trend arises.
6. Return on Investment : ensure the choices you make in your remodeling project will also increase the value of your property.
7. Stick to the scope : even if you have financial flexibility, resist the temptation to change direction mid-stream or add another space to the project. This can halt a project, leading to losing sub-contractors, and hence significantly impacting budget and timelines.

Successful approach

Leading Practices in Home Remodeling

BUDGET PREPARATION

Establishing a home remodeling budget can be challenging, as many decisions are driven by personal and emotional needs. The primary focus is always the goals you have set for your remodel. However, balancing the budget you have with how much the remodeling will increase the value of your property is also a key consideration.

A successful budget plan must take into account the current value of your home, the market value of similar homes in your neighborhood, and the potential value that the remodeling scope will add.

Without a rigorous budget preparation, there is a risk of overspending, leading to a scenario where the sale of your home may not recoup the costs of the renovation, which is something every homeowner should avoid.

Budget planning plays a critical role in the overall success of your remodeling project.



7 Tips for Success - budget preparation

1. Maximize the value of your home : establish the investment with future value in mind.
2. Allocate funds to each remodeling phase : Design, Construction, and Decoration requires its own budget.
3. Establish a contingency fund : ideally, allocate 15-20% of your total budget is needed for unforeseen but usual issues such as structural repairs, delays, or material price increases.
4. Deposits and Payments : the construction contract should clearly outline the payment process and conditions, specifying that each payment is tied to construction milestones. The construction phase is particularly sensitive from a financial perspective.
5. Stay on top of the project plan and milestones : be prepare to track every payment during the entirety of your remodeling project.
6. Read Cynergence publication : Remodeling Budget : Discover how to define and managed a remodelling budget before starting a project, at www.cynergence.com/publication

Successful approach

Leading Practices in Home Remodeling

SELECT A REMODELING FIRM

Selecting the right firm for a remodeling project is critical because different renovations require specific expertise. For example, kitchen remodels demand specialized skills in cabinetry, plumbing, and electrical work, while bathroom renovations may require knowledge of waterproofing and ventilation systems. Choosing a firm with the appropriate expertise ensures your project is completed with accuracy and quality.

In addition to expertise, factors like communication, transparency, and problem-solving abilities are just as important. Firms that communicate clearly and remain transparent from the start are better equipped to handle unexpected challenges.

Experience is important and is a sign of the past track record. Newly established firms often bring fresh ideas and a dedication to delivering exceptional results, and some leverage new technologies and innovative approaches. In the end, the best client experience comes from selecting a firm with the right mix of expertise, communication, processes and problem-solving capabilities.



7 Tips for success - select a remodeling firm

1. Select based on objective criteria : define the criteria that are essential to you.
2. Opt for full service firms such as those offering design, execution and decoration. This streamlines the process and improve coordination and costs.
3. Exercise caution when selecting the firm : stay away from vendors who avoid direct answers to your questions and eliminate those providing quotes after just the first meeting.
4. Short list : once you have eliminated the hard no candidates, share your “Remodeling Book” and your budget.
5. Proposal review : carefully review the proposal(s), ensuring all project scopes are covered. Note the firms with the most thorough and responsive service during the adjustment process.
6. Licenced only : request copies of licenses and permits from the selected firm.
7. Contract review and signing :ensure the contract includes a clear scope of work, limitations, timeline, payment terms, and dispute resolution process.

Successful approach

Leading Practices in Home Remodeling

DETAILED PLANNING

Detailed planning in remodeling projects is a crucial step that provides a comprehensive roadmap for the project. It typically comes after the initial design phase and includes detailed outlines of tasks, roles, timelines, and responsibilities. This level of organization ensures that all parties involved—contractors, homeowners, and any third parties—are aligned and have a clear understanding of what is expected at each stage of the execution phase.

Changes are to be expected as part of remodeling projects. Remodeling an existing older home can uncover issues hidden behind the walls or flooring. Any approved changes, especially those that affect the timeline, must be reflected in an updated plan.

Regular updates to the detailed plan help ensure transparency and keeps everyone informed.



7 Tips for Success - detailed planning

1. Preliminary and detailed planning : both are required stages of the planning phase
2. The remodeling firm must provide a detailed plan after the design phase and before starting the execution phase.
3. Detailed planning should include essential elements such as activities status, scope, task breakdown, timeline, roles and responsibilities, milestones, costs, and, if necessary, risk identification.
4. Align plan with design : ensure that the detailed planning remains aligned with the design plan and specifications establish during the previous phase and the terms specified in the contract.
5. Detailed planning must also provide a clear view of the payment schedule during the execution phase, showing how payments are linked to specific milestones and phases.
6. Changes in detailed planning can occur, especially during the execution phase. It is vital to update the plan whenever a change is identified and approved.
7. The detailed plan should be accessible online via a client online platform, to allow easy tracking and updates in real time.

Successful approach

Leading Practices in Home Remodeling

TRUST AND COMMUNICATION

Trust and communication are vital for the success of any remodeling project. Open communication ensures that both you and the remodeling team understand each other's concerns and expectations, especially when unforeseen issues arise that may impact the established design.

By being clear about your goals and staying engaged with your contractor, you build trust and allow for smoother project execution. Unexpected costs can be stressful, but trusting your contractor's expertise is crucial when these arise.

Transparency help manage these challenges, and help in setting expectations and minimizing potential conflicts.



7 Tips for Success - trust and communication

1. Foundation of trust : establishing trust is a key part of the selection process and this trust keeps getting earned throughout the project, with transparency and communication.
2. Balance : communication is key, and so is balance. Your queries are important to them. Be mindful of their time as they are of yours.
3. Trust the process : unexpected issues that either lead to additional costs, or a delay or both are common place. This is why remodeling project contingency funds are required and specifically set aside to handle such situations.
4. Effective communication: means regularly sharing relevant information with your remodeling team. Communication should be constructive and positive.
5. Informed decisions: if you wish to make changes once the project is underway, trust the advice of your project team—they can provide guidance on how changes will affect the timeline and budget, and help you make informed decisions.
6. Point Person: knowing who you should be speaking with about question or issues you may have is important. Same goes for the firm knowing who they should speak with when they need to saves on miscommunications and potential frustrations.
7. Keep calm carry on - a remodeling project can stir up emotions. Staying calm and focused ensures better communication and a smoother experience throughout the process.



CYNERGENCE

HOME DESIGN & REMODELING



We design and build spaces that fit your lifestyle

www.cynergence.com

2024 © Cynergence all rights reserved