

REMODELING PLANNER

Projects compiled by Kathy Kantorski

CUSTOMIZE YOUR HOME



Whether you've lived in your home for decades or you just moved in this year, chances are there are at least a couple of spaces that you'd like to make over. We can help! Our latest Remodeling Planner is designed to help you explore the possibilities for your project. Illustrated by local renovations to inform you of recent remodeling trends and inspire you for your own project, this Remodeling Planner is a handy tool when meeting with your contractor at the start of a project—just fill it out, and you'll be a step ahead! ▶

THE GOAL: FUN!

Project completed by: [Distinctive Remodeling Solutions, www.distinctiveremodeling.net](http://www.distinctiveremodeling.net)

Location: Roswell

Approximate cost: \$120,000

With 1,200 square feet of unfinished basement space, the owners of this Roswell home wanted to create a fun area where their teenage children could hang out, entertain friends and enjoy family time. Their wish list included a theater, bar/ beverage area and a game room (photo on p. 21). The basement also needed to meet or exceed the qualities of the main floor of the house.

The first challenge in this remodel was removing load-bearing interior walls and HVAC systems to create key open spaces for the family's living requirements. To compensate for the removal of the walls, load-bearing posts and oversized footings were installed and masked as decorative columns in the finished design. The floor is covered in 5.25-inch oak flooring that was sanded and finished onsite. The bar area features a glass-tile backsplash and Wellborn cabinetry by local firm Inspirations Kitchen and Bath. Roswell-based Masterpiece Lighting provided the light fixtures for the remodel, and Atlanta Home Theater provided the specialized theater materials. In the end, the transitional (leaning toward traditional) design complements the rest of the home, and a fun-filled environment has been achieved.

QUESTIONS FOR YOU

When do you want to complete this project? (If you are gutting and rebuilding the inside, allow for six months for master baths and 12 months for kitchens, including design time.)

What is your overall estimated budget for this project? (Discuss your project with two or three remodelers to get a realistic perspective on your budget.)

- less than \$12,000 \$12,000-\$30,000
 \$30,000-\$45,000 \$45,000-\$60,000
 \$60,000-\$80,000 \$80,000-\$100,000
 \$100,000 or more

How long do you plan on staying in the remodeled house?

YOUR LIFE

How many people live in the house?

_____ adults _____ children

What are the ages and genders of the household members?

- Age: _____ Male Female
 Age: _____ Male Female
 Age: _____ Male Female
 Age: _____ Male Female
 Age: _____ Male Female

Are you planning to expand your family or increase the number of people in your home? If yes, explain. (Consider aging parents, adult children, renters, etc.)

- Yes No



INHERITED AND REBORN

Project completed by: [Attention to Detail Home Remodeling](http://www.atdremodel.com),
www.atdremodel.com

Location: Roswell

Approximate cost: Available upon request

Inherited by its current owners, this 1980s home was outdated, and its kitchen was dark and closed off. As part of a multi-space renovation, the pros at Attention to Detail put the kitchen makeover first, beginning by removing the wall between the kitchen and dining room to open up the space, then removing all cabinetry and fixtures to start anew.

Now, custom white Medallion cabinetry, a white-marble island countertop and an Ice White subway-tile backsplash contrast with complementary black granite perimeter countertops and gray island cabinetry. To complete the look, silver-colored accents abound with stainless-steel appliances, polished-nickel Kichler light fixtures, chrome cabinet hardware and a stainless-steel double-apron sink with Delta pull-out faucet.



Does your family have any special needs that need to be accommodated?

How many/what kind of pets live in the house?

YOUR SPACE

What spaces do you want to remodel?

- kitchen
- bath
- basement
- landscape/outdoor living space
- whole home
- other

What do you like about your current space?

What do you dislike about your current space?

ADDED LUXURY

Project completed by: **RL Hayes Inc.**, www.rlhayesinc.com

Location: **Buford**

Approximate cost: **\$250,000**

This Buford home's two-story addition is all about splendor—a wine room and exercise room inhabit the downstairs portion, while the upstairs is dedicated to a massive, high-end closet space adjacent to the master bedroom. For the master closet, the pros at RL Hayes worked with both the homeowner and Holly Floyd of Bell Kitchen & Bath Studio to design each intricate detail: the perimeter storage is painted in Benjamin Moore's White Dove with a soft brushed glaze to add dimension and pull the color from the pecan island. The island is finished with a layered European varnish and a lime wash. Glass doors with integrated LED lighting highlight the homeowner's long hanging dresses, while shoe shelves and glass boot drawers display her shoes. Custom-designed pants valets and the curved corner hanging rods take advantage of every available inch of storage. Belts, scarves and accessories are organized in an easy-to-find fashion. A mirrored dressing vanity is flanked with custom jewelry cabinets on either side, and a tall glass display cabinet showcases the homeowner's purse collection from all areas of the room.

The closet's French doors (by Pella) lead to a balconied outdoor sitting area, featuring a travertine tile floor. A custom circular window and an elegant chandelier complete the luxurious space.



Prioritize the following options:

- (1) very important
- (2) important
- (3) not important
- ___ function of space
- ___ look of space
- ___ brand name of materials
- ___ budget flexibility
- ___ time frame of project
- ___ energy efficiency

Do you want the new space to have:

- more room
- better layout/traffic flow
- updated features
- more natural light
- new doors or windows
- universal design features (increases accessibility)
- better connection between indoors and outdoors
- maintenance-free materials
- other

Do you want to:

- work within the existing floor plan
- consider a room addition (increasing the footprint of your home)
- remove walls within the footprint of your home

What type of design would you like your new space to have?

- modern
- traditional
- transitional (mix of modern and traditional)
- warm and cozy
- open and airy
- strictly functional
- other

Financing Your Remodel

We get it. Your salary is not rock-star worthy, so you probably can't pay for a home remodel in cash. Here are some financing options to look into—consult with a lender to see which is the best for you.

Home Equity Loan or Line of Credit

The line of credit is a variable-rate loan that's based on the prime rate and it's a good option for those who have equity in their home. Funds are used as needed and payments are a minimum of interest only, based on the outstanding balance. The home equity loan has a fixed rate, is taken in a lump sum amortized over 15-30 years and has a principal and interest payment.

Cash Out Refinance

Again, if there's equity in your home, this is a good option: refinance the current mortgage, possibly reducing the rate, and obtain cash at closing to finance the renovation.

Renovation Loan

A good-old standby, this loan has been used for years and is popular for being based on the appraised value of your home after the renovation has been completed. If you've owned your home for less than 12 months, the loan is based on the purchase price plus the renovation cost.

One-Time Close Renovation Loan

For homebuyers who want to renovate right away, this option allows the borrower to close both the renovation and the permanent loan at the same time with one loan and one approval before construction begins.

Information provided by
Home ReBuilders,
www.homerebuilders.com.

Are you interested in incorporating "green" features/principals into your remodel? yes no

If yes, which features?

- high-efficiency water heater
- high-efficiency HVAC system
- solar-reflective roof shingles
- low-VOC paint and stain products
- air-sealing techniques verified by a blower-door test
- new, energy-efficient windows
- water-saving plumbing fittings and valves
- energy-efficient appliances
- solar power
- geothermal heating and cooling system
- other

What do you hope to accomplish by including eco-friendly features in your plan?

- better water efficiency
- better energy efficiency
- use of local materials/products
- long-term cost savings
- other

Do you want to incorporate universal design or aging-in-place features into your remodel? yes no

If yes, which features?

- wide doorways
- lever hardware on doors
- accessible vanities
- curb-free showers
- high-rise toilets
- grab bars
- accessible appliances
- other

Do you want to keep any items from your home in the remodeled space such as cabinetry, flooring, etc.? If yes, list the items. yes no

Do you want to donate unwanted items such as doors, windows, appliances, etc.? If yes, list the items. yes no

Where will workmen be able to park?

Does your neighborhood association have covenants regarding remodeling (such as the location of a dumpster or portable toilet)? If yes, include here.

yes no

Where will you allow your remodeler to store materials and tools?

Will you need to consider a temporary kitchen setup? yes no

Contract Q&A

Q: What should I make sure my remodeling contract includes?

A: First of all, remember that your contractor has to protect himself against crazy customers. Next, look for the following:

- A clause that if the two parties get into a disagreement, an outside arbitrator will settle the dispute
- The number of days or weeks it takes to do the job should be spelled out clearly, along with any pay schedule tied to that (if you tie your payments to completion of work)
- If your project involves moving walls or adding structures, drawings should be included with the contract and referred to in the contract as “document A,” etc.
- A contract should have two copies of the three-day right to change your mind (recession)
- A clear indication of who is responsible for what, especially if you want to do some of the work yourself
- A notice of change-order charges (usually at 35 percent)
- Sign-offs: a good contract will require that all selections are signed off

—Molly Portis, Portis Building & Interiors, www.portisbuilding.com

QUESTIONS FOR THE CONTRACTOR

QUALIFYING THE PROFESSIONAL

Are you licensed in this state?

yes no

Will you permit this project?

yes no

How long have you been in business?

How do you maintain education related to new codes and regulations in our community?

Are you a member of any of the following organizations?

- Better Business Bureau
 - National Association of the Remodeling Industry (NARI)
 - Remodeling Council of the National Home Builders Association
 - Other organizations:
-
-

Are you certified in any fields? If yes, include which ones. yes no

Have you done a project similar to mine before? yes no

Can you give me three recommendations from satisfied clients? yes no

Have you ever been in a lawsuit?

yes no

DISCUSS THE PROJECT

How long do you estimate this project will take?

Do you create a written schedule for each of your projects? yes no

If yes, does it include deadlines for client selections? yes no

Do you think it is possible to accomplish what we are looking for within the budget we are considering?

Is your contract a set price or cost-plus?

Will you create a specifications document for our project? yes no

How will the process of choosing appliances, paint colors, etc., work?

Will you or a member of your staff accompany me to make selections? yes no

Are we responsible for clearing out the space before the remodel begins, or can you arrange moving and storage?

Who will be my primary contact, and if he/she is not available, who should I contact?

Approximately how many people will be working in my home each day, and what hours will they be working?

Will your workmen ever need to work on Saturdays?

yes no

How much notice will I be given if the power and water will be turned off?

How will my landscape and the exterior of my home be protected from machinery and workers as they come and go?

Will the crew be responsible for cleaning up each night so that areas of the home that we are using will remain livable?

Where will the dumpster and a portable toilet be located on my property (if necessary), and who is responsible for emptying/maintaining them?

Can I remain in my home during the entire renovation?

yes no

How can we secure the section of the home that you are remodeling from the space our family is occupying?

Describe your protection process.

Will you have a project manager for my project?

yes no

Will he or she be here every day? yes no

What will be the process of paying bills or issuing draws?

How often will you personally visit my home to inspect it?

Will you have regular meetings with me to review progress?
How often?

Information provided by the National Association for the Remodeling Industry (NARI), National Kitchen and Bath Association (NKBA), National Association of Home Builders (NAHB) and Better Business Bureau (BBB). Planner updated by Judy Mozen, president of Handcrafted Homes Inc., www.handcraftedhomes-inc.com, and treasurer of NARI National.

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see ad on p. 32

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www.aysrestoration.com
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www.stonecityinc.com
see ad on p. 2

Carolina Lumber & Supply Company
Westside (404) 794-7991
Midtown (404) 873-2676
www.carolinallumber.com
see ad on p. 24

Chattahoochee Shower
10360 Medlock Bridge Road, Suite C
Duluth, GA 30097
(770) 497-1977
www.chattahoocheeglass.com
see ad on p. 15

Consult-A-Home-Pro (CAHP)
(770) 642-2277
www.consultathomepro.com
see ad on p. 34

Classic Bars
5020 Atlanta Road, SE
Smyrna, GA 30080
(404) 350-9806
www.classicbars.net
see ad on p. 58

CSI Kitchen and Bath Studio
6527 Jimmy Carter Blvd., Suite C-2
Norcross, GA 30071
(770) 729-1999
www.csikitchenandbath.com
see ad on p. 71

CTI of Georgia
(770) 753-4900
www.ctiga.com
see ad on p. 66

Diversified Cabinet Distributors
5250 Brook Hollow Pkwy.
Norcross, GA 30071
(678) 325-3600
www.dcdcabineets.com
see ad on p. 68

Drexler Shower Door Company, Inc.
1452 Northside Drive, NW
Atlanta, GA 30318
(404) 351-4141
www.drexlershowerdoor.com
see ad on p. 10

Duradek of Georgia
1150 Alpha Drive, Ste. 160
Alpharetta, GA 30004
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Finishline Industries
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www.finishline-doors.com
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www.gcdinc.net
see ad on Back Cover

Grohe
www.grohe.com/us
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Hall Design Build
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Jackson EMC
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JD's Glassworks
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Jennifer's Glassworks
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Johnny Rhino Residential Remodelers
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see ad on p. 22

Keiffer Phillips Patricia Brown Builders, Inc.
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www.keifferPhillips.com
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Leisure Time Decks
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www.ltdecks.com
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Magnolia Outdoor Living
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www.magnoliaoutdoorliving.com
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Metro Garage Doors
(770) 489-9726
www.metroandlandw.com
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Metro Mechanical
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www.metromechanicalhvac.com
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1500 Northside Drive
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(404) 352-8141
www.myerscarpetatlanta.com
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MudJack Atlanta
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www.mudjackatlanta.com
see ad on p. 61

National Association of the Remodeling Industry (NARI)
(770) 516-2091
www.nariatlanta.org
see ad on p. 30

New Mood Design
(770) 500-8593
www.newmooddesign.com
see ad on p. 28

Noland Company
(770) 458-2111
www.kitchenandkitchenideacenter.com
see ad on p. 22

North Georgia Replacement Windows, Inc.
1210 Warsaw Road, Ste 1000
Roswell, GA 30076
(770) 888-1604
www.ngwindows.com
see ad on p. 36

Rainaway Deck Drain Systems
(770) 928-7246
www.rainawayystems.com
see ad on p. 55

Regents Renovation Company
(678) 259-9292
www.regentsrenovation.com
see ad on p. 9

Renewal Design Build
(404) 378-6962
www.renewaldesignbuild.com
see ad on p. 12

Renu Atlanta
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www.renuatlanta.com
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RL Hayes Inc.
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www.rlhayesinc.com
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Schuon Kitchens & Baths, Inc.
Atlanta (678) 705-4346
Roswell (770) 643-9000
www.skbi.com
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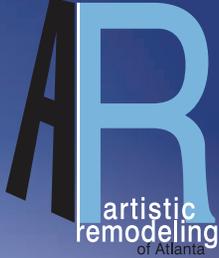
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www.shelfgenie.com
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Travertine Decks
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www.travertine-installation.com
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Duluth, GA 30097
(678) 966-9328 or (770) 827-4085
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Universal Heating & Air
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www.universalservices1.com
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Vision Stairways & Millwork
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www.visionstairwaysandmillwork.com
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