

Plan Your Renovations



Vizons in Construction & Management Company, Inc. *“Vizual the Experience”*

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Planning your Renovation

Planning And Visualization

- Planning is a critical step in any renovation project. Start by critiquing the current area to be remodeled or developed. What works and what doesn't. What is the primary purpose for the space? Match your plan to suit your lifestyle.
- It is common to have difficulty visualizing the new space. We can assist by showing you drawings or floor plans.
- Clip magazine photos of layouts and décor schemes that inspire you. Take time to research your options.



Prioritizing

- Make a list of your needs for the new space, then define the absolute needs... which ones you would LIKE to have and which ones you NEED to have. Prioritizing is important, it makes it possible to incorporate the needs into your plans first, then if the space allows, you can add in your likes. This also helps to determine if you require additional square footage to accommodate the must-have needs.

Establish A Budget

- Establish a budget for the entire project and openly discuss it with the Project Manager. Unrealistic expectations can result if you don't express your targeted ceiling price and what you hope to get for your money.
- If the budget requires the elimination of a few likes now in order to get what you want later, we suggest considering things such as less expensive countertops, flooring or electrical fixtures. These are relatively easy to replace in the future, causing the least amount of interruption.
- The worksheet below will help in your decision making when establishing a budget. Should you have any questions, we will gladly assist you.
- Keep in mind that there are costs involved with the construction portion of the project and the budget should allow for more than the just the aesthetics.
- Establish a goal and determine the scope of the job. We can work with you on this and inform you of the steps required to attain the plan you are looking for.
- Plan start and completion dates, who will be responsible for what. If you intend to undertake some "do-it-yourself" tasks within the project, discuss them early with the Project Manager to ensure proper scheduling and coordination. Other things to consider are cabinetry and any special order items which can have lead-times of 4-8 weeks for delivery to the job site. It is more cost efficient and headache free to begin construction when the materials are readily available.

Finalize Your Plan

- Prepare a specification list and sketch out a floor plan layout for the project. We can assist you if you run into any difficulties. For larger, more complex projects, we will use an Architect and/or Designer. Make certain that you are comfortable with all aspects of your plan. It is the least expensive time to change your mind or make alterations.

Preparation And What To Expect

- To prepare for construction, pack your household items in clearly marked boxes which can be moved to another part of the home during the project. Remove any items from the walls in neighboring rooms. The vibrations from construction can cause pictures to fall. Should you wish to cordon off a specific room, hang a poly barrier from the ceiling to stop unwanted dust from effecting the rest of the house.
- Don't panic! Daily communication with the Project Manager should ease the construction process for your family.
- Relax, it's worth the inevitable headaches and it is a terrific return on investment. Keep in mind that it's a temporary inconvenience, but a permanent improvement.
- The best way to remind yourself of why you are doing this... look at your before pictures!

A Basic List To Get You Started

▶ Budget

- Amount \$_____
- Add 5-10% for changes you may want after construction is underway.

▶ Space Required

- Is an addition required to allow for your needs?
- Do interior walls need to be moved to accommodate the new layout?
- Floor plan for new space?

▶ Demolition

- Is there a lot of demolition involved?

▶ Cabinetry

- Layout
- Book Cases
- Media Centers
- Wood Type
- Style & Finish

- Hardware

▶ **Fireplace**

- Gas
- Wood
- Electric
- Mantel
- Fan Assist

▶ **Plumbing Fixtures**

- Kitchen Sinks & Faucets
- Bath Fixtures
- Shower/Tub

▶ **Appliances**

▶ **Heating & Air Conditioning**

- Add onto existing system or replace with new.
- New vents and returns
- In-Floor heat system

▶ **Electrical/Plumbing**

- Will existing have to be moved or upgraded?
- Rough-in plumbing for basement bathroom?

▶ **Lighting**

- Task Lights
- Room Lighting
- Accent Lighting
- Exterior Lighting

▶ **Windows & Doors**

- Replace? How many?
- New? Type & Style?
- Door hardware?
- Replace old to match new?

▶ **Flooring**

- Hardwood

- Tile
- Laminate
- Carpet
- Vinyl
- Is there K3 under existing floor coverings?

▶ **Door/Window Casings, Baseboards & Crown Moldings**

- Type & Style
- Wood or MDF etc.

▶ **Walls & Trims**

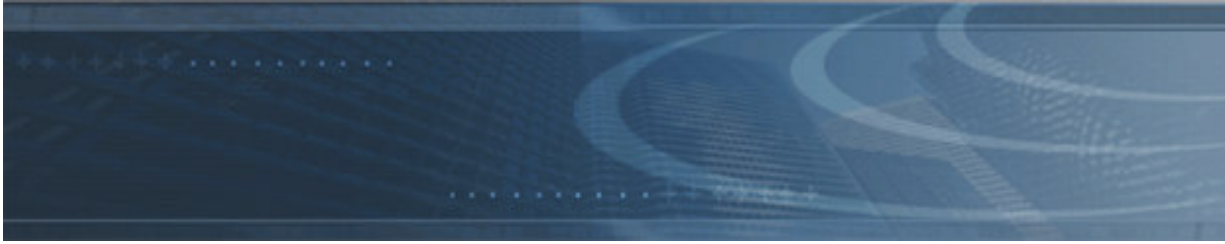
- Round/Square Bead Corners
- Paint
- Wallpaper
- Wainscoting
- Paneling
- Colors

▶ **Ceiling Finishes**

- Smooth/Textured/Knock down?

▶ **Other Items To Consider**

- Media System
- Furniture
- Security System
- Universal Design (wider doorways, accessibility features)
- Window Coverings
- Upgrade existing insulation
- What are we realistically capable of doing ourselves in a timely manner to save money?



Vizual the Experience!

Vizons is quickly becoming one of the leading commercial real estate organizations in the country. Our mission is to provide our clients with the best possible real estate solutions.

Vizons' experienced professionals provide clients with customized and creative solutions, consistently high quality service, and the most comprehensive real estate services and worldwide coverage in the global marketplace. We understand and meet your needs to deliver a professional response in a timely and effective manner.

Our most important value to clients is our drive to truly understand your requirements. When you start with the best service providers both professionals and firms, you end up with a result that creates an impact.

Vizons is committed to exceeding client expectations through understanding our clients and their needs and providing them with the commercial real estate information, service and solutions that create significant added value for their business endeavors.

Vizons offers vast experience in the following areas:

- Commercial
- Industrial
- Residential
- Highway/Bridge
- Public Utilities

We are committed to helping our clients create and preserve wealth by providing the best asset and property management services available. We prove, "good management doesn't cost, it pays!"

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