



ESSENTIAL GUIDE TO RENOVATING

YOU'LL LOVE
YOUR HOME!





INTRODUCTION

The first thing we ask our homeowners when planning a renovation is, "What is the lifestyle problem you are trying to solve?" This gives us the opportunity to get at the heart of the primary issue. We want to have a deep understanding up front and center so that we can deliver for our clients.

We believe that our clients shouldn't have to sacrifice their time, relationships, budgets, or sanity to arrive at their dream home, and we've got the knowledge, experience, and dedication to ensure that clients not only achieve their dreams, but love the process as well. Our teamwork strategy, the Collaborative Method, allows us to confidently pledge a 5-Star Experience to all of our clients. Through it we:

- Assemble a dynamic, highly skilled & collaborative team of architects, interior designers, sub-contractors and suppliers to guarantee the highest building standards.
- Engage a proven process of designing a home based on your style, taste, and needs through the 5 Simple Steps.
- Execute the plan with the highest standards, and attention to time, budget, design, and craftsmanship.

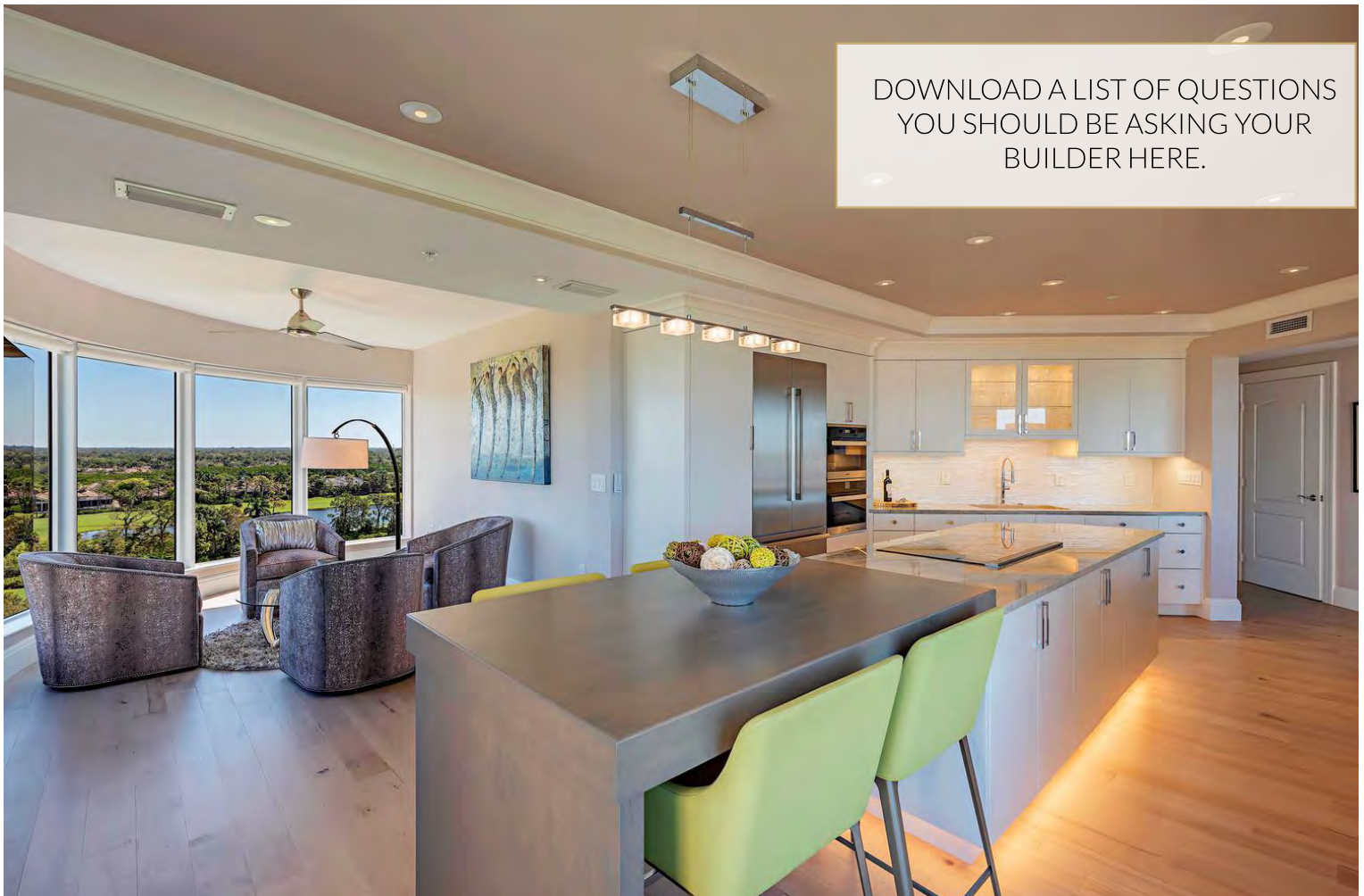
Whether you're planning a large-scale renovation, thinking about an addition, or even considering a whole-house overhaul, it's crucial that you understand what to expect from the process before you jump in. We've put together this guide to walk you through all the stages of a home renovation project so that you'll have the knowledge and confidence you need to get started.

SCHEDULE YOUR IDEA SESSION TODAY

41WEST.COM

(239) 307-2307





DOWNLOAD A LIST OF QUESTIONS
YOU SHOULD BE ASKING YOUR
BUILDER HERE.

CHOOSING THE RIGHT BUILDER

Choosing the right builder and building trust in them are crucial parts of the home-renovation journey. A great builder partners with you on the path to making your dream home a reality. They work openly and cohesively with clients and the broader design and construction team to render construction visions on paper and realize them on the ground. A great builder delivers predictable processes along with results that go above and beyond the client's expectations. Lastly, they have the ability, and responsibility, to earn their client's confidence and trust through a dynamic design team, a solid process, and rigorous execution of the plan.

It's worth taking the time to carefully vet all of your prospective builders. Dig deep with online research to help gauge each one's experience, specialties, quality level, organizational ability, values, and philosophy. You're already off to a great start by doing the homework that landed you here. The easiest and most convenient next step is to contact us and schedule a preliminary discussion. Once you've made contact, we will suggest scheduling your complimentary "Let's Talk" session so we can learn more about you and your vision for your home. This conversation will serve not only for us to learn about your wants and needs for your home, but also will give you the opportunity to check our chemistry. You will be able to answer for yourself if you think you'll like working with us. If so, we can take the next step toward creating your home, together.

HOME RENOVATION PROCESS MAP

5 SIMPLE STEPS

STEP 01. LET'S TALK

- Create a budget
- Wish list of rooms/spaces is outlined
- Design ideas & inspiration documented

STEP 02. STORYBOARD PROCESS

- Design team is selected
- Preliminary schematic floor plan is created
- Budget is revised based on approved plans
- Chart of allowances for the selections process is created
- Code or structural issues are addressed and resolved

STEP 03. RENDERING TO SCALE

- Construction plans, budget, schedule & construction agreement are finalized
- Selections and specifications are finalized
- Value-engineering recommendations are incorporated
- Obtain HOA approval & city permit

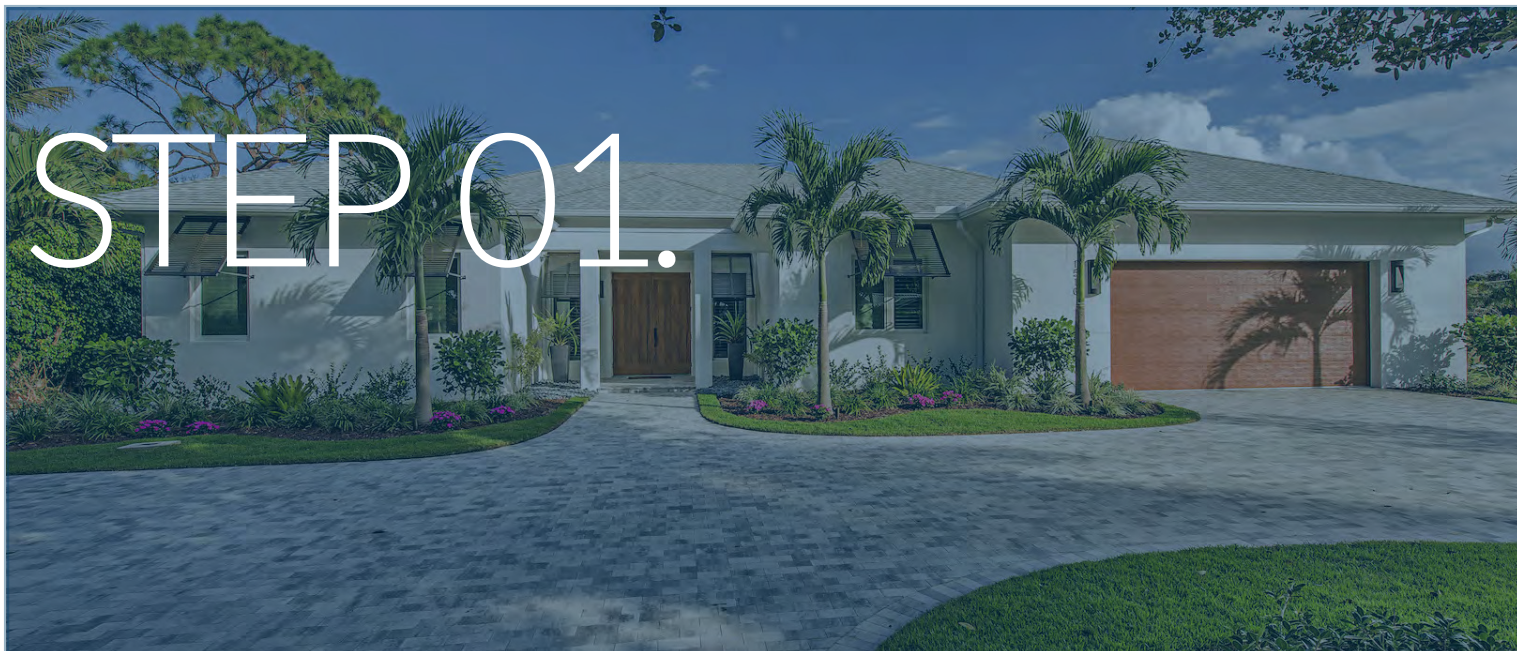
STEP 04. THE BIG EVENT

- Your plans are built to specification
- Demo work & structural work (i.e. foundation, framing, roof)
- Plumbing, electrical & HVAC trim-out
- Insulation, drywall, exterior work
- Flooring, trim & interior finishes

STEP 05. HAPPILY EVER AFTER

- Your project is completed on time and on budget
- Final city inspection
- Final homeowner walk-through

WATCH THE 5 SIMPLE STEPS VIDEO



LET'S TALK

Every home renovation project starts with an idea which is why Phase 1 of our renovation process involves a listening and idea session. It's okay if you don't know exactly what you want yet. In the very earliest stages, it's all about what's possible. Right now your assignment is a combination of daydreaming and research. Realism, practicality, and technical specifications will arrive on the scene soon enough, but to begin, let's start with a preliminary wish list.

PRO TIP: *The best and easiest way to get your home renovation started is to schedule your complimentary "Let's Talk" session so we can learn more about you and your vision for your home.*

MAKE YOUR WISH LIST

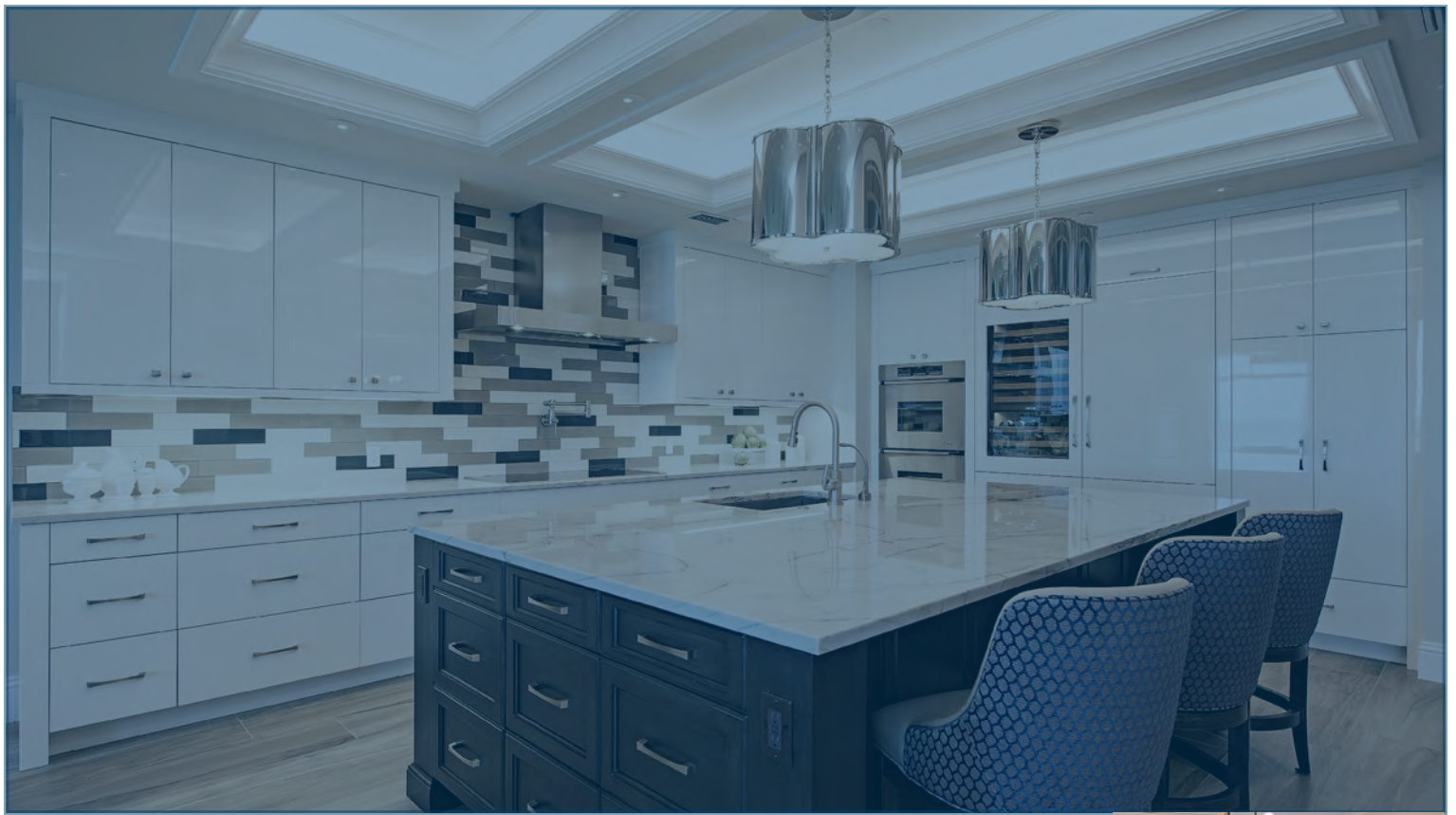
To help organize your thoughts, a detailed list of questions for anyone thinking of renovating a home can be found [here](#). A few of the questions are outlined below:

- What have you always wanted from your home? If you're already living in the house you'll be renovating, what's missing? Are there specific problems you need to solve? If you're about to

renovate a newly purchased home, what would make it the perfect space for you and your family?

- How much of the house will you be renovating? Will you be renovating the entire house or are there just certain rooms that need an upgrade or an addition that will give you more space?
- What are your long-term plans for the house? Do you see yourself living here for many more years, or are you thinking of selling sometime in the near future?





VISUALIZE IT

Next, start looking for some inspiration photos. This is a really fun process where you can virtually indulge all of your whims. What does your dream house look like? What kind of styles and finishes appeal to you? Look through magazines, home improvement sites and resources like Houzz to see what catches your eye. Once you've pinned a few dozen photos, you may be able to see themes emerging. These can be valuable clues and talking points when you meet with your builder.

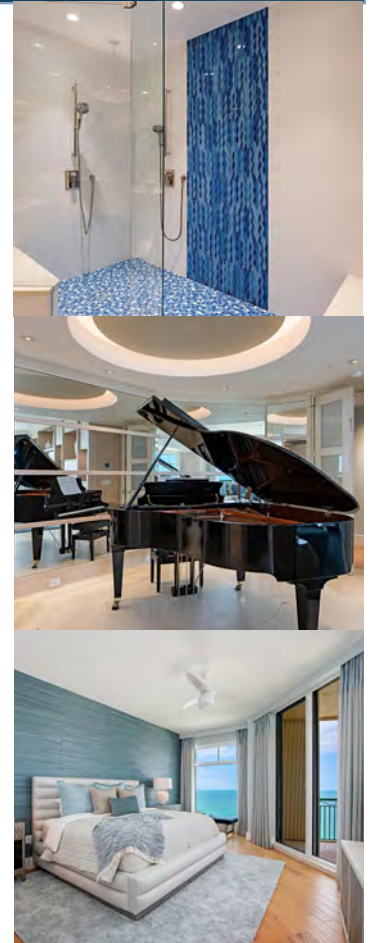
THINK ABOUT YOUR BUDGET

Finally, you'll want to come up with a basic budget (your builder can help you get more specific later). Be sure to include a margin that will give you wiggle room for unexpected expenses along the way; doing so will save you a lot of stress down the line. Then you can evaluate your wish list and inspiration photos with the help of your builder so that you know what's realistic to achieve within your budget.

SET YOUR EXPECTATIONS

It's important to remember that nothing ever goes exactly according to plan during a renovation project. With the right contractor, the end result will be perfect, but the road to perfect always has a few bumps along the way. Try to stay positive and trust the building professionals you've hired. An experienced and skilled builder resolves all issues that arise efficiently and effectively.

Additional questions you should be asking your builder can be found [here](#).

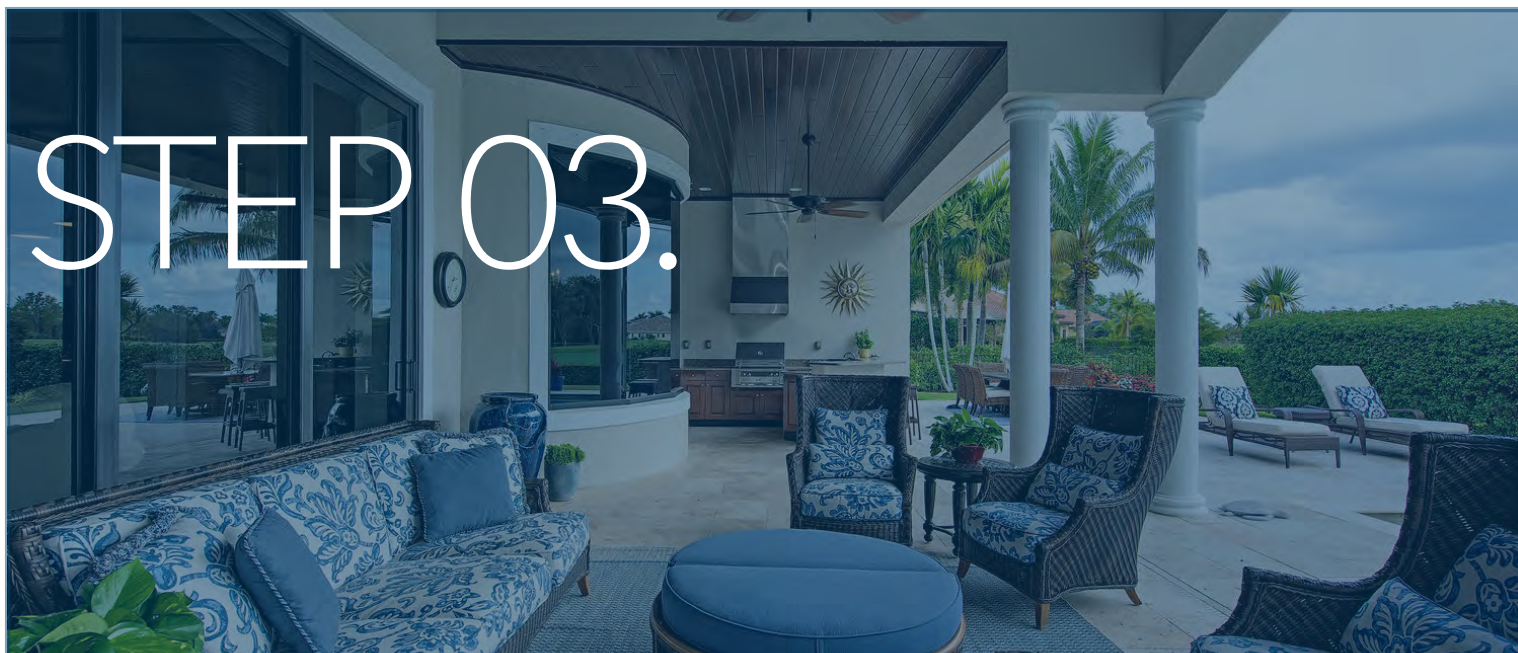


STEP 02.

STORYBOARD PROCESS

Once you've selected your builder, you'll begin the renovation process with a walk-through of your existing home to talk about your dreams and goals for your home renovation. You'll go over your wish list, explore your inspiration photos, and get excited about the possibilities. With years of experience overseeing large-scale renovation projects, your builder should have an eye for detail and opportunity. Together, you and your builder will establish a scope for the renovation and revise the budget range, providing the basis for your preliminary schematic floor plan. Your builder will then create a chart of allowances for the selection process and address specific code or structural issues at this stage.

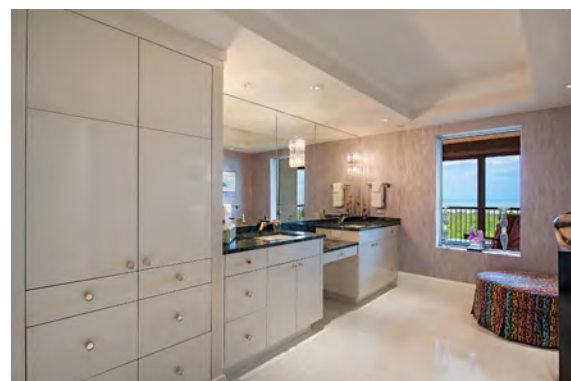


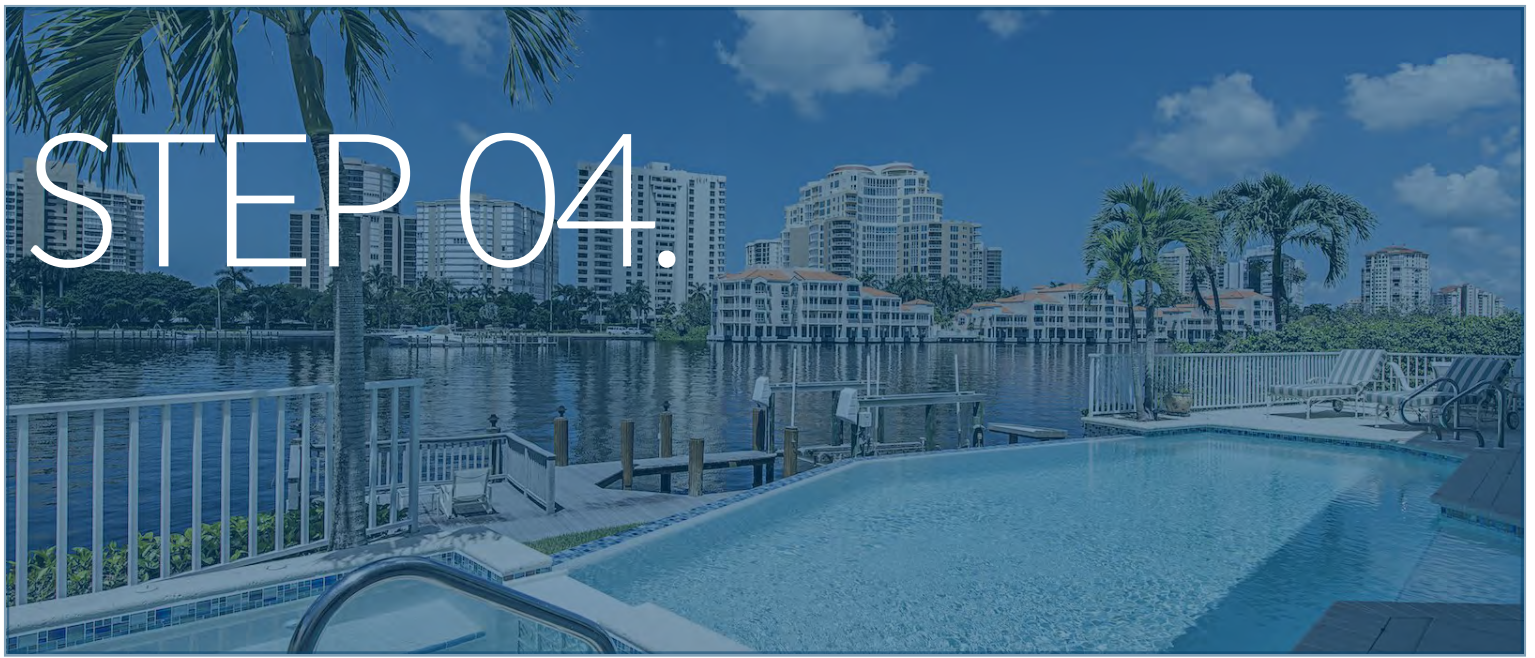


RENDERING TO SCALE

The Rendering to Scale phase is when the dreams and ideas you have for your home really begin to shape. You'll be working with your builder to create a full set of accurate construction plans to maximize design, innovation and value engineering to meet your budget. Throughout this phase, your builder will ensure that these blueprints for your new and improved home remain aligned with your original vision and budget. Once plans are finalized, your builder will put together a comprehensive budget and schedule for your home renovation, as well as obtain the necessary neighborhood association approvals and city permits. At this point, everyone will have a clear map for the exciting road ahead!

Also during this stage, you'll begin the decision-making process on dozens of design elements, big and small. This can be a lot of fun but can also become quite overwhelming without the right team on board. Your builder should have a project manager that keeps this part of the process manageable for you. They will act as your facilitator throughout the selections process, creating a detailed selections schedule and ensuring that every decision is made on time so construction can proceed without interruption or delay. The ideal goal will be to select all finishes before construction begins. If you accomplish this, your renovation is sure to be as smooth and painless as possible!





STEP 04.

THE BIG EVENT

This is where the action begins! Managed by your construction manager, subcontractors will be on site to begin the actual renovation work and you'll quickly see your plans taking shape in the real world. Your project manager will also be hard at work, keeping your renovation organized by closely monitoring your budget, negotiating sub agreements and proposals, and procuring materials based on your selections. 41 West's client portal allows you to get an overview of your up-to-date budget and schedule, double check your selections, and see the latest progress photos.

Site visits are encouraged, especially when accompanied by your builder, because they allow you to assess and communicate your expectations in terms of desired quality of finishes, protection efforts for your existing home, and any questions you may have. The more open and responsive communication is between you and your builder, the better the project will go.

Quality assurance is the primary focus during this phase. The construction manager should be on site every day to make sure everything is happening as and when it should be. They double-check the quality of the materials and methods the subcontractors are using and keep an eye on timing and cost. Your builder's construction and project management team should have a background in luxury home renovation and an extensive knowledge of building science best practices so they understand what it takes to get the job done right.





While each renovation project has its own cadence, there is a general pattern to how the construction phase progresses. Some stages overlap, while others are dependent on earlier steps, so it takes careful management and a keen eye to make sure everything runs smoothly.

Foundation work & framing (for additions)

If you're adding a whole new space for your home, it needs a solid foundation and good bones before anything else can happen. We'll also add in any exterior doors and windows at this stage.

Plumbing, electrical, HVAC

The "guts" of the house are what make your home a comfortable place to live. All the plumbing, wiring, and HVAC components will be installed and double-checked by the appropriate experts in stages throughout the construction phase to ensure that they're in working order well before move-in.

Insulation

Now your home will begin to fill out. Proper installation of high-quality insulation is so important for energy efficiency and comfort.



Drywall

Once the drywall goes up, the renovation starts looking less like a construction site and more like a home again. It's now a blank canvas for the design details you thoughtfully selected that will really make it yours.

Interior finishes & trim

For most clients, this is the really fun part. Paint, wallpaper, baseboards, kitchen cabinets, hardware. Remember those hundreds of design decisions you made during the pre-construction phase? This is where that work pays off and you get to see your vision become a reality.

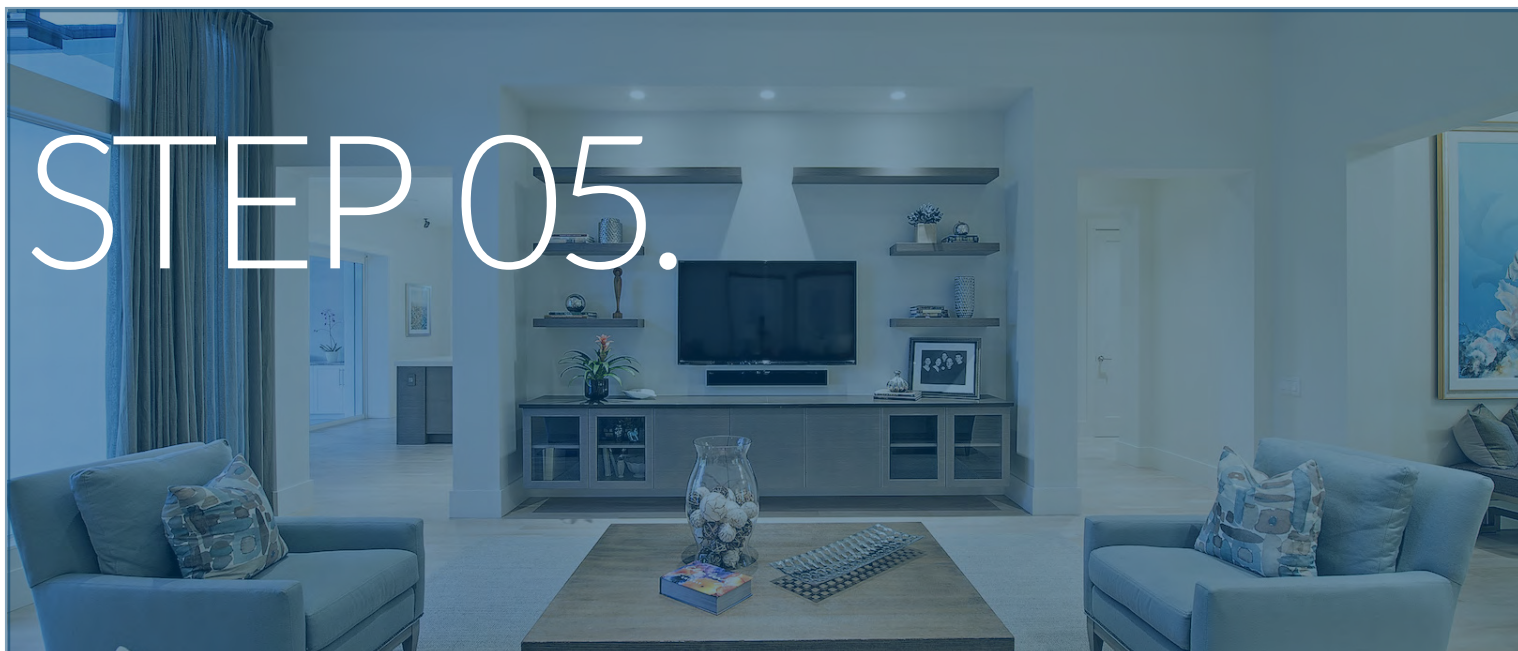
Exterior work (if needed)

Next, we'll proceed with any exterior work required. For example, if we've built an addition or expanded a room by moving an exterior wall, we'll add matching siding or stonework to blend the renovation seamlessly with your existing home.

Flooring

Your flooring materials are often among the last things to be installed during your renovation. After a final deep clean, suddenly it's home.

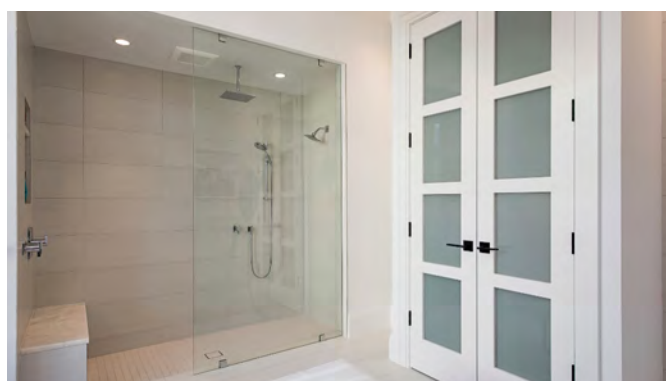
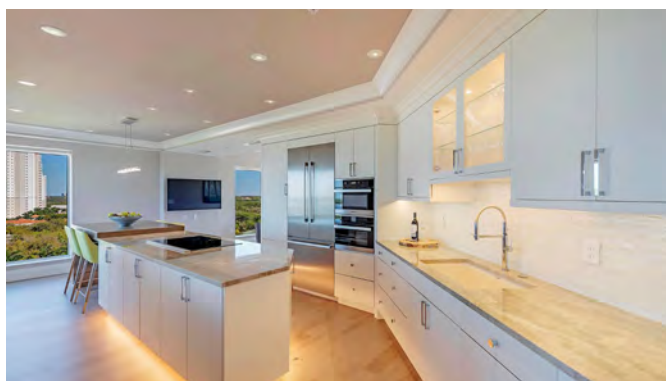
A more detailed cost breakdown of these components can be found [here](#).



STEP 05.

HAPPILY EVER AFTER

It's been months of planning, hard work, and patience. Now it's time to reap the rewards. Your home has been transformed. A third-party inspector will double-check that everything has been finished in compliance with building codes. Then, it's the moment everyone's been waiting for: a final walk-through with you and your renovation team. It's a joy to see the finished space for the first time through your eyes. You'll assemble a final punch list and your renovation team will make sure all items are taken care of quickly and efficiently. You can move in and start enjoying life in your new and improved home.



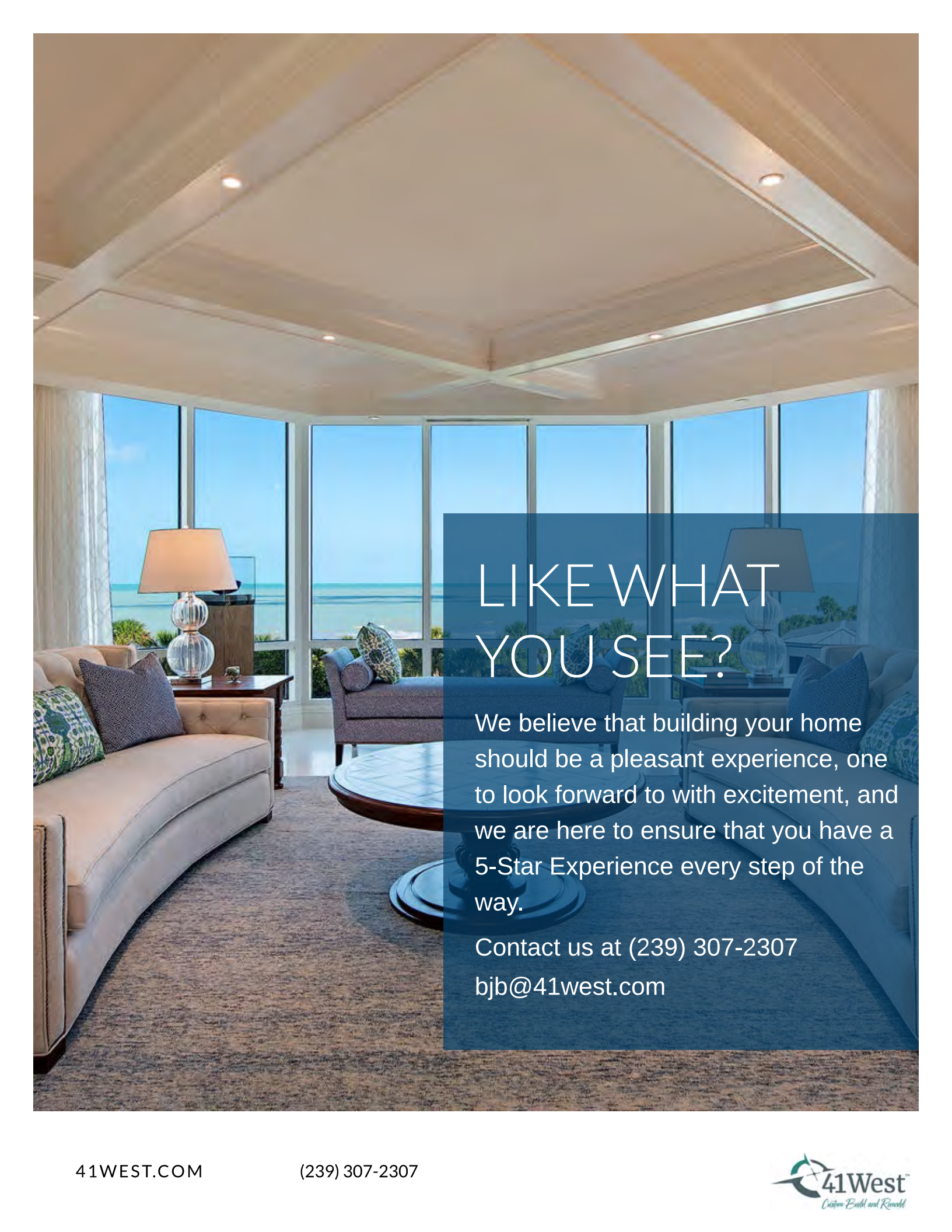


WORKING WITH US

Here at 41 West Builders, we believe in building strong homes, a strong team, a strong community, and strong bonds with our homeowners. Fine home building is our lifeblood: our dynamic, knowledgeable team of professionals is dedicated to the work of building and renovating beautiful homes. That kind of experience and commitment means that we know how to deliver extraordinary results for our homeowners, and fulfill our pledge of a 5-Star Experience every time.

OUR PROMISES TO YOU:

- We understand that construction projects can be intimidating for homeowners, so we act as your trusted advisers, advocates, and liaisons. We'll demystify the process with transparent communication, clear processes, and unbiased advice.
- We'll be continually responsive and attentive to your needs and remain positive, professional, and proactive at every step.
- We'll guard your resources as if they were our own.
- We'll handle everything, so you can sit back and relax. From permitting to material inspection, sub management to job site safety standards and control, we have it covered.
- We'll demand the highest quality in every detail from ourselves, as well as from our trusted base of subcontractors and vendors.
- We'll keep your renovation on schedule and on budget, and keep you continually updated on our progress.



LIKE WHAT YOU SEE?

We believe that building your home should be a pleasant experience, one to look forward to with excitement, and we are here to ensure that you have a 5-Star Experience every step of the way.

Contact us at (239) 307-2307
bjb@41west.com