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HOUSTON HOME REMODELING GUIDE REMODELING 101



**A HOW TO GUIDE ON REMODELING
YOUR HOME**

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WE BUILD WITH
PASSION & PERFECTION
OR NOT AT ALL

ALLEN W. GRIFFIN GMB, CGR, CGP



Before Renovations Begin

This guide will give you a step-by-step plan to help navigate the renovation process and make sure the finished project is what you envisioned. Home Renovations can be as big, costly, and time-consuming as one can imagine. The bigger the project, the more disruptive it will be to your daily home life and the more professional help you should seek. However, there are ways to make remodeling your home a smooth and enjoyable process.

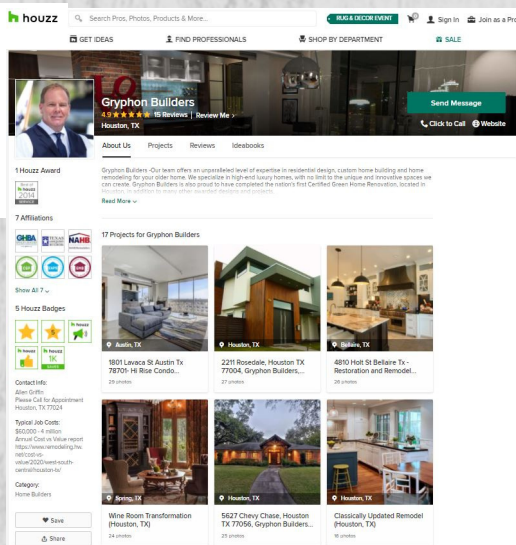


Find Your Inspiration

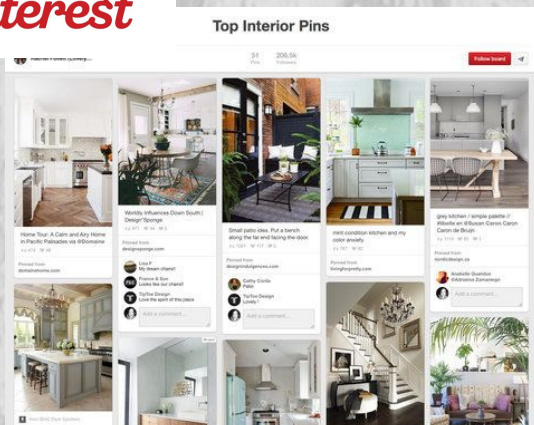
We all have an architectural style that we feel are more appealing, products and finishes that we wish we were surrounded by every day. For a husband & wife, do not be surprised if your significant other has different styles and taste.



We recommend, websites like Houzz and Pinterest because they are excellent sources of inspiration for all types of design styles.



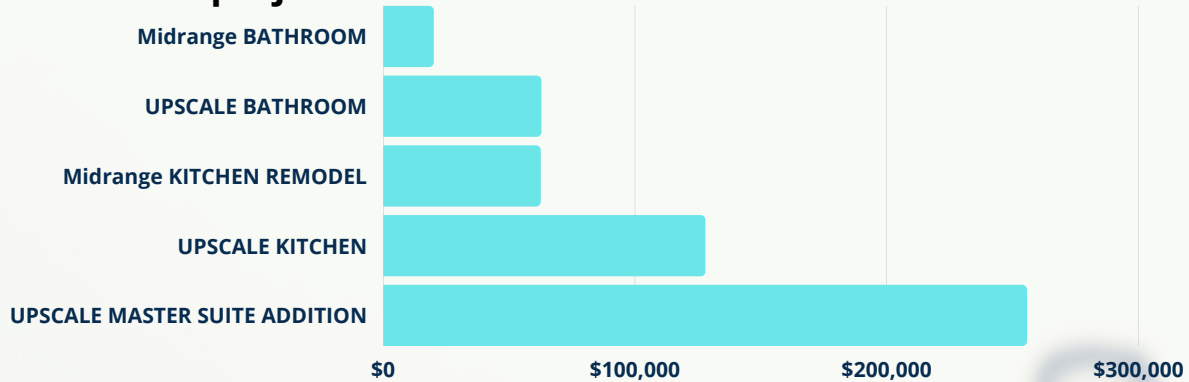
These sites let you save pictures of the spaces you like for future reference and really give you an idea of what is possible in a renovation project. Often, you will find that your saved images have a certain style or element in common. This research into your home remodeling and architectural styles can be done individually and then come together to narrow down what is important. This first step into your home remodeling process will guide you towards what you really want your space to look like.



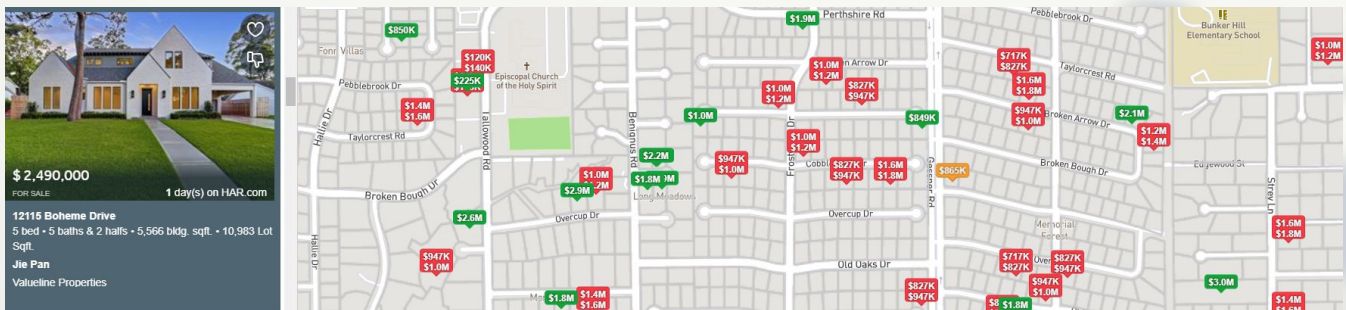
Budget Wisely

#1 Before any remodeling begins, it's important to know what you can afford to spend on your renovation project.

#2 A great resource that will guide you is the annual Cost vs Value guide published annually by Remodeling Magazine. This guide has regional data for our Texas cities, expected job cost for all types of remodeling projects and resale value projections



One part of that equation is your local real estate market. We use HAR.com to analyze the current homes for sale and past sales in an area to get an idea of the dollar/ square foot investment range. Use the map search option and turn on the **sold** tab.



You can also consult a local real estate agent to find out what renovated homes in your area are selling for so you don't invest more in the project than you may get back. This is especially important if you are considering selling your home within five years of completing the renovations.

After determining what to spend on your home remodeling project. Prioritize design features into must-haves and nice-to-haves to stay on budget.

- * A must-have is an element that will change how you live in the space. For example, knocking down a wall to create an open living concept is a must-have.
- * Nice-to-have design elements are less important to how the space functions and are the area you can scale back on to save money.

Need more help - Call today for a quick online review of your home renovation projects.

HIRING A PROFESSIONAL

Unless you are only doing a cosmetic update plans and permits will be required.

At a minimum, you will need someone to draw up the plans for your remodel dreams in order to get a building permit. An engineer for any structural changes. Then a general contractor to execute the work shown in the plans and possibly an attorney for the contracts.

Unless you just enjoy spending numerous hours doing research. Hiring industry professionals will help to make your life and the decision of a remodeling project go much more smoothly. They will bring industry knowledge of design trends, pricing and selection guidance along with knowledge of the local ordinances to complete your design without hindrance.

Who do you Hire?

Research professional organizations:

American Association of Interior Designers (ASID)

American Institute of Architects (AIA)

Greater Houston Builders Association (GHBA)

In Texas, there are no licensing requirements for builders or remodelers. There is no requirement for a company to carry insurance either.

So finding someone that is part of a professional organization is your best bet.

They understand the need to run a professional company and have access to received training on business operations and the latest codes. This is vital to having your investment protected.

After you have made a list of possible candidates research the company on the BBB (Better Business Bureau) Also, check out their websites and reviews on Google and Houzz.



Want easier? we can help! Go Design-Build

Choosing a Design-Build for any renovation means hiring a single company to design and complete the construction project rather than signing multiple contracts with an architect, an interior designer and a general contractor. By nature, the Design-Build approach is far more collaborative because designers and builders work together from the start. Other benefits of hiring a Design-Build firm are an upfront fixed budget, efficiency, convenience, speed of the project and accountability.

Begin the Renovations

Now that you have your renovation plan in place and have chosen the right professionals for the job, it's time for the remodeling project to get underway. While the main work is up to the pros, there are some things you can do during this time to keep the process running smoothly.



First, try not to alter the design plan after work has begun. Doing so will add time and money to the project. Taking the extra time before the renovations begin to nail down the details will ensure your project stays on track and on budget.



Second, you can make sure all the material selections needed for the project are done on time and before work begins. This keeps your contractor from stopping work on your project because he must wait for materials to be delivered.



Third, openly and clearly communicate with your renovation team. Make sure they know exactly what you want the completed project to look like. Pictures can be especially effective at explaining just what you want out of your space.

Fourth, remember that unexpected issues may pop up during the renovation process no matter how great you have planned ahead. Handle the problems with grace and remember that every problem has a solution. Trust your team to work through the unexpected snags with you.

FINALLY! Your Renovation Project is Completed!

Construction is complete and you're ready to take photos and use your new space. But wait! Before your project is 100% finished, there is one more thing you need to do—complete the punch list.



A punch list is a list of minor items that need fixing once the main renovation is complete. A punch list includes things like chipped paint or a cracked scone. Your contract should have a clause noting how punch list items will be addressed and how final payments will be handled. Thoroughly review your new space to make sure every last detail is perfect.

Placing sticky notes on items is a great way to ensure all the final issues are addressed.

Although renovations can be time-consuming and stressful at times, we hope that following this guide will help you through the process.

Gryphon Builders is your go-to Design-Build Firm. We are COMMITTED to excellent service from start to finish in designing, remodeling, room additions, or building a home from the ground up! With over thirty years of residential building experience, Gryphon Builders has a team of true professionals who will work closely with YOU during every step of the renovation process! We guarantee to make sure that the final result is a home YOU will love for years to come!

To learn more about our processes or if you have questions about your project? check out www.gryphonbuilders.com or contact owner and founder Allen W. Griffin CGR, GMB, CAPS, CGP at allen@gryphonbuilders.com or (713) 939-8005 to schedule a consultation.

CLICK LINK BELOW FOR MORE INFO!

[A Guide to Estimating the Length of Home Renovations
Luxury Remodeling & Investing Cost Guidance.](#)

www.gryphonbuilders.com | [713-939-8005](tel:7139398005)

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**Empowering
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to achieve
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their
dreams**

-ALLEN GRIFFIN

