

and often more travel time is required due to shorter hours needed on remodeling projects.

These are just a few reasons why remodeling costs more than new construction. Studies show that remodeling adds value to your home. Through remodeling, your home can change with the needs of your family. It can also bring you joy, happiness, pride, and protection, and still return you all or more of your investment. That's a pretty good deal, isn't it?

Does Remodeling Cost More?



Thinking of adding a room to your home, remodeling the kitchen, finishing a basement, or updating your bathroom? Most people that undertake remodeling enjoy their neighborhood, their neighbors, the proximity to work, schools, shopping, and other activities. In general, they are happy with their homes. Perhaps they could use or would like some additional room, or it's time to redecorate and update. Changes in our lifestyle and status, as well as age and health are also reasons to alter your home.

Unless you have recently completed a remodeling project, you need to prepare yourself for "sticker shock". Many think building a new home and adding a new room to an existing home are about the same, one just smaller than the other. This perception is not accurate. Though concrete, wood, and nails may be used on both projects, the similarity stops there.

New homes flow from start to finish in a predetermined method of operation, normally only affected by weather. Rain and snow during the framing stage does not create a major problem because most products easily damaged by moisture have not yet been installed. Sawing for trim and finish work can be accomplished anywhere in the house. Protection of cabinets, wall coverings, floor materials, and furnishings would not be necessary, since these items would be installed last.

Now consider a remodeling project.

The first and most important decision is selecting a professional remodeling contractor that is honest, dependable, and capable. Choose one that is registered with the state, and if possible, certified in a national organization. Choosing a remodeler that can put together the total package, from design through completion, will be most helpful and cost efficient. Check their continuous years in business, ask for references, and look at their completed projects. Remember, this company will be entrusted with the equity in your home and more importantly, your family. Remodeling your home is often compared to having surgery while you watch.

Choose a design that fulfills your needs while blending with the architecture of your home and parameters of your pocketbook. Often several design variations are needed to achieve a complete workable balance.

Occasionally when adding to or altering an older home, building code or lot line requirements have changed. It must be determined whether the proposed project can be constructed as planned.

Access to the work site is often a problem. Fences may need to be removed and reinstalled. Trees and shrubs will need to be protected, moved, or eliminated. Excess soil may need to be hauled out and occasionally brought back in for lack of storage area or to protect the lawn. Concrete may need to be pumped, carted, or placed with a wheelbarrow. Often lumber is carried in and debris taken out by hand. Excavating with a shovel, underpinning a foundation, or rerouting utility lines are sometimes needed; all of which increase price.

Remodeling may require temporary posts and beams to support ceiling and floors, while new beams are added. When a roof is opened up or removed to tie in the new addition, it must not be left without protection. Shingles have to be removed before an addition roof is tied in.

A large portion of your remodeling dollar is spent during the demolition stage and tying the new in with the old. The first six inches on an addition is the most expensive. The overall cost per square foot normally decreases with greater size.

The craftsmen need to be able to focus on the end result. In remodeling, everything needs to match the existing as close as possible and many things need to be custom made. All of this takes greater skill, time, and increased cost.

Work is often restricted to confined areas with a need to maneuver around established lawns and landscaping, interior furnishing, etc., all of which need to be moved or protected. Oftentimes equipment and saws need to be set up outside or in the garage, necessitating endless trips back and forth to perfect those flawless joints and miters. Occasionally, more time is spent in dust control, moving client's possessions and cleaning up, than is actually spent on the project.

Remodelers spend numerous hours in close contact with you and your family. You may feel like they have moved in with you! Along with the need to be more skillful than other carpenters, the workmen need to have the right attitude, cleanliness, appearance, courteousness, honesty, integrity, sense of humor, diplomacy, plus many more quality characteristics.

Scheduling subcontractors and suppliers is more involved on a remodeling project. Many subcontractors charge more for this type of work, for some of the same reasons as previously mentioned. Their crews cannot be as efficient as on new work. Special items may need to be ordered,