THE COMPLETE HOMEOWNER’S GUIDE TO REMODELING

FROM CHECKLISTS TO INTERACTIVE WORKSHEETS, WE HAVE EVERYTHING YOU NEED TO PREPARE FOR YOUR HOME REMODEL PROJECT.
<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preparing for Your Project</td>
<td>1</td>
</tr>
<tr>
<td>7 Secrets to a Successful Remodel</td>
<td>2</td>
</tr>
<tr>
<td>Choosing Your Remodeling Partner</td>
<td>4</td>
</tr>
<tr>
<td>Who Should You Hire for Your Remodel?</td>
<td>4</td>
</tr>
<tr>
<td>Your Remodel Workbook</td>
<td>7</td>
</tr>
<tr>
<td>Working with a Remodeling Partner</td>
<td>10</td>
</tr>
<tr>
<td>Your Design Consultation Checklist</td>
<td>12</td>
</tr>
<tr>
<td>Questions to Ask Your Interior Designer</td>
<td>12</td>
</tr>
<tr>
<td>What Your Designer Should Know About You</td>
<td>13</td>
</tr>
<tr>
<td>About FBC Remodel</td>
<td>15</td>
</tr>
</tbody>
</table>
SO, YOU’RE CONSIDERING A REMODEL. CONGRATULATIONS!

Renovating your home is an exciting time. You’re redesigning a space that serves as your sanctuary and where you spend time with the ones you love most. Remodeling can improve your home’s function and flow and your quality of life.

As you know, renovating is a sizable investment. That’s why a concrete remodeling plan is crucial to getting everything you want from your space.

This handbook will be your best friend throughout your planning process. Our Remodeler’s Handbook will equip you with the tools to make the best decisions to help you achieve your goals.

IN THIS HANDBOOK, YOU’LL GET:

• A guide on how to start planning for your remodel
• A planning workbook to outline your values, timeline, and bandwidth
• A guide to help you choose the best partnership/company for your family’s needs

We hope you have fun using this guide to help explore and craft your dream project.

Happy remodeling!

Best,

The FBC Remodel Team
PREPARING FOR YOUR PROJECT

7 SECRETS TO A SUCCESSFUL REMODEL:

1. **DO YOUR HOMEWORK**

   Always conduct your own research and interviews before selecting contractors or renovation companies. By the time you start booking design consultations for your space, you should know the following:

   a. **What kind of service you want.** Do you need a full reconfiguration of your space or are you looking to update a few finishes?

   b. **How to invest your money.** Have you established a budget for this project? If not, what do you need to do in order to set your budget range? Some examples include starting a financial process or meeting with a financial advisor to learn your options.

   c. **What options for remodeling partners best fit for your remodeling goals?** Do you need a general contractor to swap out a few finishes, or are you looking for a remodeling firm to finish your basement? How hands on do you want to be in the remodeling process? Do you plan to DIY any part of your project?

2. **GAUGE AND UNDERSTAND THE TIME YOU’RE COMMITTING**

   Your personal time is valuable, and it’s important to understand how construction can affect your everyday life for a couple of months. Remodeling with a design-build firm, for instance, averages 8 - 16 weeks per project. Commit to the timeline and find what works best for you before you move forward.

3. **TALK TO FRIENDS & FAMILY ABOUT THEIR REMODEL EXPERIENCES**

   Talk to people in your circle who have already completed a remodel project. Go beyond the end result and ask about their overall experience, how they liked the process, and if they enjoyed their remodeling partner. Use that experience to choose the best course of action for your own space.
CONSTRUCT A LIST OF LOCAL COMPANIES & PARTNERS TO RESEARCH

Successful, established companies are most likely to have a prominent online presence and a simple way to submit free inquiries. Beware of companies or individuals who send you bids without seeing your space, don’t have a singular point of contact, or lack a credible website.

COMPARE ONLINE REVIEWS & PROJECTS OF THE COMPANIES YOU’RE RESEARCHING

Design companies and contractors should have galleries of their work and outlines of their process on their website or portfolio. Take note if a company has a similar style to the vision you have for your own home. Do you feel inspired by looking at their past projects? If not, take them off your list.

BOOK DESIGN CONSULTS

Now that you’ve narrowed down your top picks, start scheduling design consultations. This is your time to learn about each company’s process and past experience.

When interviewing these various companies and contractors, concentrate on the first impression. Make sure:

a. They’re asking questions about you, your family, and lifestyle rather than going straight into measuring your space. Partners who look into the “why” behind a project will best understand the design you’re looking for.

b. They don’t give you a bid without measuring and designing the space first. With any custom design, there should be a custom price so you know exactly where your money is going.

c. They plant to pull a permit for the project. If you’re reconfiguring space, finishing a basement, or doing any sort of plumbing or HVAC work, you’ll need a permit. If a contractor/company suggests not pulling a permit, they are intentionally cutting corners.

d. They’re transparent with you. Remodeling is not HGTV - it can be a messy process. If they aren’t forthright about the inconveniences of construction, they’re not being honest about your project.

NEVER MAKE ASSUMPTIONS

It’s easy to assume that everything you’ve said you want for your home is in the final plan, but that’s not always the case. Your design may go through several iterations throughout the process. When reviewing your final plan, make sure you know exactly what it entails. Take time to go over every detail discussed at the start of your planning, and ensure those needs are represented in the written agreement.

Be sure to always voice your opinions, questions, and concerns when working with a remodeling partner and/or interior designer. There’s no such thing as a “stupid” question, and voicing your needs can make all the difference in a finished space.
WHO SHOULD YOU HIRE FOR YOUR REMODEL?

Regardless of what room you’re renovating, the most important step is finding the right partner to carry out your remodel. It’s important to do your research so you can select partners that work for your lifestyle, timeline, and goals.

The major players in remodeling are general contractors, architects, designers and design-build firms:

**Design-Build Firms:** Through design-build, you have one contract, a single line of communication, and an integrated team to deliver a low-stress, polished result. Design-build firms see your project through from start to finish, and a team of designers and builders work together as a collaborative team to bring your dream remodel to life.

**Architects/Designers:** Independent designers and architects can consult, draw plans, and spec materials, but you will still need to find a company to build out the project.

**General Contractors:** These are the specialists you hire to carry out the remodel itself. They are responsible for providing not, only the skills for your renovations, but the tools and equipment required as well. Your general contractor will likely hire subcontractors for certain specialized work, such as plumbers and electricians.
<table>
<thead>
<tr>
<th></th>
<th>DESIGN-BUILD FIRMS</th>
<th>ENGINEERS</th>
<th>ARCHITECTS/DESIGNERS</th>
<th>GENERAL CONTRACTORS</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONCEPT/DESIGN</td>
<td>X</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>STRUCTURAL DESIGN</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>MATERIAL SELECTION</td>
<td>X</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>PERMITS</td>
<td>X</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>CONSTRUCTION</td>
<td>X</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>FINAL PRICING</td>
<td>X</td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>
KEEP THIS HANDY TO ORGANIZE EVERYTHING YOU NEED TO BEGIN YOUR PROJECT.

1. WHY NOW? WHAT IS MOTIVATING YOUR REMODEL AT THIS POINT IN TIME? WHAT VALUE WILL THIS PROJECT GIVE YOU AND YOUR FAMILY?

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

2. WHAT ROOMS ARE GOING TO BE PART OF YOUR PROJECT?

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

3. WHAT ARE YOUR PRIORITIES FOR YOUR REMODEL?

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

4. WHAT INCONVENIENCES ARE YOU CURRENTLY EXPERIENCING IN YOUR SPACE?

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
5. Why now? What is motivating your remodel at this point in time? What value will this project give you and your family?


6. In what ways would this finished space make your life easier or more joyful?


7. Have you established your budget for this project? What is your budget range? Do you need to meet with a financial advisor first?


8. When would you like your project to start?
9. **Describe Your Design Style. What Photos or Styles Would You Like Your Designer to Draw Inspiration From?**

10. **Is Your Ideal Design Style Already Represented in Other Parts of Your Home? If Not, Describe Your Home’s Current Interior Design.**

11. **Homework: Look Around on Websites Like Pinterest, Houzz, and Instagram and Gather Images That Represent Your Style. What Exactly Do You Like About Them? Jot Down a Few Accounts or Websites You’d Like to Revisit for Inspiration, and Prepare to Share Them During Your Design Consultation.**
12. **WHAT WORK DO YOU NEED DONE WITH THIS PROJECT? (E.G. DESIGN ONLY, CONSTRUCTION ONLY, ALL OF IT)**

   ____________________________________________________________

   ____________________________________________________________

   ____________________________________________________________

13. **WHAT ARE YOUR TOP VALUES IN WORKING WITH A REMODELING PARTNER? (E.G. GUARANTEED BUDGET, TIMELINESS, TRANSPARENCY)**

   ____________________________________________________________

   ____________________________________________________________

   ____________________________________________________________

14. **WHAT SHOULD A REMODELING PARTNER KNOW ABOUT YOU AND YOUR FAMILY?**

   ____________________________________________________________

   ____________________________________________________________

   ____________________________________________________________

15. **HOW WOULD YOU DESCRIBE YOUR COMMUNICATION STYLE? (E.G. ANALYTICAL, DETAIL-ORIENTED)**

   ____________________________________________________________

   ____________________________________________________________

   ____________________________________________________________
16. **WHAT ARE YOUR BIGGEST PRIорITIES/CONCERNS WITH THE CONSTRUCTION PHASE?**

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

17. **BE HONEST! WHAT ARE YOUR BIGGEST CONCERNS WITH YOUR PROJECT?**

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

18. **WHAT DOES YOUR FAMILY’S WEEKLY SCHEDULE LOOK LIKE?**

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

19. **WHO WOULD BE THE MAIN POINT OF CONTACT DURING DESIGN AND THEN DURING CONSTRUCTION?**

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________
Design consultations are a great way to get to know your potential remodeling partner and ask questions about how your project will go. Being prepared for this meeting will help you feel confident about the remodeling partner you move forward with.

We’ve compiled two checklists to help you get the most from your design consultations. The first is a list of questions you should ask your designer. Your designer should ask you about the points on the second list, but it’s great to have handy in case anything is missed.

**QUESTIONS TO ASK YOUR INTERIOR DESIGNER:**

- What makes your company different from other remodelers?
- Tell me about some past projects you’ve done that are like mine.
- What should I expect with your process?
- Do I have to put money down or pay a fee to see the designs for my space?
- How disruptive will the construction process be?
- What level of involvement are you expecting from me during this process?
- Are your designs customized?
- Is my remodel vision possible in this space?
- What trends are you seeing in design that we should consider or be aware of?
- What if I change my mind on how I want the design to look during the process?
- How do you handle unexpected issues during the construction process?
- How will I be know what is going on during the construction process?
- Do you guarantee the pricing you provide me at the time of estimate?
- Do you guarantee the project construction timeline?
WHAT YOUR DESIGNER SHOULD KNOW ABOUT YOU:

1. **THE PURPOSE BEHIND YOUR REMODEL**
   Is your project to help improve the daily fit and function of your space? Are you remodeling to raise the resale value of the home? A combination of both? How long do you plan to live in your home?

2. **THE IDEAL FUNCTION OF YOUR SPACE**
   In a perfect world, what would you want this space to do for you? How would this space impact your every day life?

3. **WHAT A DAY IN THE LIFE OF YOUR HOME LOOKS LIKE**
   What’s your design style? Do you feel your home currently fits your style? If so, is it important we continue those elements throughout your remodeled space? What trends, colors, and looks do you want to see in the finished product?

4. **WHAT GENERAL BUDGET YOU ARE WORKING WITH**
   During your consultation, your designer can provide a ballpark range for your project. It’s important to be on the same page and set expectation going into your project. It’s also a good idea to ask when, in the process, you’ll get your final project price.

5. **WHAT YOU DON’T WANT TO SEE WITH YOUR SPACE**
   What are some deal breakers for you with this project? What are some design elements you hate that our designers should know about?

6. **ANY LINGERING CONCERNS YOU HAVE ABOUT REMODELING IN GENERAL**
   What would keep you from moving forward with the project? If you’ve completed a remodel project before, be sure to tell your designer all about that experience.

7. **YOUR SCHEDULE**
   What does your availability look like for future appointment and construction?
ABOUT FBC REMODEL

FBC Remodel is a design-build firm serving Denver, Minneapolis, and Chicago. We specialize in remodeling all parts of the home - basements, kitchens, bathrooms, living rooms, bedrooms, and custom specialty areas.

After 22 years in business, FBC has mastered the art of listening. We take time to learn about you, your family, and your lifestyle to create a custom home design that fits your needs. Our collaborative design-build process sets the standard for home renovation industry practices, resulting in a superior space that fits - and improves - your life, by designing your home around YOU.

With passionate, award-winning interior designers, skilled craftsmen, inspiring showrooms, and a transparent construction process, FBC Remodel is designed for fun, collaboration, and ease. We’re committed to building joy through better spaces.

Call (800) 286550 today to book a complimentary in-home design consultation.