

The Consumer's Guide to
Home Additions





The softening of the property market has caused a large number of homeowners, with aspirations of moving, to instead add to their existing home.

Homeowners who love their neighborhood, their school system, and have lived in their home while building equity, are choosing remodeling over moving. It is the obvious choice.

You Get the Best Value for Your Money with Our Design Experience

The design of the job is very important. **Total Renovations** will be able to show you how to get the best value out of the renovation while taking your needs, wants, and wishes as our primary consideration. We send a Design-Build professional with a computer program that calculates an expected cost with a “shopping cart” like menu.

Here are some great examples of how families are currently using their additions

- Master suites
- Great rooms
- Extended kitchens
- In-law suites
- Or a special niche; e.g. wine room, cigar room, library/office

Increasing the Value of Your Home

A new addition to your home is a smart way to capitalize on existing property, increasing its visual appeal, real estate value, and quality of living for your family. Beyond creating a new space to enjoy, remodeling enables your home to compete easily with new houses on the same market.

Certain addition projects will provide a larger return on investment than others. According to the National Association of Realtors, a remodeled or additional bathroom will add 71 percent of the cost to the value of a home. Kitchen additions will, on average, add 72 percent of the remodel cost to the value of a home.

If you are interested in making changes to your home for the sake of prospective buyers, keep in mind that they will be looking for the latest designs and finishes that do not reflect any particular decade. Total Renovations will be able to accomplish any look for your home’s needs.



What if I Don't Have the Equity, but I Have Good Credit?

We do the research to see if the end result justifies the investment, because the cost of building creates more equity, which is very appealing to banks. Today's banks are more willing to finance home additions because they know it is the one type of renovation that actually increases market value.

Design-Build Service Saves Homeowners THOUSANDS in Architect Fees

Once you have decided to add space or an amenity to your home, there is often the need to hire an architect to put your ideas into action. This is a potential minefield for a homeowner, where thousands of dollars may be unnecessarily wasted. Although architects are vital to the construction process, retaining one before a concept and budget are established can cost a homeowner thousands of dollars in fees.

This is where the "Design-Build" concept can significantly benefit the homeowner. This process is the practice of **Total Renovations**. It involves bringing the client and designer together before thousands of dollars are spent in fees. A private, free consultation will take place in the convenience of the homeowner's residence by appointment. **Total Renovations** feels that by first establishing a rapport with the customer, creating a wish list or menu, discussing long term living requirements, a budget and plan can easily be established for the project. Through a customized computer program items can be added and subtracted in a "shopping cart" like environment. Designers can then project the cost and scope of the work from the reports. Once all key objectives are agreed upon, **Total Renovations** will have the concept drafted. This keeps money in the homeowner's pocket, which can be used towards their now visual project.

With the "Design-Build" concept, no money is ultimately invested in architectural planning until the homeowner is satisfied that what has been conceived can be built for the money they are prepared to invest.



The Total Renovations Process

At our initial, free consultation, we would have a thorough meeting with you to hear your ideas and objectives for this project. We want to understand your goals and then meet or exceed expectations. We put on dedicated managers to each and every Design-Build job we undertake. You will have a one on one relationship with the project manager who, in turn, has a significant back office to support and accelerate the process. This one to one connection with an overseeing professional reduces the stress and anxiety that is often associated with home renovations.

How Long Will My New Addition Take?

The timeline can vary depending on the type of job, complexity of financing, and obtaining permits. We have relationships with many building officials and are familiar with the structure of departments, which enables us to provide you with a more informed estimate after our initial consultation.

Where Does My New Room Fit Into the Picture?

We survey your home to decide the right location and size to build your new room or extension. Consider where you spend the most time in your home and expand that in your mind. Most people want to extend communal spaces like the kitchen or family room. Another route to consider is improving private spaces such as the master bedroom. Lastly, you might consider the best value. One of the renovations with the greatest return on value has been the attic-to-bedroom addition. Whatever your decision, we help design the size and layout of your new room, and how it will attach to the house.



Check Our Credentials

We have many references and our web site features several video testimonials of our excellent work. Throughout our twenty years of renovation experience, we have been honored with many awards across the Northeastern United States. **Total Renovations** is an accredited member of the Better Business Bureau.

Total Renovations has an array of experienced designers, draftsman, and architects ready to coach, plan, budget, design, and build. It is a seamless, low cost, practical solution to adding space and improving the lifestyle of your home.

To schedule a meeting either at one of their locations or in your home, call 888.235.4302.

