

renovate

Complete Home Renovation Checklist

Identify Areas to Renovate

- Walk through your home and list problem spots.
- Rank by safety, function, and comfort.
- Bathrooms: Check for moisture, poor ventilation, mold risk.
- Kitchens: Note outdated cabinets, bad lighting, poor ventilation.
- Living/Sleeping Areas: Inspect windows, doors, floors, paint (test for lead if pre-1978).

Set Your Renovation Budget

- Break costs down by room.
- Bathroom: \$6,640–\$17,620 (avg. \$12,120).
- Kitchen: \$14,600–\$41,500 (median \$27,000).
- Bedroom: \$12,000–\$28,000 (cosmetic updates cost less).
- Hallway Refresh: Starts at \$5,000+.
- Include scope, contingency (10–15%), and permits.
- Follow the 30% rule: keep total costs \leq 30% of home value.
- Get multiple written estimates and explore financing if needed.

Create a Timeline

- Planning/Design: 2–6 weeks+ (longer if structural).
- Order Materials: 2–10 weeks—order early.
- Construction: Varies—schedule inspections before closing walls.
- Punch List/Final Walkthrough: After inspections.

Find & Vet Contractors

- Get several written estimates for the same scope.
- Verify licenses, insurance, and workers' comp.
- Check references and past projects.
- Require a detailed written contract (scope, financing, warranties, cleanup).

- Avoid high-pressure tactics or “leftover materials” scams.

Finalize Design & Materials

- Confirm layouts, elevations, and fixture choices.
- Double-check appliance specs, door/window sizes, and ventilation plans.
- Plan lighting and electrical (GFCI/AFCI circuits).
- Order long-lead items (cabinets, windows) early.

Get Permits & Approvals

- Check your city’s rules for express permits.
- Structural, electrical, plumbing, or mechanical changes often need full review.
- Schedule inspections before covering framing or ductwork.
- Avoid unpermitted work—fines and resale issues can follow.

Prepare Your Home

- Clear rooms, protect floors, and set up a staging area.
- Plan safe pathways for workers and deliveries.
- For pre-1978 homes, discuss lead-safe cleanup.
- Confirm waste hauling requirements.

Start Renovation Work

- Hold a kickoff meeting (scope, hours, site access).
- Check dust barriers and safety measures.
- Approve change orders in writing.
- Make payments by milestones, not upfront.

Post-Renovation Cleanup & Wrap-Up

- Conduct a slow final walkthrough—test doors, drawers, lights, and outlets.
- Collect manuals, warranties, and paint codes.
- Photograph the finished spaces and file permit cards.
- Finally—enjoy your updated home!