

REMODELING SUCCESS

BY DFW IMPROVED



What To Expect During Your Remodel

Most home renovation projects start out with a little idea, and grow into a dream. When you pair your vision and budget with the right home remodeler, it's a very exciting time! That said, it is also important to have realistic expectations. Before it's all over and we've done the final clean, you'll want to prepare for some predictable stress along the way. Knowing what to expect can help you turn your dream home into a reality!



REMODELING SUCCESS

Anticipating the Road Ahead

Imagine you just got engaged. You have dreamed about, and saved for this day. The date is set, and it's time to plan your beautiful wedding.

You research and hire a wedding planner, then start your pin board of ideas for dresses, cakes, jewelry, flowers, table linens and romantic venues. Everything is a perfect picture of your childhood dreams.

As the wedding gets closer, you learn that your flowers aren't in season, your Maid of Honor is pregnant so her dress won't fit, and the venue is asking to change your reservation.



And, by the way, the initial budget is starting to burst at the seams to cover the details for your big day.

Even so, you've finalized your plans, survived a spat with your fiancé, and your wedding weekend has arrived. You take one last trip to see the venue and find a crew in the midst of creating centerpieces, moving tables and decorating the room. The tables are a mess, there is trash on the floor, ugly curtains remain from the last event, and it doesn't seem close to ready. Immediately you take off to find your wedding planner. What does she say to you? She says, "It's not finished yet. You have dreamed about this day for years, and paid a lot of money for it. Trust me, trust the process. Your wedding will be as beautiful as you hoped when we're all finished."





WHAT MAKES YOUR PROJECT A SUCCESS?

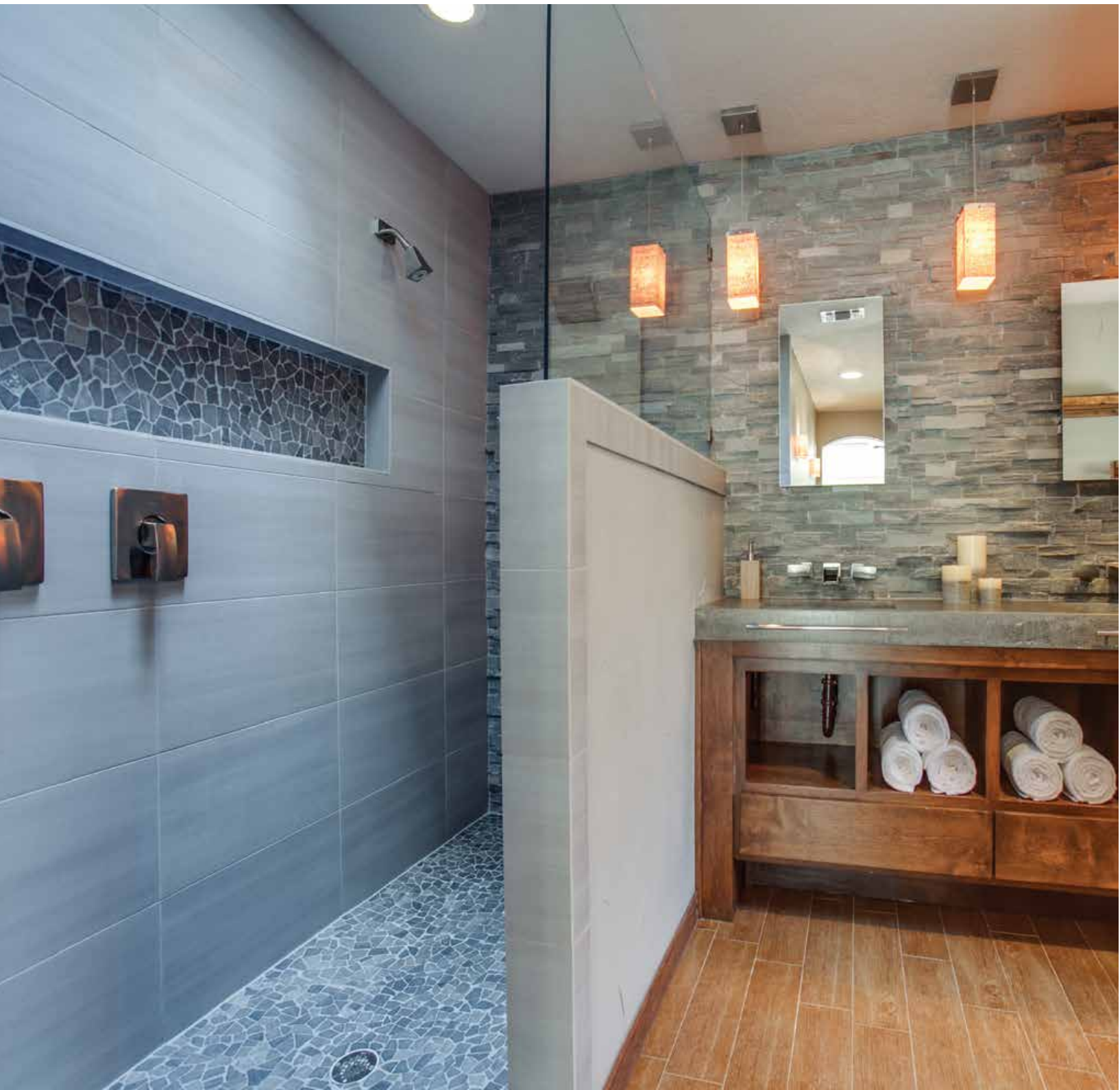
The best prevention for unrealistic expectations and feeling disappointment is to do some research. Prepare yourself for what the remodeling process entails. That way, when something pops up, you are ready for it.

In the Construction industry, even the best contractors can't promise a perfect experience. The difference in choosing the right contractor is getting the final result you want, even if the process isn't what you expected. We do all we can to deliver a seamless experience with an exceptional result, but there can be issues outside of everyone's control. The key to your project's ultimate success is to be flexible enough to deal with the unexpected. Nobody knows what's really behind the walls of your home until they are opened up or cut for removal. But, the best contractors have the skill and experience to deal with the materials, buildings, and almost any circumstance that may arise.



GET PREPARED

- Communication Is Key
- It's Gonna Get DIRTY
- Some Commotion Is Inevitable
- Material Choices and Other Decisions
- It Takes Time & Money To Remodel
- Changes to the Timeline
- Surprises (Not the Good Kind)
- A Rollercoaster of Highs & Lows
- The Final Details
- Time to Celebrate!



GET PREPARED: THINGS TO KNOW & DO

Communication Is Key

Consistent communication is critical in every relationship. Our team is eager to answer your questions. Our job is to take you through the entire scope of work, step-by-step. We are happy to explain why we are doing something, or let you know how changing something midway affects the rest of the project. **Tip:** *By talking through things early on, we can usually reduce the issues that stem from a lack of communication.*

It's Gonna Get DIRTY

We have the expectation that our crew cleans up when the workday's done, but you'll most likely still feel and see the remnants of our day. Dust, materials, and other construction debris are unavoidable. Drywall work and tiling create lots of fine dust that will resettle even after it's cleaned. **Tip:** *If the dust is something that really bothers you, talk with us about it. At an extra cost, we have a few different options to help clear the air. It's important to understand that these options are not foolproof. There will still be some dust and debris, but these steps can help lessen the extremity.*

Some Commotion Is Inevitable

Construction is disruptive. Construction is noisy. Keep in mind the sound of tools banging and people talking will be intrusive and distracting to your daily routines. Unfortunately, there's no way around it. **Tip:** *If you work from home, you may want to plan to go elsewhere to focus during the lifecycle of our project. If you have children, outings can also be helpful.*

Material Choices & Other Decisions

It can seem like there are endless questions and choices, from what materials you want to the location of a power outlet. We like to make sure you get what you want, so we will look to you for clear direction. Of course, we are happy to share

information or guidance—again, communication is a big part of our job. **Tip:** *Choose what you really love up front. It's usually worth it to spend the money on the things that make the space uniquely yours. If you opt for something you're not crazy about just to save a few dollars, you might regret it later.*

It Takes Time & Money to Remodel

Take a deep breath and do some homework. We recognize that time and money are precious, but cheaper isn't always better. Be aware of warranty, and what is (or is not) included. Affordable doesn't mean you're getting the best deal or high-quality workmanship. Keep in mind that most renovations are an investment into your home's value and your family's quality of life. It helps to be realistic early on about how much a project "should" cost. Most often in construction, you get what you pay for. Remember, there is a big difference between getting a fair price and wasting your money on a shoddy remodel. **Tip:** *Once a job starts and progress is visible, homeowners often get excited and want to add new ideas to the current project scope. As professionals, we strive for accurate estimates. However, changes midway through a project almost always lead to more time and money, requiring a Change Order.*

Changes to the Timeline

Inclement weather, illnesses, material malfunctions, hidden structural issues, changes to the original project scope, and a variety of other unexpected issues will inevitably extend the timeline. As much as we would love to stick exactly to the original scope and estimate, real life usually comes with a few unexpected surprises. Our smoothest projects are those with clients who are resilient, prepared for change, and have consistent communication. **Tip:** *Tack on a reserve for the timeline, just in case the unexpected happens.*



Surprises (Not the Good Kind)

We might face any number of unwanted surprises together. We've had to deal with unknown situations, from changing city permit and code compliance requirements to leaky plumbing and dangerous wiring behind the walls. **Tip:** *As the old adage says, "hope for the best but plan for the worst." It can ease stress if you've already considered the possibility of unwanted situations with added costs. Creating a contingency budget of 10% is a good rule of thumb. If you don't need it, you've just saved for your next vacation!*

A Rollercoaster of Highs & Lows

The remodeling process is exhilarating, terrifying, exciting, stressful, but most of all, well worth it. You'll most likely run the gamut of emotions as you have people swarming about and disrupting your nest. We do everything we can to reduce the stress and prepare for the unexpected. **Tip:** *Just remember, it's all temporary! The roller coaster ride*

will come to a stop, life will return to normal, and you will love your beautiful "new" home!

The Final Details

Before we can say, "it's finished," you'll most likely need to check off a few last items. We all hope everything comes in on time and intact, but you may have a few stragglers on the punch list. A punch list is a list of final items that need attention before we can consider the project complete. **Tip:** *Pay attention to detail. Items on a punch list are often things like touch ups, minor repairs, or fine-tuning.*

Time to Celebrate!

Show off and enjoy the results of your home improvement project! **Tip:** *Throwing a party is the perfect way to celebrate the project's success with friends and family. Let them empathize, appreciate the hard work, and see the big reveal. It makes it all worth it, and can be a great reminder of the reasons you made the investment!*



DFW IMPROVED

DESIGN IT. BUILD IT. REMODEL IT.



At DFW Improved, we are serious about your thoughts, desires, and needs. We place great value on your experience, our response, and the product we provide. We believe the best measure of a company is whether it can achieve success amidst inevitable obstacles. DFW Improved looks forward to helping you with all your remodeling needs and being your partner every step of the way.