

**15 Biggest Remodeling Mistakes ... And How To Avoid Them**  
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# 15 BIGGEST REMODELING MISTAKES

*... and how to avoid them*

(plus 2 extra because you should always  
get more than you ask for!)

*by*  
**Cindy Jo Mencavage**

 **CASTLE CREEK  
CONSTRUCTION, INC.**

Design Build Specialists

**Mistake #7:**  
***Overbuilding***  
***for your neighborhood***

Your neighborhood has an enormous effect on the value of your home. No matter how large, elaborate or beautiful your remodeled home is, there is a maximum house value that your neighborhood will allow. Overbuilding can mean that you will lose money on the sale of your home. If you are going to live in your home forever, then this may not matter to you. However, most people will move at some time, so consideration of your home's resale value is of primary importance.

Make good decisions in the planning stages of your remodel to eliminate this problem. For instance, if you want expensive granite countertops, but your house's resale value does not warrant the expense, you can get tile that looks like granite. There is a wide range of quality materials to choose from today, so it is almost always possible to replace an expensive material with another that will still allow you to have the look and feel you want.

Remember, your home's beauty is enhanced by its harmony with its surroundings. Building a castle in a trailer park does not improve the trailer park. It just makes the castle less valuable.

**Mistake #8:**  
***Remodel design differs from the  
original design***

The styles and materials of the remodel and the original house must match, or at the very least harmonize with each other. A remodel that sticks out like a sore thumb looks sloppy and is the hallmark of an amateur.

To avoid this, make sure your remodel plan calls for the same styles and materials of the original design of the house. If you want to have cedar shakes on the roof of the addition, but the rest of the house has a composite roof, either re-roof the entire house in cedar or change the addition to composite.

You can be creative in matching existing styles and materials. For example, suppose you have a brick house and want to build an addition. Bricks are expensive and notoriously difficult to match. A good contractor can give you options on other products that are less expensive than brick and will still harmonize with the existing house. They may find a similar brick and age it, or use a veneer and paint to match the existing brick, or even pull down all the brick on one side of the house so from the street it looks continuous. Sometimes you can build up planters or plant trees to hide the difference if you can't match the siding perfectly.

This is only one example. Almost every product and material has a number of options. Using a contractor with design experience will give you a much better

value. The thing to remember is that the remodel should not look like a remodel.

Castle Creek Construction works very hard to match existing styles and materials unless we are told differently. Some items are assumed, such as if you have ¾" plywood on the floors, we will match that in the remodel. Other items would be clarified in our contract.

When your home is built with harmony in mind, the people who live there are more likely to live in harmony too.

## **Mistake #9:** ***Failure to plan for the Unexpected***

If the unexpected did not happen, there would be no insurance industry. Remodeling is like anything else – something unexpected *will always* happen, often incurring extra cost. Examples of the unexpected are:

Perhaps an inspector will require an upgrade that was not in the original contract. If the insulation rating in walls goes up in July, and you got your permit in May, a field inspector may require you to make this change to meet the current code. Surprise!

Perhaps the previous homeowners did a remodel and left abandoned pipes or heat ducts in the walls or ceiling. There is no way the contractor, architect or inspector would know this until the wall is opened. Surprise!

Perhaps the electrical circuits are hooked together poorly, requiring you to put the kitchen on its own circuit or reorganize the panel. Or if you have added electrical circuits your panel may be full and need to be upgraded. Surprise!

Perhaps after you start a project the contractor suddenly notices a hairline crack in an upstairs wall, and discovers that the homeowner had cut a main support beam downstairs to make room for a heat-

ing duct. The Contractor will have to add beam support and jack up the sag. Surprise!

There is no way to avoid the unexpected. But knowing that it will occur will reduce your stress and save you from unreasonable expectations. Surprises should not be surprising!

At Castle Creek we feel our approach saves time, money and hassles for both us and our clients. Always check with your contractor to see how he handles unexpected charges.