

MELTON TOOLBOX

Establishing Your Remodeling Priorities

For a design/build or any remodeling professional to help you the most, it is important that you both know and understand the priority order of what is most important to you. You should also determine what your priorities are for selecting a remodeling professional.

Methods for Determining Your Priorities

The Bucket Method

Determine what you need, what you want, and what “would be nice to have, but could live without.” Use these “buckets” to categorize your priorities.

Examples:

Need- Kitchen Island with Prep Space

Want- Stainless Steel Appliances

Nice to Have- Under Cabinet Lighting

Pain & Importance

List and rank the things about your home that cause you the most pain.

Examples: The kitchen is too small to accommodate your family on holidays; the laundry being in the basement requires you to go up and down the stairs too many times a day; or you don't have a place to do work and read in peace.

Then list and rank the things that are most important to you. You may have items on your list that are important but don't cause pain and vice versa.

Now compare the two lists and rank your priorities based on the combination.

Value Engineering

This is important when you're doing a larger project. For example, you might be remodeling a kitchen, family room, dining room, and powder room. You may place equal value on design, quality of materials, and products used. However, you might want to spend more of your budget in an area that's most important to you.

Example: A gourmet cook will want to spend more on the kitchen getting high end appliances.

Selecting a Remodeler

Before you start talking with prospective remodeling companies, you should try to determine what your priorities are for selecting the contractor. Here are some things you should consider and rank:

- Reputation
- Licenses, Insurance
- Adherence to code & permitting
- Guarantees you will pass inspection
- Certifications & Qualifications
- Experience & Expertise
- Portfolio of work
- Quality of design
- Quality of construction
- Durability of products used
- Maintenance requirements
- Energy efficiency and costs
- Level of service
- Chemistry/relationship with remodeler
- Communication style
- Schedule
- Price
- Value
- Trust in the remodeler
- Level of involvement you want to have
- Level of guidance you want
- Warranty

