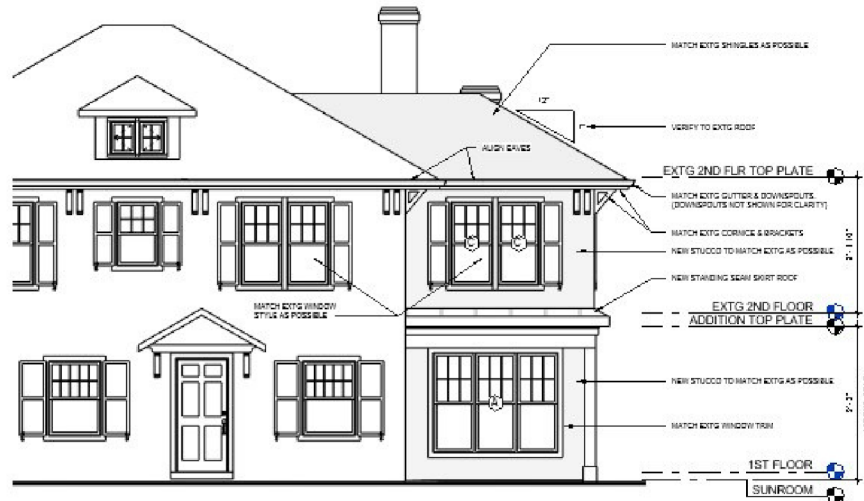


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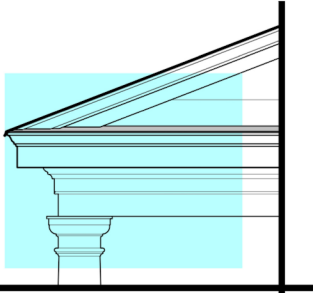


Five questions to answer before you decide to add on!

Answer these five questions to start off on the right foot with your home's addition or renovation.

1. [Will this addition or renovation add value to my home, and will it give me the appropriate return on my investment if, or when, I decide to sell?](#) Some improvements add more monetary value than others.

Fixing a design flaw, such as too few bedrooms, or updating an out-of-date kitchen will command a higher price when it is time to sell than renovating a basement. However, when considering any remodeling or renovation project, homeowners should consider the enjoyment they will experience from living in a home that functions better and is more aesthetically pleasing as much, if not more, than possible cost recovered from a future sale. So talk to a local realtor or check out REALTOR® Magazine's annual "Cost vs. Value" report and make a balanced decision!



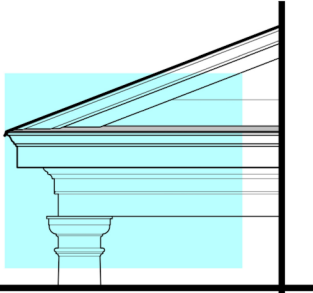
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2. [What local codes or restrictions exist that will affect my design decisions?](#) All municipalities have rules about what you can build where—including when you're adding on. Your property will have pre-determined setbacks from the property line that you cannot build into which could greatly effect what you can construct. There are also regulations about how much of your lot can be covered with impermeable materials (including both structures and paving) and how close you can get to wetlands. Check with your local code officials before you start planning!
3. [What's lurking below the surface?](#) It sounds like the title of a horror movie, but running into an unknown septic tank or drain field is not fun for anyone. Look for the original plat of the property, it may be with your closing papers, or ask for a copy at your local courthouse or planning department. There is a good chance any underground services original to the property will be indicated on them.
4. [And what is right there in plain view?](#) Will the new two story addition you are thinking of encroach into the drip line of your cherished 80 year old oak tree? If it does, it may not see it's 85th birthday. Retaining walls may need to be added if you build into a slope, or existing ones may need to be relocated. Patios, side-walks and decks may need to be demolished and rebuilt elsewhere, and the back yard might get smaller! The new screened porch may block the warming early morning sun that you now have in the kitchen. Counting the cost is not always about money!



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5. [What am I willing to put up with?](#) The disruption of an extensive renovation, and to a lesser extent, an addition, is certainly something to consider before deciding to move forward with your project.

Construction takes time, and you may have contractors in your house every day (if you are lucky!) for months on end. Do you have small children to keep out of the building area? Pets? You may decide to move out for the duration, if feasible. And be careful when you volunteer to host Thanksgiving next year. That new kitchen may not have a working stove yet! Delays happen, and sometimes they happen a lot. But keeping you and your builder on the same page with great design, with a complete set of construction drawings, will go a long way to ensure a smoother project that comes in on time and on budget.

[If you are thinking of renovating or adding on, or about a whole new house, reach out and schedule your free 30 minute phone or zoom call to discuss your project. I look forward to hearing from you!](#)

Michael Bowling - Owner
MB Design Services, LLC