

Remodeling on a Budget



Getting more space with out having to put an addition on to your home.

Getting More Space

- You want more space in your home, but you can't afford an addition, or zoning prevents you from expanding out or up. What options are there? Well, that all depends on what you plan to do with the space. Lets take a look at some questions that need answered and reasons for adding space and then some solutions that you might not have considered.

Reasons:

- New addition to the family
- Long term care of a relative
- Children moving BACK into the house
- Need an office.
- Starting your own cookie brand and want to bake and sell them from your home.
- Need a play room for the children
- Starting an in-home Day Care
- Can't park my car(s) in the garage
- I want to increase the value of my home
- I want an indoor dog kennel
- I want an exercise room
- I need storage room

Questions:

- Is the reason we need space temporary or permanent? Having a child is permanent, but having family stay with you for a few months isn't.
- Is privacy a consideration?
 - If so, how much.
 - Would a curtain work or do you need a room with a door set-off from the rest of the house?
- Will there need to be a full set of utilities setup?
 - Bathroom
 - Kitchen
 - Heating/Air
- Can you use existing power, plumbing and air ducts or will you need new ones pulled?
- Any zoning restrictions/requirements?
 - Can you have another full kitchen in your basement/garage?
 - How much can you improve or add inside before part of your home gets viewed as a apartment or business and is zoned separately?
- How with the changes affect your ability to sell your home?

Those questions and reasons are by no means inclusive and yours could be totally different, but I bet one of them is not too far off the mark.

Now, what options do we have? How can I use the current space in my home to accomplish my goals?

Options:

- Remodel your kitchen. This all depends on your goal. A remodel of this can really help increase the value of your home.
- Garage: There is an art and science to this.
 - Do you have a two car garage?
 - Maybe it can be sectioned off for a new room or two.
 - Most garages have electricity, what else will you need?
 - Use the walls.
- Large closets: Sometimes you can use part of one for a small computer desk.
- Basements: This is a nice way to add an entertainment or workout room. If your children are moving back in or you are going to have family stay with you, this can give them some privacy fairly easily.
 - Finish it.
 - Wall off one section.
 - Tip: Avoid using the area close to the water heater, water softener, furnace. These areas should be kept clear to avoid any fire or water damage that can occur.

Options: cont...

- Clean House: Sometimes just getting organized can make you feel like you have more room.
 - Get rid of it if you haven't used it in 6 or 12 months.
 - Have a garage sale. Make some money and get rid of the clutter.
 - Donate to Goodwill or Salvation Army.
 - If you have a lot to store that you just CAN'T throw out or give away, rent a storage locker. There are different types. Some you have to take everything too and lock up. Others get dropped off at your door and you call them to pick it up when you are ready.
 - Besides storage lockers, sometimes you can put shelves around the upper area of the garage. Be careful not to put something up there you can't get down safely.
 - If you have a garage that has a ceiling higher than 7 foot, you might be able to created another storage level.
 - Use your attic. Make sure your attic can support the extra weight. Don't place objects right on the ceiling below the beams. They can go right through and then your looking at repair costs. :(

Options: cont...

- Your Attic. This is a real nice way of giving a young teenager or returning child their own room, but keeping the costs down.
- Add a shed.
 - If zoning laws allow it. You are not adding a room to your house, but it could help with cleaning out the garage and getting your cars back in.
 - If you can get electricity to it and setup a small table, you can have a small work bench inside.

Conclusion:

- Identify your real reasons for needing the space
- Answer the questions to help establish your requirements
- Look at your options and make a plan
- Implement the plan and expect some changes along the way.