



# The DO'S and DON'TS

BEFORE STARTING  
A RENOVATION

---



**BLOSSOM**  
DESIGN STUDIO



## Hi There !

I am pleased that you could join us.

For 14 years, my husband and I have owned a building company, a building franchise, and an Interior design Business. The insights shared in this book combine lessons learned and advice from our years of experience.

# WELCOME

I trust this ebook will assist you in navigating this thrilling yet challenging journey. My goal is to alleviate stress, help you save money, and steer clear of the common phrase "it will be fine, just get it finished." Let's aim for no more "it will be fine" but rather hear "yes, I love it."



# BUDGET

## DO

- Plan everything in advance. This includes setting a realistic budget, determining your design style, interviewing and selecting tradespeople, establishing a project schedule/timeline, and sourcing and purchasing products and materials ahead of time.
- Be sure to include a buffer in your budget for renovations. Unexpected issues often arise, so prepare for unforeseen costs and delays by adding a 15-20% buffer as a contingency plan.

## DON'T

- go over budget. Going over budget is one of the most common and stressful mistakes in renovation. It can lead to financial strain, unfinished work, and lower quality results.
- underestimate the scope of the project. Renovating a home is a significant investment of time, money, and effort, so it's crucial not to rush into it without proper planning. Research the market, the costs, the regulations, and the potential risks involved in your renovation. Be realistic about what you can achieve and how long it will take

# DESIGN

## DO

- Concentrate on the kitchen, as it is the heart of the home and a crucial room for renovation. Enhancing and modernizing your kitchen can increase your home's value and attractiveness, while also enhancing your daily living experience. Invest in high-quality appliances, cabinets, countertops, and lighting that align with your requirements and tastes.
- Make sure to document EVERYTHING! Jot down every detail in a document before beginning construction. This step is crucial for managing budget, staying on schedule, and ensuring a top-notch finish.
- Instead, opt for timeless, classic, and versatile styles that suit your home and your lifestyle. Think about how you use your space and what features and elements you need to make it work for you.

## DON'T

- Don't choose style over functionality. While aesthetics are important, they should not compromise the functionality and usability of your home.
- Don't choose products or designs that are trendy, or impractical, uncomfortable, or hard to maintain.

# CONSTRUCTION

## DO

- Compare each quote against one another. Check for missing items included in one quote and find out the same cost on the other. This ensures, good quality work
- Get at least three quotes from different builders or tradespeople for your renovation. Compare the quotes and check the details of what is included and what is not. Ask questions and clarify any doubts or concerns you may have. Choose a reputable and reliable contractor who can deliver quality work within your budget and timeframe.

## DON'T

- Don't select the lowest quote! Selecting the cheapest quote often results in subpar work. Keep in mind that your renovation or new construction project is an investment for the long term.
- Don't do everything yourself. Sometimes, owners choose to paint on their own, but this is an area where you might struggle. Are you certain you can achieve a professional finish? Your recent investment in renovation or construction could be undermined by the quality of your painting.

# HIRING A BUILDER

Hiring a builder is a big decision that requires careful research and planning. Some of the important things to consider before hiring a builder are:

- Their experience and reputation. You should look for a builder who has a lot of successful projects and satisfied clients in their portfolio. You can ask for references, check online reviews, and see examples of their work.
- Their licence and insurance. You should make sure the builder is fully licensed and insured to carry out the work you need. You can ask for proof of their licence and insurance, and check if they are part of a builder's association.
- Their warranty and materials. You should find out what kind of warranty the builder offers for their work and the materials they use. You should also check the quality and durability of the products they use, and see if they have manufacturers' warranties.
- Their quote and timeline. You should get a detailed and written quote from the builder that outlines the scope, cost, and duration of the project. You should also ask about their availability, communication.
- Their style and personality. You should choose a builder who matches your vision and preferences for your project.

# WHY SHOULDN'T I PROJECT MANAGE MY RENOVATION MYSELF?

- Managing your own renovation can save money and provide control, but it comes with significant challenges:
- Lack of skills and knowledge in construction processes, regulations, costs, materials, and quality standards can hinder success.
- It demands time and energy, requiring full-time organization and problem-solving, which may conflict with other commitments.
- Mistakes or delays can lead to higher costs and potential compromises on quality, especially when dealing with unreliable tradespeople.



# WHY HIRE AN INTERIOR DESIGNER?

An interior designer's role extends far beyond choosing colours and cushions. They are skilled in spatial planning, floor plan layout, custom joinery design, kitchen and bathroom design, lighting design, and even exterior selections. From furniture placement to material choices, We cover it all.

- Renovations require numerous decisions. To kick off the project, your designer will carefully consider your ideas, lifestyle, and budget. They will craft a design brief, outline the scope of work, curate mood boards, and make selections – all while prioritizing your lifestyle and budget. Moreover, they will harmonize the entire design.
- Experienced designers know where to spend wisely. They choose value-for-money finishes and advise on strategic splurges for future returns. By preventing costly mistakes, they save you money in the long run.
- Clients can save money and extract maximum value from a supplier, like a Joinery company, by having an Interior designer create plans that can be priced by three different companies. This approach offers flexibility compared to being limited to working with just one designer for a kitchen plan.
- Organization is crucial when venturing into construction. A single overlooked detail can disrupt an entire room's design, impacting timelines and budgets. An interior designer offers clients a clear vision, instilling confidence in decision-making and budget management.

# Thank-you!

I hope this gives you informative steps to help you on your renovation journey, don't forget to check out our other templates

