



Game Rooms are Popular

# Expanding Your Home

## KEY TIPS TO REMEMBER WHEN CONSIDERING A ROOM ADDITION PROJECT

By Andrew Shore, President of Sea Pointe Construction

AS THE SUMMER HEAT REMAINS STAGNANT, SO DOES the real estate market. Over the last six months, home prices have been flat and sale volumes low. The market's pattern has created a new "normal" that includes low demand and even lower inventory resulting in low sales numbers. As a result, the home remodeling industry has seen an increase in the number of homeowners looking to stay put instead of spending their weekends looking for open house signs.

This being said, many homeowners are looking to remodel by enlarging their home's square footage to add more living space to accommodate for growing households. Most remodel horror stories are the result of poor planning by the homeowner or the contractor. Here we break down

the key things you should know before embarking on a room addition project.

### *Why do you want it?*

Determine what the primary purpose of the added space is going to be used for. This will help determine the necessary details needed when planning. For example, if the new space is going to be used as a game room with a pool table it's important to give enough clearance around the table for foot traffic and pool cue shots. It's also important to think about whether you would like to incorporate seating into the room for onlookers.

## *What is your budget?*

Be open and honest about your budget. If you don't feel comfortable talking numbers with your contractor, you're probably not working with the right team. If your contractor gives you square foot pricing, be leery. This either means your project will have change orders to supplement a low initial ballpark estimate or the contractor is over estimating your project to make sure they are covered. If you want an accurate cost for your project you'll need to be patient. Here at Sea Pointe Construction, as a turn-key design/build firm, we like to complete all engineering and construction documents prior to giving clients a final budget – this way we know exactly what will be needed to build the project and can put together accurate numbers.

## *Design is Key*

A room addition needs to be functional and aesthetically pleasing to the eye. It's important that the addition blends with the exterior style of the home while the inside creates a nice flow with the rest of the house. A well thought out design will consider the interior traffic pattern. Make sure to include windows that will allow lots of natural light to make the space feel larger which in turn should also appeal to the eye from outside the home.

## *Bathrooms are a Big Deal*

If you're adding a bedroom to your home see if you can add a bathroom as well. Additional square footage is always a resale benefit, and so are additional bathrooms. Many households are completing additions to accommodate for baby boomer parents. The demand for mother-in-law suites are increasing throughout Orange County which is leading many homeowners to add a bedroom and bathroom downstairs which is proving to be another great asset for future resale.

Take your time and plan out your project no matter what the purpose of adding square footage to your home is. Room additions can be a large expense, and if done properly, well worth the investment. Remodeling can be stressful, so be picky when choosing the right team of professionals to help in your endeavor. The people you work with will make or break your remodeling experience including your levels of stress and excitement. And remember, remodel for you and your family, not the next open house.



Enjoy Your Outdoor Space



An Extra Bathroom Goes a Long Way