

NOTES FROM **COVER STORY** A MASTER BUILDER



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Budget key to remodeling cost, design

Hiring a consultant can help with projected costs, eliminate waste

If you are considering a major remodel or building a new home, one of the first questions to ask is, "How much will it cost?" The answer is the building block of the design and construction process that first needs to be answered for a successful project being completed on time, and of course within your projected budget.

The problem with hiring a draftsman or home designer first is the risk of paying for plans that may be outside your projected budget while also wasting your valuable time. Typically, the first projected costs of the project are obtained after the completed plans have been "let out" for bid to contractors. Most of the time the plans are "over designed" because the designer did not have a direct link to projected and current building costs. Thus, the owner either abandons the project or goes back to the design board to redesign in order to meet the projected budget based on the feedback from the building professionals.

Note: An interior designer can be essential by helping define your scope of work and also being a vital part of the design and construction team. A dream team consists of an interior designer, cabinet designer and builder/designer.

Hiring a cost feasibility consultant is a viable alternative to the above process and it is being used more and more as people consider a construction project or even buying an older home where there is a need for numerous upgrades/renovations and repairs. By hiring a cost feasibility consultants the owner receives impartial, accurate projected construction cost from a seasoned professional that can flush out the projected cost of improvement prior to the owner committing their time and thousands of dollars to the design process.

A consultant can also offer cost saving alternatives and spot existing and potential problems based on prior experience.



Mark Worley
Special to Homefinder

How does it work?

An owner has a "wish list" and the consultant visits the site to assimilate the existing conditions and the desired scope of work. During the site visit, alternatives may be explored and usually include a complete walk thru of the house to see how the proposed renovation will affect the existing structure. The site visit is followed with a written scope of work and projected cost of the improvements by the consultant. The owner then can make a sound financial decision to proceed to the design phase by having a projected budget and thus avoiding "over designing" the project.

Tips for the home

- » Keep your gutters clean and roof free of leaves to avoid roof leaks and early degeneration and failure.
- » 85 percent of roof leaks are in the valley of the roof.

Light pollution

Be mindful of the direction of your exterior lights and avoid excessive light being projected into your neighbor's yard by adjusting the direction of fixtures and installing the correct wattage for your task.

Design tip of the month

The use of mirrors is a great addition in bathroom remodeling. They can brighten a dim space by picking up existing light. With proper placement, they can make a small room feel much larger. Consider installing a mirror on a wall opposite the window to trick the eye into perceiving more space beyond the bath.

Mark Worley is the only Graduate Master Builder in Tallahassee and one of only 8 statewide he also holds Certified Aging-in-Place and Green Building Professional designations as recognized by the National Association of Home Builders. You can reach him through his website at www.worleyconst.com or at 850-668-3438 for help with your construction problems.

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It's Not Just About Selling Homes

A residential real estate sale is rarely just about the business transaction of buying or selling a home. It's about real people and their current life transitions: a widow(er) needing to move into a smaller property; a young couple buying their first home; families relocating to a new city; homeowners filing for bankruptcy; empty nesters wanting a new adventure in their lives; newly divorced people needing to sell the family home to settle their financial obligations and move forward with their lives.

Many emotions accompany this new life chapter: fear; excitement; grief; and "clearing out" of memories, things, and sometimes people. The other party to this transaction is likely to be experiencing varying emotions as well. These powerful feelings can affect an already complicated legal and financial endeavor, not to mention the inconvenience of having people traipsing through your home, or the logistics and stress of moving.

As a buyer or seller, it's helpful to be aware of whatever life issues are affecting this sale. It may help you sort out if your reaction to that low offer is because you are offended that someone doesn't think the home you cherished and lovingly improved over the years is worth more, it's just not a price you are comfortable with, or you're ambivalent about selling at all. Maybe you don't like the idea of someone moving in who plans to renovate or take out a special yard feature. Or you envisioned a young family buying your home, and you got an older, single buyer instead.


Whatever the dynamics, just knowing that emotional attachments or memories are influencing this business transaction can help you make decisions that are right for you. Let your REALTOR® know early on what these are so she or he can be more sensitive to what's important to you.


It's not just about buying or selling; it's about your life.

THE BOTTOM LINE

LEON COUNTY, FL <small>As of 5/19/2015</small>	SUPPLY			DEMAND		VALUE TREND	
	Active Listings	Sold Past Yr 5/20/14-5/19/15	Months Supply	Sold Prior Yr 5/20/13-5/19/14	Yr/Yr Change	Prior 6 Mo Avg Sale \$	Prior 12 Mo Avg Sale \$
Total Det/TH/Condo	2,706	4,483	7.2	3,964	12%	\$ 181,606	\$ 172,792
Detached Only	2,311	3,683	7.5	3,247	12%	\$ 198,727	\$ 190,194
TH/Condo Only	395	800	5.9	717	10%	\$ 102,786	\$ 93,983

The data above is a small portion of the data available for the local market. Please ask a REALTOR® for more information or check the media link at www.TBRnet.org
Data from CATRS, Inc. MLS (a subsidiary of TBR) for the exclusive use of CATRS and TBR.


 Mariela Bartens
 2015 President


 Terry Anne Kant, CRS
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