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Home Additions... Where to Begin

First, Determine Your Property Lines

Locate your property lines by using your plot plan or "As-Built". This will include your home, your property lines and septic system (if applicable). This is important information, as every town/city has restrictions with regard to how close you can build to your neighbor, wetlands and also your septic system. If you are unsure, you can call your local building department.

Second, Prepare Financing

Now that you know you have the room available to build, you should think about financing. Using your own money, if available, is probably your first choice. But, if you do not have sufficient funding, contact a bank/loan center and see how much you can get qualified for. There are many loan possibilities; equity line, construction loan, etc.

Third, Develop a Design that Complements Your Current Floor Plan

Look at the structure and the floor plan of your home. With the help of a residential designer or architect, develop a plan to provide the most aesthetically pleasing, useful and economical addition to your home. Do not just think about how you will live in your addition, also consider how it architecturally affects the look of your home from the outside. At B&D Construction we can bring a designer in and incorporate the design component into the project costs.

Fourth, Create the Material(s) List

Prepare detailed descriptions of the materials (carpet, tile, pvc, composite, etc). Include your first, second, and third choices. You might find that your preferences are too expensive, but that second on your list is acceptable. So, figure out what you cannot live without, where you can compromise, and keep in mind you can always change it later.

Fifth, Home Addition Cost

Homeowners always want to know what home additions cost and how to reduce the final price tag, without sacrificing anything they can not live without. This is a very normal reaction, especially given the size and scope of an addition to your home. The truth of the matter is that unless money is no object, you will likely end up making some cuts to get what you want. So, enter this process with that in mind. Gather bids from licensed contractors. Hiring a contractor that can help you throughout the entire process will keep your project running smoothly.

Keep in mind that no matter who you hire, your builder will have to work off of professional plans. So it's a good idea to get an architect involved as soon as you're ready. If you have plans for your home addition for contractors to bid from, you'll get a better sense of their talents and real cost. It puts everyone on an even playing field.

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Project Spotlight



This month's *Project Spotlight* is in Buzzards Bay

We did the roof on this lovely home a few years ago and they were ready for some new vinyl siding.

Customers chose Certainteed Cedar Impressions in Silver Gray (siding) and white trim. The choices spruced this home right up! Our customer is very happy with everything!



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