

How to Plan your Next Home Renovation

Where do you start when you decide to renovate?

Do you look for a Designer; a Contractor; collect images of spaces that appeal to you?

None of the above.

The first step for a successful home renovation is to identify what needs to change, why it needs to change, and their order of priority.

Why is this so important?

It clarifies the projects main goals, allowing a Contractor or Designer to suggest alternatives that can better accomplish those goals, adjust designs quickly when inevitable challenges arise, and prioritize your budget costs to ensure your home renovation accomplishes your goals.

B Gallant Homes calls this stage of your home renovation “DREAMING”. Take your time and include all the members in your household. Follow the links to our fillable worksheets that will help you stay focused, organized, and provide valuable information to your Contractor or Designer.

Good Planning Results in Successful and Cost-Effective Home Renovations.

Identify what you want to change in your home and create specific goals for the renovation project.

Think through what you want to change, and why, this serves as the foundation for your renovation plans.

Your home renovation should provide you with improved function, comfort, and convenience, while maintaining safety for everyone in the household - young and old.

B Gallant Homes believes in “RENOVATING FOR LIVING”. This reflects the fact that as we move through different phases of life, our housing needs change.

What was once good, now needs to be renovated for better.

When planning your home renovation, consider what you will need for both the short and the long term.

NOTE:

Click on the highlighted "worksheet" to go directly to it.

1. DETERMINE THE GOALS FOR YOUR PROJECT AND SPECIFY WHAT YOUR PRIORITIES ARE.

INVENTORY – see *B Gallant Homes* “**WHERE, WHAT & WHY**” Worksheet

Make a list of everything in your home you want to change.

Include repairs, maintenance, and remodeling

Keep it handy for those “Eureka” moments

Note what you want to keep the same

Define the “why” of every item on your list, what the renovation will accomplish, and both the positive and negative aspects.

Example:

WHERE	WHAT	WHY	Pro	Con
Upstairs family room – currently kids’ bedroom	Create two bedrooms from one	the children share a very large room with several windows, this was perfect when they were younger, but now each could use their own space.	Privacy, less fighting, and increased resale value	Cost, reduced space for each, loss of large upstairs space

2. FOCUS ON WHAT YOU WANT TO ACHIEVE IN RELATION TO YOUR LIFESTYLE.

PRIORITIES – see *B Gallant Homes* “**DETERMINATIONS**” Worksheet

Review your “WHERE, WHAT, & WHY” worksheet to determine your priorities

Start your Determinations list with the major motivations for the renovation, the “WHY”, to keep your project focused on what really matters. **Remember, this list is to record your priorities to give your Contractor a good sense of what you need and the clarification on why you need it.**

Separate your priorities into appropriate categories.

MAINTENANCE for Repairs and Efficiency Replacements

STRUCTURE for major changes to the layout of your home

BUILT IN DÉCOR for the permanent aspects of your home that reflect “Style”, like flooring & cabinets

BONUS for miscellaneous ideas that improve the functionality of your space, like lighting and storage versatility

KEEP for the aspects of your home you want to keep as they are, like antique bath fixtures or wood trim

Example:

ISSUE	SOLUTION
Shared children’s bedroom	Create two rooms with egress in both

3. FIND THE MATERIALS & PRODUCTS YOU WANT INCLUDED IN YOUR RENOVATION

NEEDS & WANTS - see B Gallant Homes [“THE WISH LIST” Worksheet](#)

Many home renovators make the mistake of starting here, but without clear goals in mind, your “Wish List” will become expansive and disorganized.

Using the clear goals set out in your previous worksheets “WHERE, WHAT, & WHY” and “DETERMINATIONS”, start exploring options and designs that are popular on your favorite home improvement websites.

Break your Wish List into three distinct parts, again write your Home Renovation Goals at the top to stay focused on what really matters.

Part One Designs & Layouts

General floor plans, interior room layouts, and exterior photos

Think kitchen floor plans, bathroom plans, and exterior entrance plans

Part Two Details and Elements

Areas that do not fit into the above category because they represent a part of a design or layout that you want incorporated into the general layout

Think trim, kitchen island style, or home office layouts

Part Three Specifics and Products

Specific items that interest you. It may be energy efficient appliances, smart home thermostats, or flooring material. Gather as much information as possible, including manufacturer name, price, and literature.

Think heat pumps, vinyl plank flooring, or paint colours.

Example:

	Designs & Layouts	Need	Want
1a	Shared closet wall and built-in bookcases to improve sound proofing between bedrooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2a	www.yourfavwebsitenamedot/image2		

Keep this sheet and the information collected to discuss with your Contractor. Your Contractor will appreciate the information provided and you will appreciate the suggestions they can provide based on your lists.

A good Contractor will apply this information and have a better understanding of your ultimate requirements and be better able to provide you with drawings and suggestions. This can eliminate much of the back and forth during the initial design phase, cutting costs and speeding up the process.

WHAT TO EXPECT

The design process starts with a discussion of your current situation, your ideas, and your ultimate goals. From this discussion preliminary “concept drawings” and an itemized estimate will be provided along with a contract, detailing the Contractors expectations and responsibilities. Changes may be necessary, and you should expect a “Change Order”, an addendum to your contract, if additional costs or a reduction in costs arises from the change.

Look for more information on [Budgeting your Home Renovation](#) on our website soon.



DETERMINATIONS

Setting Priorities

Review your "WHERE, WHAT, & WHY" worksheet and determine the necessary and the required items you and your family have decided on.

Focus on the Pro & Con aspects as well as needed & preventative maintenance, to ensure your home renovation provides improved convenience, function, and longevity.

GOALS – Overall motivations.

List the characteristics of your project and what you want to achieve, i.e., remote work area, tranquil bathroom, kitchen entertaining

1

2

3

MAINTENANCE – Repairs & Improved Efficiency

Aspects of your home that must be improved to maintain its integrity or improve efficiency. Think of heating, lighting, roof, & exterior

ISSUE	SOLUTION

STRUCTURE – Major changes to the layout of your home

Wall removal, new exterior openings, decks, etc.

ISSUE	SOLUTION



DETERMINATIONS

Setting Priorities

BUILT IN DECOR – Permanent aspects of your home that reflect “Style”

i.e., flooring, cabinets, interior paint

ISSUE	SOLUTION

BONUS – Ideas and products that serve to improve the functionality of your space

Think of lighting, storage, versatility

ISSUE	SOLUTION

KEEP – Aspects of your home you want to keep as they are

Think of stained-glass windows, butler kitchen, antique bath fixtures

ITEM	WHY

Have some fun! Check out your favourite home improvement sites and magazines for visual references.

List your energy efficient appliances and heating solutions, water efficient fixtures, or any item you would like to discuss with your home renovation Contractor.

GOALS – Overall motivations.

List the characteristics of your project and what you want to achieve, i.e., remote work area, tranquil bathroom, kitchen entertaining

1

2

3

Part 1 – DESIGNS & LAYOUTS

General floor plans, interior room layouts, and exterior photos

Think kitchen floor plans, bathroom plans, and exterior entrance plans

DESIGNS & LAYOUTS

	NEED	WANT
Line 1 - Describe the elements you like most check whether the item is a "must have" or "budget permitting"		
Line 2 - Add a link to an online album or website URL		
1a	<input type="checkbox"/>	<input type="checkbox"/>
2a		
1b	<input type="checkbox"/>	<input type="checkbox"/>
2b		
1c	<input type="checkbox"/>	<input type="checkbox"/>
2c		
1d	<input type="checkbox"/>	<input type="checkbox"/>
2d		
1e	<input type="checkbox"/>	<input type="checkbox"/>
2e		
1f	<input type="checkbox"/>	<input type="checkbox"/>
2f		

Part 2 - Details and Elements

Areas that do not fit into the above category because they represent a part of a design or layout that you want incorporated into the general layout

Think trim, kitchen island style, or home office layouts



THE WISH LIST

NEEDS & WANTS

DETAILS & ELEMENTS

Line 1 - Describe the elements you like most, check whether the item is a "must have" or "budget permitting"		NEED	WANT
Line 2 - Add a link to an online album or website URL			
1a		<input type="checkbox"/>	<input type="checkbox"/>
2a			
1b		<input type="checkbox"/>	<input type="checkbox"/>
2b			
1c		<input type="checkbox"/>	<input type="checkbox"/>
2c			
1d		<input type="checkbox"/>	<input type="checkbox"/>
2d			
1e		<input type="checkbox"/>	<input type="checkbox"/>
2e			

Part 3 - Specifics and Products

Using the clear goals set out in your previous worksheets "WHERE, WHAT, & WHY" and "DETERMINATIONS", start exploring options and designs that are popular on your favorite home improvement websites.

SPECIFICS & PRODUCTS

Line 1 - Describe the elements you like most check whether the item is a "must have" or "budget permitting"		NEED	WANT
Line 2 - Add a link to an online album or website URL			
1a		<input type="checkbox"/>	<input type="checkbox"/>
2a			
1b		<input type="checkbox"/>	<input type="checkbox"/>
2b			
1c		<input type="checkbox"/>	<input type="checkbox"/>
2c			
1d		<input type="checkbox"/>	<input type="checkbox"/>
2d			
1e		<input type="checkbox"/>	<input type="checkbox"/>
2e			
1f		<input type="checkbox"/>	<input type="checkbox"/>
2f			