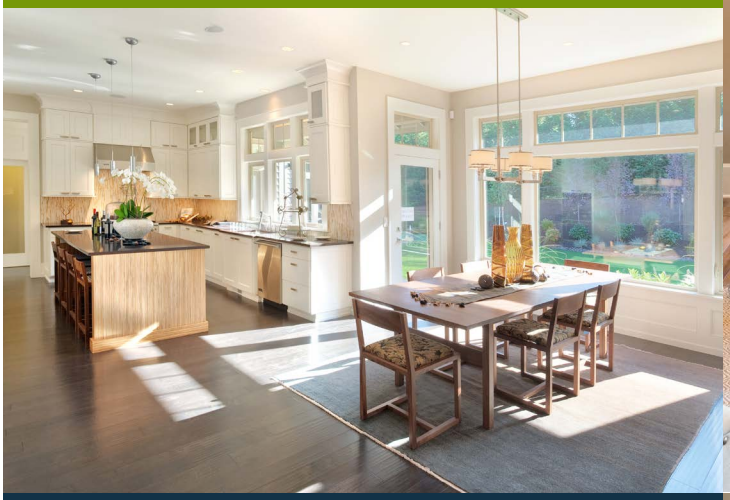
EXPANDING HORIZONS: YOUR CHECKLIST TO NEW HOME ADDITIONS

Professional advice you need to know before designing your a home addition

WHAT'S INSIDE?

Section 1:
Introduction

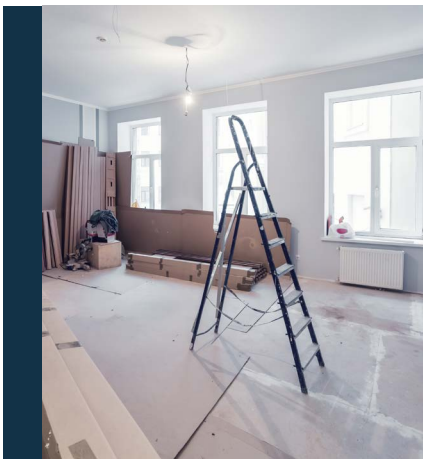


Section 2:
Renovation Checklist

Section 3:
Are you Ready to Get Started?

Chapter 4:
The Next Steps

INTRO-DUCTION



At White Pine Homes, we recognize that a home addition is not just an extension of your house; it's a reflection of your evolving lifestyle, aspirations, and the growing needs of your family.

A home addition offers a unique opportunity to enhance both the functionality and aesthetic appeal of your home. It allows you to tailor your living space to your exact preferences without the constraints of the existing structure. Before embarking on this adventure, consider what you want to achieve with your new space.

Our checklist will help you explore the myriad of possibilities, from design and layout to the choice of materials and finishes. With White Pine Homes, your vision will shape the project from the ground up, resulting in a space that seamlessly integrates with your home while adding value and beauty.

RENOVATION CHECKLIST

Whether you're dreaming of a sunlit reading room, a spacious kitchen, an extra bedroom, or a multi-functional living area, our comprehensive checklist is designed to guide you through this transformative journey, ensuring your project is managed with precision, care, and a deep understanding of your vision.

Let's take the first steps toward creating a beautiful, functional, and inspired addition to your home.

SECTION 1: INITIAL PLANNING

- ○ **Define the Purpose:** Clearly outline what you want to achieve with the addition (e.g., extra bedroom, expanded living space, home office).
- ○ **Budget Planning:** Establish a realistic budget that includes construction costs, permits, materials, and a contingency for unforeseen expenses.
- ○ **Measurements and Space Planning:** Take accurate measurements of the existing space and the area where the addition will be built to ensure feasibility.
- ○ **Design and Aesthetics:** Decide on the architectural style and interior design of the addition to complement the existing structure
- ○ **Hire Professionals:** Consider hiring an architect, designer, and/or a structural engineer to help with the planning, design, and legalities.

SECTION 2:
LEGAL REQUIREMENTS

- ○ **Research Zoning Laws:** Check local zoning laws to determine restrictions on size, height, and proximity to property lines.
- ○ **Building Permits:** Obtain the necessary permits required for construction from local authorities.
- ○ **HOA Approval:** If applicable, get approval from your Homeowner's Association (HOA) based on their guidelines.

SECTION 3: CONSTRUCTION PLANNING

- ○ **Select a Contractor:** Research and select a reputable contractor with experience in home additions.
- ○ **Construction Timeline:** Work with your contractor to establish a timeline for the project, including start and completion dates.
- ○ **Materials Selection:** Choose construction materials, finishes, and fixtures for both the exterior and interior of the addition.
- ○ **Utility Considerations:** Plan for the extension of electrical, plumbing, and HVAC systems into the new addition.

SECTION 4: FINANCIAL / INSURANCE

- ○ **Financing:** Secure financing for the project, if necessary, through loans or other financial methods.
- ○ **Insurance:** Contact your home insurance provider to discuss how the addition will affect your policy and coverage.

SECTION 5:
LIVING ARRANGEMENTS

- ◯ **Impact on Daily Life:** Plan for the impact of construction on your daily routines and living conditions.
- ◯ **Temporary Relocation:** Consider whether you'll need to temporarily relocate during construction, especially during major structural work.

SECTION 6: DESIGN ELEMENTS

- ○ **Floor Plans:** Finalize detailed floor plans, ensuring they meet your needs and preferences.
- ○ **Lighting and Electrical:** Plan the layout of lighting fixtures and electrical outlets.
- ○ **Plumbing:** If the addition includes a bathroom or kitchen, detail the plumbing requirements.
- ○ **Windows and Doors:** Decide on the style, size, and placement of windows and doors.
- ○ **Interior Design:** Choose interior finishes, colors, and materials that match or complement the existing parts of the house.

SECTION 7:
REVIEW AND ADJUSTMENT

- **Review Plans and Budget:** Regularly review plans and the budget with your contractor to ensure the project stays on track.

- **Contingency Plans:** Have contingency plans for delays or unforeseen issues that may arise during construction.

SECTION 8: POST-CONSTRUCTION

- ○ **Final Inspection: : Ensure a final inspection is conducted by the local building authority for compliance and to obtain a certificate of occupancy.**
- ○ **Walkthrough: Conduct a thorough walkthrough with the contractor to identify any issues or final touch-ups needed.**
- ○ **Update Home Inventory: Update your home inventory for insurance purposes, including details and costs associated with the addition.**

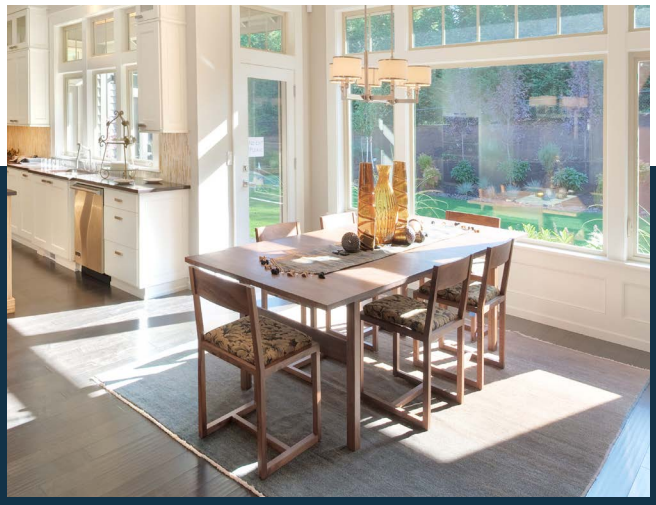
HAS BEEN READ

ARE YOU READY TO GET STARTED?

YES I'M READY...

Congratulations on taking the first step towards creating your home addition! As you embark on this exciting journey, it's essential to approach the project with thorough preparation and a clear plan.

The next few pages outline the critical next steps to ensure your kitchen renovation process is as smooth and stress-free as possible.



NOT YET...

A home addition can be a big project and it's important to know what is involved. If you are not ready to commit to a renovation yet, you should get general numbers down so you know what to expect. Just be aware that pricing for materials increases every year.

THE NEXT STEPS

Consult with White Pine Homes

Before finalizing any plans, schedule a consultation to talk with us. White Pine Homes can provide valuable insights into the feasibility of your ideas within your budget. They can also suggest smart solutions to maximize your space and functionality while aligning with your aesthetic preferences.

Do Your Homework

Begin by researching different kitchen styles to identify what resonates with you. Are you drawn to modern minimalism, classic traditional, cozy cottage, or sleek contemporary designs? Understanding your preferred style will help guide every decision you make, from cabinetry to countertops.

Gather Inspiration

Find images online of kitchens that inspire you. Websites like Pinterest, Houzz, and Instagram are treasure troves of design ideas. Create a mood board or a collection of images that capture the elements you love. This visual representation of your preferences will be invaluable in communicating your vision to designers and contractors.

Discuss Goals and Budget

Openly discuss your goals and budget with your developer or contractor. Clear communication is key to ensuring that your project meets your expectations without exceeding your financial limits. This conversation should include the scope of work, materials, finishes, and any specific requirements you have.

Plan for Contingencies

Renovations, especially in older homes, can uncover unexpected challenges once the walls are opened up. Be prepared for contingencies by setting aside a portion of your budget (typically 10-20%) for unforeseen expenses. This foresight will help you manage any surprises calmly and keep your project on track.

Embrace the Process

Finally, remember that renovation is a process that can come with its share of stress and challenges. However, with careful planning, a clear vision, and the right team, you'll be able to navigate this journey successfully. Keep your eyes on the prize: a beautifully renovated kitchen that you'll enjoy for years to come.

CLICK HERE TO SCHEDULE A CONSULTATION WITH US!

ABOUT WHITE PINE HOMES

Your Dream Realized

White Pine Homes is an industry leading design-build firm known for signature designs and distinguished excellence. Recognized for consistently delivering flawless communication and impeccable project management, alongside an award-winning cast of designers, artisans, and craftsmen, make White Pine Homes the go-to choice for discerning clientele seeking to create elite lifestyle spaces. White Pine Homes design, build and renovation services have been highly sought after in the Winnipeg as well as the areas within the Lake of the Woods, Falcon Lake, Kenora and in areas around Selkirk, Steinbach, Gimli, Winnipeg Beach, and Portage La Prarie the for over a decade.

White Pine Homes is registered with the Manitoba Home Builders Association, with certification in Energy Star home building, and is a member of the Canadian Home Building Association, Renomark, Canadian Federation of Independent Business, and the Lake of the Woods, Kenora, and Winnipeg Chambers of Commerce.

Learn more about White Pine Homes, and see our portfolio of renovation work at whitepinehomes.ca

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