

Renovation Checklist & Roadmap

So you are thinking about renovating your kitchen, bathroom or laundry. I am sure you are super excited and nervous at the same time. This is totally normal as large house renovations can be complicated and time consuming.

Here at JahDav we have a renovation process or roadmap to re-inspire your confidence, cut down on the time it takes to plan a renovation and ultimately removing any clouds above your renovation ideas. We want to give you information that has helped hundreds of our clients over the years.

Step One - Gather Ideas



We always suggest jumping on your mac, laptop, or computer for this task. Create a folder and load all the images, links, and any ideas you have into this folder. This may include,

1. Pictures of friends' kitchens, laundries or bathrooms or components of a friends kitchen, laundries or bathrooms that you love.
2. Pictures or typed ideas of renovations that were completed on programs such as The Block.
3. Problems you have with your existing kitchen, laundry, or bathroom, that you want resolved. Space, Location, Size of anything and everything fit in this bullet point.
4. Pictures of your house interior and exterior, you want to review everything to ensure the kitchen, bathroom or laundry matches your houses style and colour scheme.

Step Two - Priorities



If you understand your priorities for your kitchen, bathroom, or laundry renovation, this helps us understand your priorities and work towards a renovation budget. Here at JahDav we know money does not grow on trees and everyone has a limit to what they can spend on a renovation. The only person that can determine what that amount is, is you.

Therefore, it is crucial to know what your highest priority is and what is your lowest. You can be as general or specific as you want but the more, we know the better. If you want to fit 2 fridges in the kitchen or instead want lots of cupboard storage, let us. These can be cosmetic, functional, or exact like the model of a kitchen mixer.

1. To start, make a list and call it your 'Dislike List' of what you do not like about your current kitchen, bathroom, or laundry. Feel free to prioritise the list from 0 to 100, detail what you dislike to what you really hate, or feel is the worst area or component.
2. Now start making a similar prioritised list and call it your 'Like List' of what you would like to see in your kitchen, laundry, or bathroom. You can use the folder you created in the Gather Ideas step to give you more ideas.
3. Now go back to your original 'Dislike List' and start to add items or solutions that might help solve these issues. For example, The Kitchen pantry has no storage. We can Extend left, extend right, extend up, extend back. Do not worry at all if you cannot come up the with all solutions.
4. Now it is time to get into the smallest detail. Begin by creating a list of Must haves, Wants, and Wishes. Call it the "Must Have List". Go through your "Like List" from step 2 and next to each item each, place a 1, 2 or 3. The 1,2,3 correspond to Must, Want and Wish.
5. Next, we prioritize, so again start with the top priority and then last priority on each of items. Number them 1 to 100. You will want to refer to these lists often so ensure they are easily accessible.

Now we have all these lists, its hopefully helped you to narrow down what is important in your renovation. It has also helped you to fully customise everything based on your requirements, and therefore why you are renovating in the first place. You want a custom Kitchen, Bathroom or Laundry.

Step Three – Budget



Where do I start creating a budget? Always begin with the overall budget. Global studies have found a common trend, kitchen, bathroom, and laundry renovations are usually within 10% and 20% of the home's current value, per area or each. So, if your home is worth \$300,000 you should spend between \$30,000 and \$60,000.

The good news is while you can enjoy a renovation while you live in your home, a renovation can get you a return of 90% – 150%, so you can make money completing a renovation due to the value it adds to your home.

Lets breakdown the budget into the main categories, hardware, appliances, countertops, plumbing fixtures sink, faucet etc, lighting, flooring, and construction (demolition/removal and installation).

We usually see a breakdown of costs like this:

- Cabinets (including hardware) 25-40%
- Appliances 10-20%
- Countertops 10-20%
- Plumbing fixtures (sink, faucet, disposal etc) 5-15%
- Lighting 1-10%
- Flooring 5-20%
- Construction (demolition / removal and installation) 30-40%

Please remember, these are just average percentages. The final budget could be completely different depending on your selections, but this is a starting point.

The next step is to contact David from JahDav for an estimate. Be sure to bring everything you have written down in your Gather Ideas folder including photos, documents, Likes and Dislikes lists, Must, Wants and Wishes.



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