

# ADDING A SECOND STORY TO AN EXISTING HOME



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There are many reasons to consider adding a second story to an existing home. Perhaps your family loves the neighborhood but has outgrown your existing home. Or, maybe you've found the perfect waterfront location, but the cottage is too small to accommodate your needs. Whatever the situation, there are many valid reasons to consider expanding the home vertically vs. horizontally. Let's explore 10 things we've found important to consider *before* you begin this process.

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When you are adding a second story to an existing home, the first floor often becomes a part of the project. You can't easily tear off a roof without exposing the first floor to the elements and potential debris associated with this type of major construction. This checklist explores a few key factors you will want to consider and discuss before you begin your project.

- ☐ **Estimated After Repairs Value (ARV)** - Hire an appraiser to review the current home, the neighborhood, and the proposed improvements to determine how much your home is currently worth and how much it is estimated to be worth, after the improvements. This will help you either make a wise investment or avoid a costly mistake. It may also be required if you're considering getting a renovation loan to finance the cost of remodeling.



- ☐ **Budgeting** - The cost to add a second story varies significantly based on a number of factors including the overall design, amount of square footage, condition of foundation, finish selections, etc. Meet with your contractor before you begin the design process so that you don't end up paying for a design that is out of your budget range. Parker Design Build Remodel offers a free consultation to discuss your needs and then, creates a design that is functional, feasible, and within your budget range. This is important because your contractor is the only vendor responsible for keeping your project on budget. So, they should be included before any design begins.



- ☐ **Stairwell Placement & Design** - The new stairwell will need to be placed in a location that adapts to the flow and use of the first floor space. This will require you to sacrifice square footage on the first floor as well so placement is key. The design of the stairwell should flow with the rest of the house.





- ☐ **Mechanical & Plumbing Upgrades** - When you add a second floor, you are usually doubling the square footage. So, you will likely need to upgrade or add heating and air-conditioning for the new space. In addition, most second story additions have a bathroom or two. These will need to be incorporated into the existing systems. The same is true of electrical systems.
- ☐ **Local Zoning/Permits/Restrictions** - As part of the design process, you and your contractor will want to review any local home owners association guidelines along with county, city or state regulations to ensure the proposed project will comply.
- ☐ **Chimney** - If there is an existing chimney, it will likely need to be extended beyond the height of the new roof. If you're adding a fireplace, what is the best location for the new chimney for design and function?
- ☐ **Demolition Considerations** - Often, there is existing wiring in your attic area and perhaps even an heating/ac unit. These will need to be properly disconnected and removed prior to the demolition. All first floor ceiling fixtures, wiring, etc. will also need to be removed.
- ☐ **Design & Aesthetics** - Adding a second story to your home requires great design to ensure the new structure is not boxy, fenestration provides continuity, and the house still fits in with the neighborhood. And, bear in mind that it still needs to be within your budget.
- ☐ **Resale Value** - While you're adding a second story for you and your family, you may also want to consider what items should be included for resale value. Many homeowners take this opportunity to incorporate a first floor master suite, which can add significant resale value. Consider what features other homes in the neighborhood have that yours does not.
- ☐ **Where Will You Stay?** With few exceptions, it is often advisable for the homeowner to leave the home during renovations for safety and sanity. Remember, when the roof is removed, your home will be subjected to the elements for a period of 3 days to 2 weeks, depending on the weather. So, you will not only want to be living somewhere else, but likely want to remove any furniture or other possessions that could be damaged during renovations. Parker typically recommends the use of mobile storage pods since they will allow you to move items for the duration of the renovation and then easily move them back in.

Adding a second story to your home will increase it's value and provide you many years of enjoyment! If you'd like to consider adding a second story to an existing home, contact the experts at Parker Design Build Remodel today for a free consultation!



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