ADDING A SECOND STORY

TO AN EXISTING HOME



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 accomodate 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.

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.

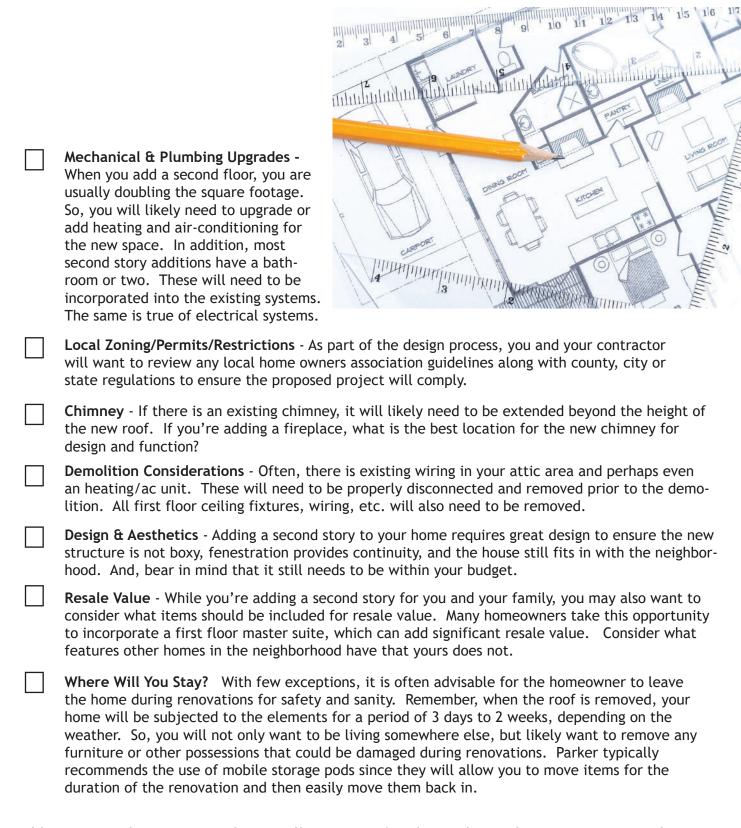
Estimated After Repairs Value (ARV) - Hire an appraisor to review the current home, the neighborhood, and the proposed improvements to determine how much your home is currently worth and how much it is estimated to be worth, after the improvements. This will help you either make a wise investment or 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.



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!

