



**HOME RENOVATION  
& REMODELING  
PLANNING CHECKLIST**  
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## ABSTRACT

With careful planning, thoughtful design and a considered choice of builder, renovations can improve the life style and sustainability of your home.



Whether your project is a simple DIY improvement or a major renovation, incorporating sustainability goals can deliver added benefits such as thermal comfort, lower energy and water bills, and improved market appeal. Even when making minor improvements such as patching up and repainting, there are small things you can do at the same time, such as draught sealing, that can deliver real benefits.

Renovating can give a new charm to the house and make it a home, this can enhance a sentiment in tenant and landlord mindset.

## **LET'S GET STARTED**

Renovation is the process of improving, updating, or restoring a property to enhance its functionality, aesthetics, and value. It involves making significant changes or improvements to a building's structure, interior, or exterior, often with the goal of modernizing or adapting it to meet current needs and preferences. Renovation projects can range from minor updates such as painting walls or replacing fixtures to extensive overhauls that involve structural modifications and complete interior redesigns.



Renovating a home requires a lot of time, effort, and money. Plus, if you're renovating your kitchen, bathroom, or bedroom, you'll be seriously inconvenienced for a few months. Let's be real: Living through a home renovation will test your patience.

## WHAT IS RENOVATION & REMODELING?

The terms "renovation" and "remodeling" are frequently interchanged, yet they signify distinct types of projects. Understanding the disparity between the two is crucial when discussing home improvement plans with a contractor. Renovation typically involves restoring or updating existing elements within a space, aiming to enhance its appearance or functionality without fundamentally altering its structure. On the other hand, remodeling entails making significant changes to the layout or structure of a space, often resulting in a complete transformation. By grasping these disparities, you can better discern which approach aligns with your vision for enhancing your home.



Deciding between a remodel and a renovation will become clearer once you understand the difference between the terms. A home renovation means that something has been updated—like finishes, fixtures, and minor structural elements—but not completely changed. The updates may encompass both interior and exterior changes, but many are DIY-friendly, and don't require extensive permitting or city approval.

A house remodel, on the other hand, implies major changes—like knocking down walls, moving plumbing, or changing the layout of a room. A remodel affects the parts of a house, such as its framing, the roof, or the foundation. It could affect load-bearing walls, your home's square footage, or the structure of your landscape. A remodel nearly always requires the work of a trained professional

**Renovation** involves enhancing, refreshing, or restoring an existing home by updating its finishes for a more appealing look or feel. Examples include installing new flooring, replacing kitchen faucets, or repainting bedroom walls, all without altering the room's purpose. Renovations are typically suitable for DIY projects, making them ideal for amateur enthusiasts seeking to improve their home without significant disruptions to their daily life. They offer an opportunity to enhance aesthetics and functionality without undertaking major structural changes, providing a relatively accessible option for home improvement.

**Remodeling** typically entails substantial changes to a home's design and layout, often involving reconfigurations that alter the functionality of spaces. Examples include reconfiguring kitchens, building additions, or expanding bathrooms, all of which may involve structural modifications and changing a room's purpose, like converting a guest bedroom into a home office. Remodeling projects may require tasks such as removing walls, replacing windows, and obtaining building permits. Due to the complexity involved, remodeling projects are generally better suited for professional contractors, unless you have considerable time and expertise to dedicate to the project.

**But deciding whether to start from scratch or make renovations to your current home can be daunting. Before you start knocking down walls, you should consider the pros and cons of each.**

### **PROS OF RENOVATING**

1. Old houses can be bought for less. If you're looking for a true fixer-upper, you'll likely pay less than you would for a new home. And if you do the renovations yourself, you can save thousands of dollars in the long run and you'll end up with a great investment.

2. An old house has plenty of character. There will likely be old woodwork, intricate details in the moldings and quirky light fixtures and hardware. Even with renovations, you'll be able to keep some of the uniqueness while bringing it up-to-date and making it your own.
3. When it comes to the building blocks of an old house, you know what you're in for as these homes were built to last. While you may have to update plumbing and electrical, the structure of the home is usually solid.



### **CONS OF RENOVATING**

1. The price for renovating an old house can be steep. Some of the most expensive areas for renovating an old house can be found in replacing the roof and foundation, electrical and plumbing and updating the HVAC system. Be sure to get a thorough inspection before buying so you know what you may be in for price-wise.
2. Old homes can harbor toxins. Materials such as lead and asbestos are common in old homes and can be a health hazard if they aren't dealt with

properly. Having them professional removed can make the cost of your renovation skyrocket.

3. Renovations could take more time. Since old homes aren't generally cookie-cutter, unexpected surprises are often found during renovations. Your plans, price and timeline will likely change, and most of the time it's not for the better.



While your exact timeline will vary depending on your project goals, remodeling is often a process that takes at least several months to complete.

1. **May require a permit**

Determining when you need a building permit is complex, and most remodels call for one. The cost of a building permit adds an average of \$1,600 to your bottom line.

## TYPES OF HOME RENOVATION

Homeowners often undertake major remodeling projects to upgrade their residences before putting them up for sale. After all, renovations always send the sale price soaring, right? Unfortunately, not.

More often than not, upgrades fail to pay for themselves. Read on to find out how to renovate strategically and which projects really add value to your property.



THERE ARE 4 TYPES OF HOME RENOVATION AS BELOW:-

- **THE BASICS**

The basics are the things that every buyer expects when they purchase a home. This includes a roof that doesn't leak, functioning gutters and downspouts, a dry basement, a reliable furnace, solid floors, walls that are in good repair, retaining walls that work, and functioning plumbing and HVAC systems. Potential buyers of any home—even first-time buyers—have a checklist that includes all of these amenities. In upscale properties, the basics might also include a certain number of bedrooms, bathrooms, and multiple-car garages, and any other features common to the neighborhood.



- **DESIGN STYLE**

There are many different reasons that a home renovation might be needed, however one of the most common reasons homeowners renovate their house is to improve the visual style of the property. So, an important (and exciting) part of planning your house renovation is deciding on a design style. Do you want to modernize the property or are you hoping to achieve a more traditional look? Having a clear idea of how you want the property to look will help achieve the best results.

This doesn't mean you have to upgrade all of it. You can focus on regular maintenance and smaller, cheaper improvements that keep everything in good working order. Adding the basics to a home that lacks them doesn't add value; it merely brings the property up to the standards of the rest of the homes in the neighborhood, ensuring that you can ask a comparable price.

- **CURB APPEAL**

Curb-appeal projects make the property look good as soon as prospective buyers arrive. While these projects may not add a considerable amount of monetary value, they will help your home sell faster—and you can do a lot of the work yourself to save money and time.

Never underestimate the power of a positive first impression—from a well-manicured lawn, low-cost landscaping, fresh paint inside and out (at least the front door), clean carpets, and new exterior fixtures (e.g., address numbers). Lighting is another important feature (exterior and interior), but it can break the bank—or overrun your circuitry—if you overdo it. While you want the house to look bright and inviting, consider installing simple lighting for a modern upgrade.

- **BEST BANG FOR THE BUCK**

Projects that add the most value at resale are the favorites of fix-it-and-flip-it professionals—and they should be high on a homeowner's list, too. While these upgrades will not recoup all of their cost, some will come close.

- **PASSION PROJECTS**

Passion projects are investments that homeowners make in activities they love without regard to cost, including anything from swimming pools and tennis courts to hot tubs, wine cellars, game rooms, and even ponds. However cool these amenities might be, they are very expensive for the homeowner to install—and most prospective buyers (without your passion) are unlikely to pay more for your house to get the tennis court.

For example, a swimming pool rarely adds value to a home. Not only does it cost a small fortune to have an in-ground pool installed, but many home buyers also view a pool as a high-maintenance hassle and a year-round safety hazard—and it's useable only a few months a year in most climates.

There's certainly no harm in adding these features to your house, but don't expect potential buyers to be willing to pay a premium to get them when you are ready to sell. And be wary if the renovation means replacing a commonplace feature. If every other home in your neighborhood boasts a two-car garage, you should probably think twice about converting yours into a game room.



Other conversions that might not recoup their investment at resale include:

- Transforming a bedroom into a studio
- Removing walls to enlarge a space (Unless there is a practical purpose, such as creating flow between the dining room and the kitchen, think twice about removing a wall.)

- Eliminating a bedroom to extend a room
- Remodeling the basement (Unless it's a full conversion to a real living area, stick to smaller improvements, such as upgraded storage capacity.)

### **WHY DOES RENOVATION WORTH THE INVESTMENT?**

One of the reasons why Home Renovation is almost always on the back burner is that it burns a sizeable hole through your pocket. But it is worth it, not the “burning a hole through your pocket,” part though.



Renovating your home not only increases your standard of living but also boosts your home’s value if done right. There are other perks to renovating your home too, read on to know more.

#### **1. Increases home value**

A renovation done right is the same as an investment with good returns. This makes it one of the most prominent reasons to renovate your home. That said, there are certain aspects to your home that add value when renovated, like the kitchen or bathrooms. So it is important to assess what renovations add value to your home and what don’t, before starting your renovation project.

## 2. Updates Aesthetics

Renovating your home allows with the help of a home remodeling contractor your home to stay in touch with the times. You can renovate your home keeping in consideration the modern design trends, hence giving it a fresh and updated look. This is how you can modernize homes built decades ago, to tune in with the time.

Improving your home's aesthetics not only refreshes its look but also increases its value. If you have houses for rent then you would clearly notice the difference in value before and after an aesthetic makeover. They usually prefer modern and newer homes over dated homes.

## 3. Improves safety

This is a very important reason to consider while renovating your home. Renovation isn't just about adding value and giving a home a new makeover. It is also about detecting issues and eliminating them with better design and planning. Renovation allows you to get rid of potential problems and install new safety features in your home.

## 4. Saves money

This might seem weird in this list, but sometimes you have to spend money to save money. Renovating can help you save money in a variety of ways. For starters, the use of quality materials while renovating your home will prevent you from spending money again on repairs and repaints due to the materials lasting longer.

Renovating your home to increase its energy efficiency will save you money in the long term as you will spend less on heating or cooling your home. Other improvements like solar panels save you money while reducing your home's carbon footprint.

## 5. Customization and comfort

Renovating your home allows you to customize your home based on your needs and taste. It also increases your standard of living by making your space more comfortable. It allows you to feel more at home because the design is tailored to your need and comfort, and constructed based on your preference.

This is how you can benefit by renovating your home. Proper upgrades will allow you to capitalize on your Home if you ever decide to sell it. And in the meanwhile, it will provide you with an increased quality of life, while being pleasant to the eyes.



### **HOW SHOULD YOU RENOVATE YOUR HOME ?**

Renovating a house demands significant time, dedication, and financial investment. Moreover, if you're undertaking projects like updating your kitchen, bathroom, or bedroom, you'll likely experience considerable inconvenience for several months. Let's face it: Enduring a home renovation will challenge your patience.

This long, long process may make you wonder whether you should renovate your entire space at once or break it up room by room. Renovating the whole house or apartment at once lets you get it all out of the way, but it'll certainly take longer than, say.

On the flip side, renovating a different room every few months or years will make it feel like your home is a never-ending project. Your home is meant to be enjoyed, not to feel like a looming nuisance! So what's the best way to handle a remodel?

➤ **FULL HOUSE RENOVATION**

It's best to renovate your entire house at once. Renovation is an integrated process that involves design, demo, framing, installation, electrical, and plumbing.. A bigger scope tackled at once allows you to plan more broadly. You can get more done, in the right sequence, and it's more cost-effective. You'll only have to move out of your house or order back-to-back takeout for a few months one time.

➤ **ROOM BY ROOM REMODEL**

While renovating each room simultaneously is ideal, it may not be the most realistic option for you. Whether you're regularly traveling for work or saving up money to send your kids to that fancy summer camp, taking on an entire house renovation might not fit into your schedule or budget. That kitchen remodel cost is steep, even with kitchen Reno cost-savers. And home equity can only take you so far.

If you do choose to renovate your home in pieces, prioritizing the rooms you use the most. If you usually shower at the gym and love to prepare great meals every day, skip the bathroom remodel and concentrate on the kitchen.

➤ **HIRING A CONTRACTOR**

Whether you choose to renovate your space at once or break it down into smaller pieces, it's important to choose a contractor that understands your needs and the project at hand. Get a comprehensive quote and negotiate the best price and terms for your situation.

Don't assume you've got the right general contractor for the job based on a friend's comment or positive reviews alone. Your neighbor might rave about the general contractor who built her deck, but he might not be the best option for your bathroom renovation.

## **PLANNING STEPS BEFORE YOU START RENOVATION**

Plan your renovation to perfection with our these expert top tips.

Whether you're planning on renovating for profit, or are aiming to transform your house into the family home of your dreams, renovating any abode is a monumental task.



To help make the process easier, we've pulled together the ultimate renovation planning guide to start you off on the right foot.

Renovating your home, no matter how big or small, requires a serious amount of attention paid to all the details. But, if you set yourself up properly with a clear plan in mind you can definitely spare yourself some of the headache.

Here are the 9 essential steps to follow before you pick up the tools:-

### **❖ SETOUT YOUR RENOVATING GOALS**

It's important to know what you want to achieve with your renovation and why. If you're renovating to avoid moving, the work you do now should still service your needs in a few years' time. Think about how many bedrooms

and bathrooms and how much living space you'll need in the future, particularly if you have a growing family.

If your renovation is motivated by increasing the value in your property, talk to a local real-estate agent. Ask what sort of properties is sought after in the area and what you could do to improve your home.

When it comes to renovating for profit, there are some areas to focus on that adds more value to your home than others, so you'll want to plan your budget accordingly. If you're restoring an old property to give it a new lease of life, remember that these often hide major structural issues. Allocate a good portion of your budget for any surprises that might be unearthed.

#### ❖ **ORGANISE YOUR DEVELOPMENT APPLICATION**

Generally, most extensions of property, and sometimes renovations, require a Development Application/Assessment (DA). However, depending on your local council, sometimes you can gain fast-tracked approval for work, such as adding a new bathroom right up to building a new house, either from council or a private certifier.

Don't speculate on the approvals you'll need. Find out for sure by contacting your local council, state planning authority or a consultant town planner.

#### ❖ **BE REALISTIC ABOUT HOW MUCH YOU CAN AFFORD**

Get quotes in writing from at least three builders and be clear about what these do or don't include. You can expect to pay around 45-50 per cent of the cost on materials, 30-35 per cent on labor and 20-25 per cent on fees, taxes, GST and levies.

Remember to include additional costs such as storage and council permits. Here's some more tips for planning your costs before and during the building stage.

#### ❖ **ENLIST THE EXPERTS**

If you need help with the design of your home or are working with a challenging building, architects can save time and money. Expect to spend around 10 per cent of your budget on their fees.



If this isn't the case, a draftsman or building designer can draw up your plans, but make sure the drawings comply with building and planning regulations.

Check the credentials of anyone you hire through your state architecture board or your local building authority. Many builders will also project-manage works, so when you ask for quotes, ask whether this service is included or if you're expected to do it yourself or hire a separate project manager.

An interior designer will make sure your home looks flawless, but they can be pricey. If you're on a budget and are willing to trawl the shops (and the web) to find the materials you're looking for, an interior designer might not be an essential part of your renovation.



#### ❖ **AVOID OVERCAPITALISING ON YOUR RENOVATION**

The number of adults and children who will live in the house, and how long you plan to stay there, affect decisions about how many bedrooms and

bathrooms you'll need. If you're considering adding two or more bedrooms, think carefully about whether you'll be overcapitalizing.

Some experts believe you shouldn't spend more than 10 per cent of your home's value on a renovation, but if you're planning to live in the house for 10 years or more, this may mean overcapitalizing in the short-term.

#### ❖ **ADD VALUE TO YOUR HOME WITH CAREFUL PLANNING**

Even if you're not planning on selling your home immediately, still consider how a renovation could increase its value.

A good rule of thumb is to spend around 10 per cent of the value of your home on a kitchen renovation and around five per cent on a bathroom renovation.

#### ❖ **INVEST IN QUALITY KEY MATERIALS**

Good-quality materials will extend the life span of your home and could also save you money in the long run. Think about factors such as sustainability and environmental impact, structural capability, thermal performance, sound insulation and fire, vermin and moisture resistance.

Lightweight framed construction (using steel and timber) is Australia's most popular construction system and can boost the environmental performance of a home. Many people recycle materials from an old part of their house. Re-using old bricks or timber beams is a great way to keep the house's history intact.

Internally, think about the durability that splash backs, bench tops and flooring will have.

#### ❖ **DECIDE ON DESIGN STYLE**

Are you aiming for a modern look, or would you prefer a period feel? If you're extending an existing property, do you want it to blend in or look like a modern addition?

The interior design style you choose to run with will have a bearing on the internal and external materials you choose.

Walls, floors, roofs, windows and doors all need to tie in with the look you're after, whether its an industrial style or something a bit more colorful.

## ❖ STAY ON TRACK OF YOUR PAPER

Even if you've hired a project manager, you'll still need to keep track of costs and timelines. Keep invoices, receipts, contracts and plans safe and organized, and make notes in your calendar about deadlines you need to meet so the project will run smoothly.

If you're managing the project yourself, write a diary of what's happened onsite each day. This helps ensure the renovation is on track and also gives you specific dates to refer to if problems arise with trades people or deliveries.



Unforeseen delays, hidden costs and shoddy work can all happen during a renovation. Build a 15-20 per cent buffer into your budget to cover unexpected costs.

Before starting work, talk to your home and contents insurer. Many have exclusions for water damage during a renovation, and some will suspend cover if your home isn't properly secured. Ask your builder if their insurance covers the whole building or just the part they're working on. If you have an issue with a contractor, tell them in writing what your concerns are and explain how you'd like the problem fixed.

## HOW CAN YOU CLEAN YOUR RENTAL PROPERTY/HOME AFTER RENOVATION?



Tenants in Victoria have the right to live in a clean, well-maintained and habitable rental property. Thus, inspecting the premises thoroughly before signing the lease agreement and an initial condition report is imperative. According to the Residential Tenancies Act in Victoria, it is the standard responsibility of landlords to keep the property clean and sanitised at the beginning of the tenancy. This is crucial to maintain a harmonious tenant-landlord relationship throughout the lease. However, suppose you have carried out renovations after your landlord's consent. In that case, you must clean a rental property to bring it back to a presentable living condition, especially during the end of your tenancy. Look at some pro cleaning tips to help you tackle dust, paint stains, and unpleasant odors post-renovation. It is good to follow the proper guide and return a rental property in a clean state for a hassle-free retrieval of the bond amount.

- **SWEEP YOUR FLOOR FIRST**

You should always start by sweeping your floors to get rid of wood chips, loose debris, nails, screws and other sharp objects. This will allow you to

clean other surfaces without the risk of any injury. Plus, Sweeping causes dust particles to spread and settle on surfaces like couches, shelves and other furnishings. This means if you have already cleaned these areas, they will get dirty again- waste your precious time and energy.



- **DUST FROM TOP TO BOTTOM**

Whether it is a major renovation project or minor repair work, it always leaves dust particles, wood dust, stone and brick debris, etc. Use tools like a microfiber cloth duster and an extendable handle to clean your rental property from top to bottom. Start from your ceiling fans, walls, shelves, frames, cupboards, and door tracks and make your way down towards tabletops, baseboards, and floors.



You can also hire professionals for budget end of lease cleaning Melbourne to get your entire rental property spruced up in a well-organized manner before the final inspection.

- **CLEAN YOUR AIR VENTS & FILTERS**



Believe it or not! Air vents, filters and grates tend to accumulate a lot of dust specks that can cause indoor air pollution. So, wipe down the vent's outer part using a damp microfiber cloth. If you want to clean it deep, use a vacuum machine with a HEPA filter and clean interior parts like a pro. When it comes to air filters, replace them post-renovation if required. This can make a huge difference in reducing pollen, allergens and construction waste from rooms. This can help you get rid of dust mites with ease, especially if you are suffering from allergies.

- **WASH YOUR WINDOWS**

Do not forget your dust-laden windows after renovating your rental property in Melbourne, Victoria. Remove dust from blinds; wash your curtains before tackling dust and debris from window sills, panes and frames. Overlooking dirty windows can affect the air quality in your home, leading to various

health hazards. Make sure you vacuum the tight spaces, such as window sills and tracks to get rid of accumulated dust. After that, dry dust the window glass and panes.



To remove stubborn stains:

- ✚ Spray white vinegar, dishwashing liquid soap and warm water solution on the dirty surface.
  - ✚ Use a sponge or a non-abrasive tool to gently scrub the surface
  - ✚ Get into the sills using an old toothbrush
  - ✚ Run a rubber squeegee over your windows inside and out if possible, to get rid of excess solution.
  - ✚ Dry the surface with a clean microfiber cloth and achieve streak-free windows before the final rental inspection.
- **REMOVE STUBBORN STAINS FROM HARD SURFACES**
- Whether it is a tough paint stain or glue residue, make sure you have a natural cleaning product to maintain a healthy and hygienic indoor environment. Here is a quick guide to eliminating different types of stains:
- ✚ Latex Paint: Apply vinegar solution and wipe down with a sponge or wet cloth to get rid of fresh paint. For dried one, scrape it off using a butter knife and apply rubbing alcohol for better results.

- ✚ Caulk Stains: Start by scrapping off excess caulk using a knife. After that, apply lemon juice or citrus oil and let it sit for 10 minutes until to gently scrub it.
- ✚ Glue Residue: Use a solution of warm, soapy water, vinegar and lemon juice to get rid of glue stains. Rub the surface gently. Do not use vinegar on natural stone surfaces. For that, you can use baking soda and warm water.



Professional end of lease cleaners Melbourne also uses tried and tested products to tackle stubborn stains and grime when preparing rental properties at the end of a tenancy. Here is a complete end of lease cleaning checklist for furnished vs. unfurnished rentals to help you make a well informed decision.

- **PAY ATTENTION TO TRICKY AREAS**

When sprucing up your rental property post-renovation, be sure you focus on the tricky areas or nooks and crannies, such as:

- ✚ TV panels
- ✚ Electronics
- ✚ Kitchen appliances
- ✚ Lampshades
- ✚ Stovetops



- ✚ Bathroom tile grouts
- ✚ Lighting fixtures, etc

- **VACCUM UPHOLESTREY AND CARPETS**



Though it is always good to cover your furnishings during the renovation process, you should vacuum-clean them to get rid of dust particles and grime. This is because carpet fibers and upholstery fabric tend to embed a lot of dust and debris – polluting indoor air quality. So, use a heavy-duty vacuum machine with a HEPA- filter and clean like a pro. For carpet stains, you can blot the surface with a damp cloth after applying a vinegar solution. Do it gently and sprinkle baking soda to get rid of unpleasant odors. However, you need proper methods to clean different types of upholstery fabrics without causing any damage. If you want to impress your landlord during the inspection, hire a company that specializes in budget end of lease cleaning Melbourne. They can help you retrieve bond money without getting into any dispute.

## CONCLUSION

In summary, home renovation, remodeling, and cleaning demand careful planning and budgeting. Despite the inevitable inconveniences, such as disruptions to daily life and increased expenses, the end result can greatly enhance your living space. Effective communication with contractors, flexibility, and organization are key throughout the process. It's also important to consider sustainability and energy efficiency. Once the renovation is complete, thorough cleaning and maintenance ensure your newly transformed home remains in top condition. With patience and perseverance, the challenges of renovation can be overcome, leading to a more functional and aesthetically pleasing living environment.

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