

FREE GUIDE

# HOW TO AVOID THE MOST COMMON MISTAKES MADE WHEN RENOVATING A HOME



# How to Avoid the Most Common Mistakes When Renovating a Home

---

## 1. Hire a qualified architect to design your addition or renovation.

- A poorly designed addition or renovation will add little to your home's value or your quality of life. We've all walked past a poorly designed addition and ask, "Why did they do that?"
- Many design-build contractors offer design services to get the job but have 'designers' with no architectural training.
- Draftsmen or designers can draw up house plans but those plans most often will only reflect what you tell them. The only training a draftsman or designer may have is in the computer drafting software they are using and may have no idea how a home is actually constructed.
- At Chris Doehrmann Architect, we have over 20 years of architectural and home construction experience. We don't dabble in residential architecture; it is what we do. Over 95% of our work is developing unique and creative designs, translating those designs into workable construction drawings, and helping our clients sift through the construction process to make their dreams for their addition or renovation come true.

## 2. Have a realistic construction budget before getting started.

- A design you love but can not afford to build does not improve your quality of life.
- When beginning the design process it is helpful to estimate your construction cost by multiplying the square footage of your addition or renovation times the average construction cost per square foot.
- Have a realtor estimate your current home's value and its value after your addition/renovation to see how much you should spend.
- At Chris Doehrmann Architect, we offer hourly preliminary design services to help you define the scope of your project and potential construction budget. Once we determine what it is you want to do we will have a contractor provide you with a construction estimate to make sure what you want to do is inline with how much you want to spend.

## 3. Create a master plan for all the changes you would like to make to your home.

- Without a complete plan that includes future projects you may do work today that will be need to be reworked in a few years. Work you do today could keep you from ultimately achieving your end goals.
- It is best to start with the end in mind and then determine how to best achieve your immediate goals in light of the end goal.
- With land costs increasing and new construction moving farther outside the city, many people are choosing to stay in their current homes and renovate rather than move.
- At Chris Doehrmann Architect, we can help you stay where you want to live and redesign your home to compliment your lifestyle and reflect your personal tastes. We will help you develop a master plan that will phase the construction of your addition or renovation that will minimize the amount of rework required to meet your end goals and financial constraints.

## 4. Hire an experienced contractor you can trust.

- Hiring a contractor without references or a referral from someone you know can end in disaster. Whether the economy is boom or bust, start up construction companies are everywhere, some with little more than a pickup truck and a business card. A contractor can take your money and not perform the work or simply do a bad job that will require you to hire someone else to fix it. Always check a contractor's references and see some of the work he has completed.
- You should look for a contractor who has experience in the type and size of project you are planning. You may know a contractor who does wonderful kitchen and bathroom renovations but has little experience in adding a second level to an existing rambler. You want a contractor who does what you want to do.
- If you value design and hire an architect to design your addition or renovation, you should look for a contractor who has experience working with architects or architecturally designed homes. You want to make sure that the contractor you hire can actually build what you and your architect have designed.
- At Chris Doehrmann Architect, we have no financial ties to any contractors. So, we can help you select a reputable contractor that will best fit your project needs. We will help you put together a design and construction team that will help make your dreams for home a reality.

If you have questions, or desire to have a free consultation on your renovation project, please call or email.

651.639.0469  
chris@doehrmann.com  
WWW.DOHRMANN.COM

CHRIS  
DOHRMANN  
ARCHITECT inc

MINNESOTA LICENSE # 21342