

Home Renovation and Addition Guide

Bondi Custom Builders

Thinking about renovating or adding to your home in Palm Beach or Martin County? The overall process can be overwhelming. A professional building contractor can help with this process. Here are some helpful hints to help you understand the process:

1. Planning Your Project

- **Set Goals:** Create a list and decide what changes you're thinking about regarding wants and needs. More space, fresh modern look, better functionality?
- **Budget:** Determine how much you want to spend, including a little extra for surprises.
- **Timeline:** Outline when you want the project to start and finish.

2. Permits and Regulations

- **Building Codes:** Somewhat familiarize yourself with local building codes and regulations. If you have any questions consult with your builder.
- **Permits:** Understand the types of permits required (building, electrical, plumbing) and the approval process.
- **HOA Rules:** If applicable, review the Homeowners Association rules and guidelines. Your HOA will have input and require approval for permitting.

3. Choosing a Custom Home Builder

- **Reputation and Experience:** Research builders with a good track record in Palm Beach and Martin County. Check references and past projects.
- **Licensing and Insurance:** Verify that the builder is properly licensed and insured.
- **Design and Build Process:** Understand the builder's process, from design to completion, and their flexibility in accommodating your vision.
- Be prepared when you meet your builder and architect.

4. Construction Details

- **Materials and Finishes:** Select high-quality materials that fit your aesthetic and budget.
- **Timeline:** Establish a realistic timeline for the project, including potential delays.
- **Inspections:** Plan for regular inspections at key stages of construction to ensure quality and compliance.

5. Insurance and Financing

- **Update Insurance:** Inform your insurance company about the renovation.
- **Strongly Consider a Builders Risk Insurance Policy**
- **Finance Your Project:** Look into loans or financing options that fit your budget.

6. Utility Connections

- **Utility Connections:** Plan on potential re-connections to water, sewer, electricity, gas, and internet.
- **Septic System:** Plan for a potential upgrade to the septic system, if not connected to a municipal sewer.

7. Inspections and Compliance

- **Regular Inspections:** Schedule inspections to ensure everything meets code.
- **Final Approval:** Get a completion certificate once everything passes inspection.

8. Subcontractor Insurance Compliance and Lien Releases

- **Insurance:** Ensure the subcontractors your builder hires are insurance compliant. They are working on your property and there is a liability that goes along with that.
- **Lien Releases:** You are paying your builder to pay contractors for not only the labor but also the material. The mechanism to insure this is a “Lien Release”.

9. Living and Storage Arrangements

- **Temporary Housing:** Plan for a place to stay if your home will be unlivable.
- **Storage:** Consider costs for furniture and other personal items.

10. Completion and Maintenance

- **Final Touches:** Walk with your builder and create a mutually agreed to list of items that need further attention/completion. Make a list of any small tasks left to complete after major work.
- **Ongoing Care:** Set up a maintenance routine for your new additions or renovations.

Additional Tips

- **Communication:** Maintain open and regular communication with your builder.
- **Contingency Plans:** Always have a contingency budget and plan for unexpected issues or changes.
- **Incidental Costs:** New light fixture and ceiling fans, new furniture, new artwork, new window treatments, etc. We say incidental costs are basically if you turn the project upside down and it falls out these items are costs that most do not budget for.

By following these simple steps, you can help ensure a smooth and successful home renovation or addition project in Palm Beach County. Contact Bondi Custom Builders today to start turning your dream into reality!



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