

SELECT YOUR TEAM

If you are knocking down walls, moving plumbing or gas lines or doing work on a landmark property, you'll need an architect as well as a general contractor (Sweeten can help you find experts).

Schedule site visits with a shortlist of professionals you like best.

Review bids and reduce cost if necessary by letting go of items not on your "must-have" list.



COMMUNICATION AND PAPERWORK

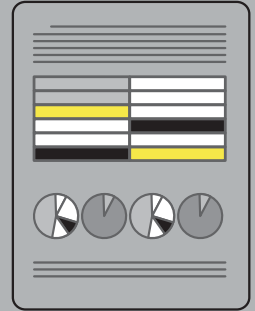
Determine a communication plan with your contractor—mode and frequency—and include it in your contract.

Review payment methods and schedule milestones tied to payments. Include these in your contract.

Set a 10%-20% cushion in the budget for unknowns.

Check your building's alteration agreement, if you live in an apartment, to see what the renovation "rules" are.

Update your home insurance policy.



PRACTICAL CONSIDERATIONS



Consider moving out during the reno if you have children, or if anyone in the household has health or mobility issues.

If you're staying, give some thought to where will you cook, eat, shower and sleep?

Minimize the mess: cover furniture and shelves; use plastic wrap to contain dust from entering the rest of the home; use humidifiers to keep dust from spreading.

DURING RENOVATION



SCHEDULE AND CONDUCT CALENDAR CHECK-INS WITH YOUR CONTRACTOR



Set aside at least 5 hours/week while in construction coordinating with your contractor to order fixtures, appliances and other materials. Be aware of items with long lead-times.



Get ready for LOTS of detailed questions on such things as electrical outlet location, height of showerhead and lighting, which ways door should swing open, etc.

COMPILE YOUR PUNCH LIST

Million Dollar Contractor Stephen Fanuka's great advice to prepare for the final walk-through with your contractor:

At the end of the reno, place a notepad in each renovated space. Don't communicate with your contractor for two weeks. During that time, live in the space and jot down anything you notice needs adjusting or fixing. That's your punch list.



UNDERSTAND THERE MAY BE DELAYS

Whether it's an issue with the building, a permit hold-up, or materials not arriving on time, delays are a reality.

Be flexible with contingency plans and work with your contractor to understand and get through the hurdles.



SWEETEN IS THERE EVERY STEP OF THE WAY, INCLUDING:

- Matching you with the best professionals for your project.
- Helping you compare/evaluate estimates.
- Offering in-depth process and cost guides and estimators.
- Progress check-ins and support as needed.
- Sharing other homeowners' stories on the Sweeten blog.

Our service is absolutely free to the renovator.
Post your project on [Sweeten.com](https://www.sweeten.com) or contact us at:
212-671-1713 or team@sweeten.com



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Renovate fearlessly.

YOUR RENOVATION CHECKLIST



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PRE-RENOVATION

SET GOALS AND BUDGET

Write down what's motivating your renovation. List the problems you'd like to solve, and how you'll feel when your renovation is successful.



EXAMPLE:

Emotional motivation

"My current kitchen makes me feel like I'm still a renter; it's time for an upgrade."

Technical motivation

"The kitchen is small, falling apart and hard to cook in."

What does success feel like?

"Success is a beautiful, organized kitchen with olive oil, knives, a cutting board and spices at my fingertips; room for pots (not in the oven), trash & recycling (not in the hallway)!"
