

Remodeling a House, Creating a Home

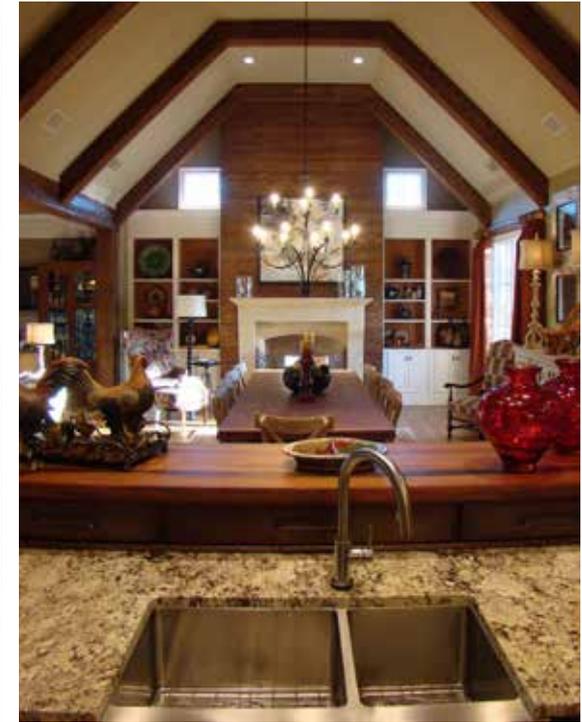




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Creating your dream home from a basic structure is what renovation is all about.





REMODELING A HOUSE, CREATING A HOME

There's more to making a home than simply owning a house. Your home is an extension of who you are; it's part of your daily life, the space you come back to at the end of a long day and the place where you raise and nurture your family. It all starts with having a location that speaks to you, however, few homeowners find their perfect house ready and waiting for them. Often, it takes building your home to get what you want, or renovating an existing structure to make it your own.

BENEFITS OF BUILDING

The benefits of building your own home include being able to customize it completely for your needs, keep costs within your budget and know exactly what goes into the structure. Also, you can provide for your current life stage at a fraction of the cost of buying your perfect home.

A young couple might prefer a bigger bedroom with doors that open to the garden, while a family with

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elderly parents may want a specialized bathtub for frail seniors. Newlyweds might need little more than a one-bedroom cottage, and parents with older offspring living at home might need extra parking space for a number of cars.

REASONS TO RENOVATE

Creating your dream home from a basic structure is what renovation is all about. Buy a fixer-upper and reinvent the interior to reflect your personality, or focus on remodeling the bathroom and kitchen for a less comprehensive, yet still impactful solution. Move a doorway here, break open a wall there, and you can change the character of the space completely with little time and effort.

In this e-book, we provide helpful information and ideas for anyone considering building or remodeling a home.



KITCHEN INSPIRATION

Having a great kitchen is every homemaker's dream. One that inspires you to create delicious, artful dishes for your family's enjoyment. One that takes the drudgery out of kitchen chores like dishwashing, and that gives you a place to work your magic. The right kitchen can come in any shape, size or style—it's all about making the most of what you've got. Whether you're building or remodeling, a little inspiration goes a long way toward designing the kitchen you've always wanted.

CHOOSING A THEME

Choosing the right theme is vital for creating a kitchen that will serve you in the long term. The style you select should complement your personality and support your family's daily needs. Common kitchen styles range from basic to sophisticated, and themes include:

- Cottage
- Traditional
- Contemporary
- Modern
- Family Friendly
- Celebrity Chef
- Old World
- Pioneer
- Eclectic
- Artistic
- Nature-Inspired



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Use wood for warmth, glass and metal for elegance, or colors for depth and interest. Choose your textures carefully, too. Smooth, flawless surfaces mesh well with an uncluttered, minimalist look, while grainy, natural-looking fittings do wonders for a rustic, earthy kitchen.

LAYOUT LOGISTICS

When you buy a home, you're often stuck with the existing kitchen layout because of logistical issues such as plumbing for the dishwasher and the sink. When you build or remodel, however, it's entirely up to you where you want to put those items. Decide for yourself whether to create an open-plan environment that is the heart of the home, or a cozy nook where you can escape from the madding crowd and indulge in a little creative cooking and you-time. Then, ask yourself questions such as:

- How much working space do I need?
- Is it essential to have a breakfast bar?
- Will a mobile kitchen island offer more flexibility?
- Does the room need direct access to the outdoors for BBQs on the deck?

Whatever type of kitchen you choose, it needs to be a relaxing space where you can be inspired to create the masterpieces your family enjoys.



MASTER BATH LUXURY

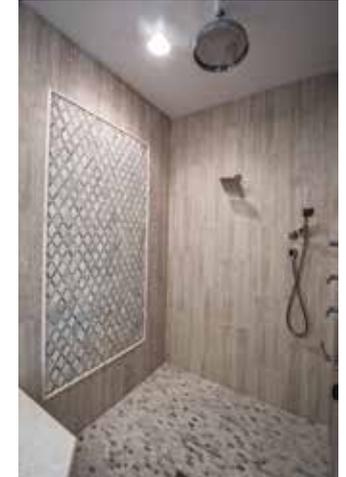
One of the most frequently used rooms in the home, your bathroom should be a relaxing retreat where you can rejuvenate your mind, body and spirit. Banish the kids to their own bathroom, and build or remodel your master bathroom to create a peaceful, inviting venue for yourself.

MAKING SPACE

If you're building, you can likely make the master bathroom whatever size you want. If you're remodeling, though, you might be limited by existing walls and boundaries. Make a small bathroom appear more spacious with judicious use of mirrors. If your bathroom is located against an external wall, bring the outdoors in by breaking through and creating a French door or large window to the garden. Make a focal point with a full-length feature wall painting or design, such as an outdoor land- or waterscape.

AMENITIES

One sink or two? A spa or a regular bathtub? To bidet or not to bidet? Select amenities from the huge range of options available. Possibilities include antique designs, rustic cabin-style shower units, bathtub jets and heaters mounted against the walls for safety. In colder climates, under-floor heating solves the problem of walking barefoot on icy tiles, while in warm regions a ceiling fan creates an unbeatable ambience.



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LIGHTING

The lighting in your master bathroom can be a deal-breaker. Choose from a range of options including:

- niche lighting
- halogens for accents or task lighting
- ceiling-mounted fixtures
- vintage-style pendants
- recessed lighting for ambience, or stylish chandeliers

The type or combination of styles you select will make all the difference in the world to your bathroom's atmosphere and your state of mind.

COLOR STATEMENTS

There's no limit to the color statements you can use in modern bathrooms. From country botanicals through 50s glamour, your choice of pastels, lights and brights determines the character of your master bathroom. Carry the accents through accessories and functional items such as your towels and towel rails, floor coverings and flower arrangements.



WHERE WE LIVE

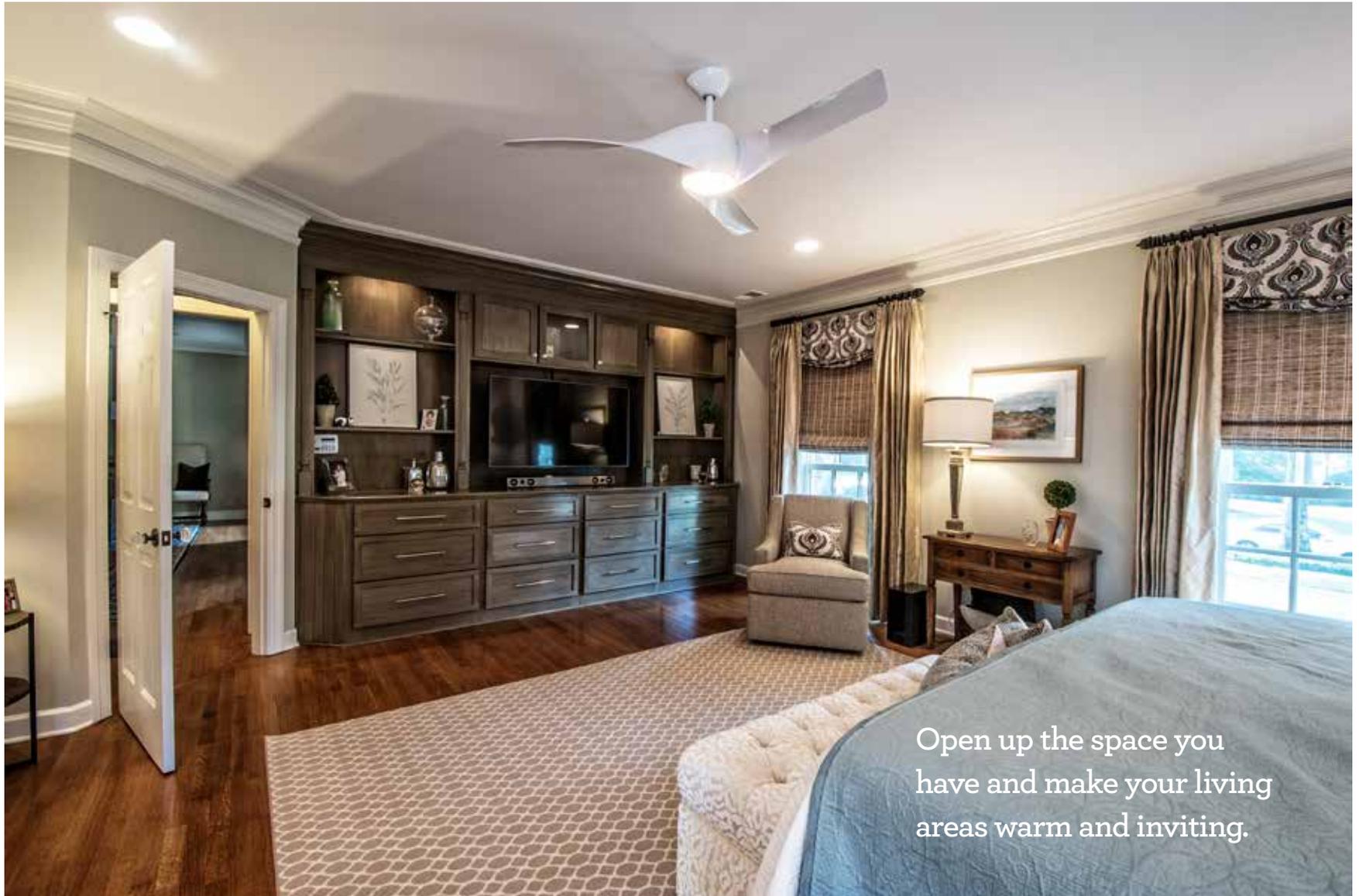
We've been making dens for thousands of years, since the time when mankind lived in caves alongside his animals. Today's dens and living rooms are nothing like those original spaces, but they still serve the purpose of giving us a place to gather, a hearth, a space to read, make conversa-

tion and generally just chill. Whether your perfect living room is a formal area with high-backed, elegant recliners or a trendy pad with bean bags for seating, building or remodeling gives you the chance to create the den you want.

CHOOSING DIRECTION

If you're building a new home, deciding which way the house should face depends

on your lifestyle and preferences. South-facing is the choice of many in the northern half of the country, but remember that this means you'll get sun all day long. In the summer, this could cause excessive warmth in your living room and other front-facing areas, unless you compensate by installing window awnings or heavy shades.



Open up the space you have and make your living areas warm and inviting.

ENVIRONMENTALLY SOUND

When you build or remodel it's a good time to make your new home environmentally friendly, so don't miss the opportunity to install double-glazed windows in your living room, to use lots of natural light and to angle the roof at just the right pitch for maximum effect. A fireplace is a favorite feature in living rooms and dens, and whether you install an electric, wood or gas fire, you'll want it to be a main focus point in the room.

DÉCOR DYNAMICS

Remodeling your living room and den gives you the chance to finally get rid of that nasty old wallpaper you just know is hiding under a few layers of paint. Open up the space you have and make your living areas warm and inviting. Decide before you begin what lighting concept to use, and choose fixtures and fittings that complement your selection.



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EXTERIOR FAÇADES

Choose from a huge range of exterior façades to create your dream home. If you're building from scratch, you'll want to ensure that the framework you use supports a variety of options so you aren't limited in the future. When it comes to remodeling, you may have to manage with the frame you have, but the number of different types of cladding, ornamental façades and other building finishes available will still give you enough to choose from.

MATERIAL MOMENTS

The shape or size of your home's façade and the structural forces used in creating it affect the materials you can use. Sandstone tiles may look rustic and wonderful, but they increase the weight of the façade, and your home builder or remodeler will have to take this into account. Cladding and stucco are quick and easy to install, they look good and cost less than other options, but if you're creating your dream home you might want something with a little more character.

COLOR SCHEMES

If your home is part of a housing community, the color of your external façade may be restricted by the local homeowners' association. Brightly colored exteriors can be boring, too—many a dreamer has painted his home lilac or but-tercup yellow, only to find he repaints within a year. Fencing and walls play a big part in the exterior atmosphere too, so work with the colors of your home to achieve a balanced look.

FINISHING TOUCHES

The landscaping of your property and the exterior buildings are as important as the structure itself. From the garage or car port to a poolside summer house, the pathways and features help make your house a home. Gables, arches, balconies and verandahs—from stone masonry to intricate metal work, your façade's finishing touches make all the difference to first impressions.



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NEXT STEPS

So you've decided to build or remodel, and are eager to get going. Where do you start, and what are the critical steps to make your plan a reality?

APPOINT A CONTRACTOR

Finding and appointing a reputable homebuilder or remodeler is the first thing to do. At the same time, you should start looking for a lot to build on or a fixer-upper to renovate, if you don't already own real estate. Look for a homebuilder you can trust, who comes with excellent references and offers you a fair price for the task. If possible, source three or more proposals before you settle on a contractor, to enable you to compare the services available.

GET FINANCING

Unless you have cash at your disposal to fund the project, you'll need to apply for financing before you get started. Contact your bank or existing mortgage lender first, because you may be able to leverage a longstanding relationship or the equity in your home to get favorable rates. Evaluate the other homes in your area or street, to ensure that you won't be overcapitalizing by creating a dream home whose value is higher than the surrounding homes. This will make it difficult to sell, and you could lose money in the long term.

Finalize the deal, sign an agreement with your homebuilder that stipulates the cost, payment schedule, deliverables, and terms and conditions approved by your lawyer. Then stand back and watch your dream home take shape before your eyes.



Look for a homebuilder you can trust, who comes with excellent references and offers you a fair price for the task.

Heritage Builders

Hello! My name is Greg Mitchell. As the owner, let me start by saying thank you for your interest in Heritage Builders. I established the company in 2004 and we now have a reputation as one of the leading design/build contractors in the Memphis area. I take great pride in not only the quality of our work and the integrity of our team, but also in the quality of our clients' experience. We offer our clients more control during the project along with timely design changes throughout construction.

As our client, you'll have the comfort of knowing that every decision made by your contractor is made with design intent and structural integrity, first and foremost. Having an education and history in Architectural design along with years of hands on construction experience, I have the unique ability to help our clients through tough decisions — from complicated structural concerns to blending a project's design seamlessly into the original look and feel of their home. Many home owners get frustrated with the remodeling process of finding a designer, having plans drawn, then figuring out a budget, and after that finding a contractor who can meet their budget. With Heritage Builders, we eliminate that frustration because we have the ability to establish a budget and plan all in one process, and since we are also the contractor, you have added assurance that the budget and plan are correct.

We have compiled an honest and talented team of associates, sub-contractors and vendors who take your experience as seriously as I do. They know that our livelihood and reputation depends on your overall experience, and ultimately, the quality of your finished product. I would welcome the opportunity to discuss your project with you.

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