

Front Range HOME

The newsletter of your Colorado Real Estate agent

To DIY or Not To DIY?

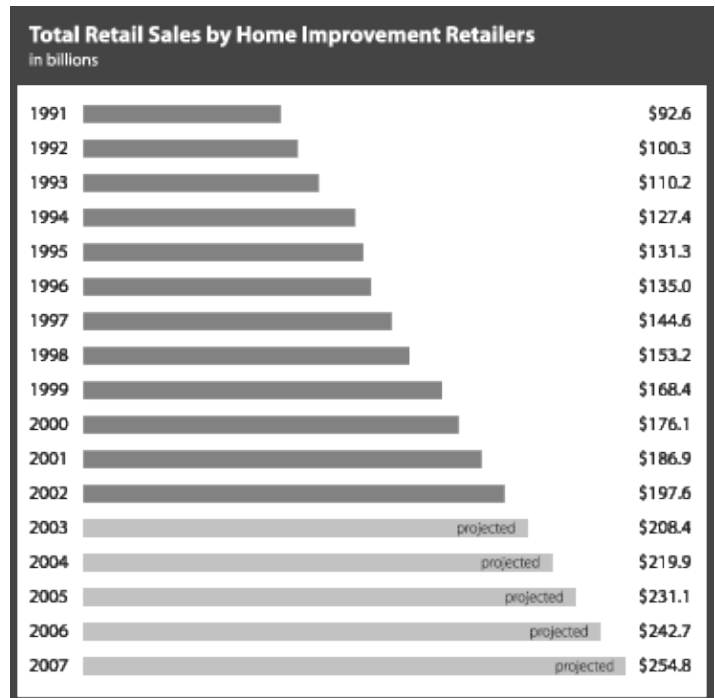
When planning a remodeling project, consider carefully whether or not your schedule and expertise will allow for its successful completion. Realizing halfway through your project that you have bitten off more than you can chew can be a scary and traumatic experience.

Going the do-it-yourself, or DIY, route can end up costing you more money, and can be more stressful than you might imagine. Professional builders always calculate at least a 5 to 10% "contingency" when estimating a job. This time and cost estimate takes into account both unforeseen delays and unanticipated, additional supplies. It is a good idea to do the same if you are planning a DIY project.

When taking on a remodeling project yourself, make use of the knowledge and advice available at your local home improvement center. A wealth of information can be found there, from employees and in books, and can save you a lot of headaches and money.

If you will be hiring a professional to do the job, ask for references—then contact those references and ask lots of questions. Alternatively, ask a trusted friend who has recently completed a renovation project to recommend their contractor. Verify with your contractor exactly who will be responsible for getting the necessary building permits and finding sub-contractors. Be sure to get everything in writing.

One final note: Do not cut corners by avoiding the building permit process. Getting the necessary permits and conforming to local building codes ensures that your improvements will be done properly. If you eventually sell your home, an appraiser may note improvements that are not in the public record. Additional and sometimes costly inspections might then be required to prove that your home is up to code.



2004 Retail Sales
in billions

Hardware Stores	\$27.1
Home Centers	\$132.5
Lumberyards	\$60.3
Total	\$219.9

2004 Retail Stores
number of outlets nationwide

Hardware Stores	20,200
Home Centers	10,100
Lumberyards	11,300
Total	41,600