

TsT Home Improvement Services LLC

Tip of the Month By Tom S. Truesdale

Home Additions: All Shapes & Sizes

Home additions come in all shapes and sizes. This month I am providing some dialog and thoughts regarding home additions. The possibilities for an addition to your home range from simple to complicated. Here are a few examples in no particular order. Bathroom wall expansion, Back porch enclosure, Garage buildout, Second story addition, Garage Expansion. Virtually any wall in your home can be moved or expanded, however depending on location and structural configuration will determine the complexity and in turn cost. Examples and points to consider:

■ Bathroom wall expansion:

- If more space is needed, in your bath before you renovate, planning a small wall expansion can add a great deal of flexibility when designing your new bathroom.
- Windows, fixtures and vanity locations should all be considered during planning of a bathroom wall expansion project.

■ Back porch enclosure:

- Enclosing a back porch or screened in porch can be a very economical way to add interior square footage to your home.
- Consider if this space will be conditioned year around.
- Consider electrical needs in the space.
- Think about finishes, floor, ceiling depending on how the space will be used.

■ Garage Buildout:

- Finishing and enclosing the garage space can provide a great way to add attached square footing to your home.
- Space can easily become a new living room, new bedroom or a recreational space.
- As mentioned above, consider conditioning and finishes depending on how the space will be used.

■ Second story expansion, garage expansion or traditional room addition:

- All three of these examples can be the most complicated addition to complete, but all are very possible.



- Each example should be well planned and bid by a qualified General Contractor.
- Common construction activities such as foundations, wood framing, insulation, drywall, electrical, roofing, masonry, plumbing, painting, finishes and concrete could all be part of the project depending on the scope.

■ Planning and construction:

- Permitting is generally required - make sure you check with you local jurisdiction.
- Matching exterior materials - Brick can be challenging to get an exact match.
- Siding can offer a good alternative and an opportunity to accent the exterior ascetics.

■ Planning and bidding:

- Consult with a qualified local construction professional to assist in both planning and bidding.
- Remember the lowest price is not always the best, take time in evaluating your Contractor, relationship and trust are key!

If you have any concerns or questions don't hesitate to contact a local Contractor and Construction Professional for help and guidance. Hope this months tips are helpful, enjoy the summer!
TsT

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