

3 CLASSIC RENOVATION MISTAKES

& A FEW SIMPLE RULES FOR A MORE SUCCESSFUL PROJECT

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To build a new home, or upgrade an old one

is very exciting. You get to do it the way YOU want.

But is no easy undertaking. There are a thousand decisions to be made, budgets to consider, and timelines to meet. It is time consuming, expensive, and frankly quite stressful.

Yet, when done well, it will give you a good return on your investment, and allow you to live the lifestyle you imagine.

Most of us get to do it only once in a lifetime. Therefore, **it is imperative that we do it right from the start.**

Here are some of the most common and costly mistakes people make, and our go-to rules that will make the task easier, reduce the stress, and ensure a happier outcome.

DON'T POSTPONE TO PICK MATERIALS

Picking the materials and finishes is such a fun part. Most people think *"I'll leave it for last. There's lots of time"* But here's the reality:

But waiting too long can be costly, and even worse – cause your builder to move on to the next project!

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So often this happens:

- You will face endless options – rows and rows of new materials, different sizes, confusing styles, nuances in color. It's a **TIME-CONSUMING TASK**.
- When eventually you find the thing you love, and you select other items to go with it, you hear it's **OUT OF STOCK!** Now you have to start all over.
- There is an unexpected **DELAY IN DELIVERY** of the item that is pivotal for the rest of the installation to proceed. It's holding up the entire project.
- Your countertop **CRACKED DURING PRODUCTION**. A new one has to come on a crate from Italy. Your builder is not happy.

Starting early will ensure that you...
...get what you want,
...you're not making rushed decisions,
...and there's enough time to fix hiccups.

HERE'S WHAT YOU NEED TO DO:

SELECT NOW, ORDER EARLY

Select and order all finishes, plumbing and lighting fixtures well in advance. Make sure that everything is on site and checked **BEFORE** the project starts.



HAVE SAMPLES GRAB-READY

Get a basket for the samples you've selected. Keep it in your car, or somewhere handy where it's ready to grab if you need to match something to it.

DON'T HIT THE SHOWROOMS WITHOUT A PLAN

Without a clear plan and vision of where you're going, you'll be pulled and pushed around like a raft on the open sea.

You'll walk into a showroom and the shop assistant will convince you to buy the latest trendy item on display. Six months later you already hate it.

Also, without a detailed plan your builder will dissuade you from any fabulous ideas you may have – not because they're bad, but because it's easier, or his profit margin is bigger doing it the old way.



With a clear plan, you'll...

- have an itemized list of what you need. It **SIMPLIFIES THE PROCESS**
- you'll know the size and shape to look for – and **SAVE TIME**
- know what your accent elements are, and **FOCUS YOUR EFFORT** on the things that matter most
- know where to splurge and where to hold back. That will reduce impulsive spending and **SAVE MONEY**
- have the information you need to **PREVENT COSTLY MISTAKES**

HERE'S WHAT YOU NEED TO DO:

PUT IT ON PAPER

Refine your ideas until you have a clear vision of what you want to achieve. Get the basic layout plans and elevations drawings done before you even engage the builder – it can reveal solutions and pitfalls that you may not have seen before.



CHOOSE ONE PERSON TO GUIDE YOU

The more people you share your ideas with, the more conflicting advice you'll get. This will not help you.

Choose ONE person that you can trust to guide you through the process. Working with a professional removes the guesswork, saves time, reduce stress, and can prevent expensive mistakes. It's worth the investment.



DON'T OVERDO THE CURRENT TRENDY COLOR

Let's face it, there has always been, and will always be a color trend. Generally speaking, color trends have a lifetime of about 10 years. Currently we're at the tail end of the grey trend.

Before grey, it was brown – do you remember all those blotchy brown countertops and Tuscany beiges? And before that, it was deep green, gold and burgundy. OMG

However, trends keep things fresh and new – nothing wrong with that.



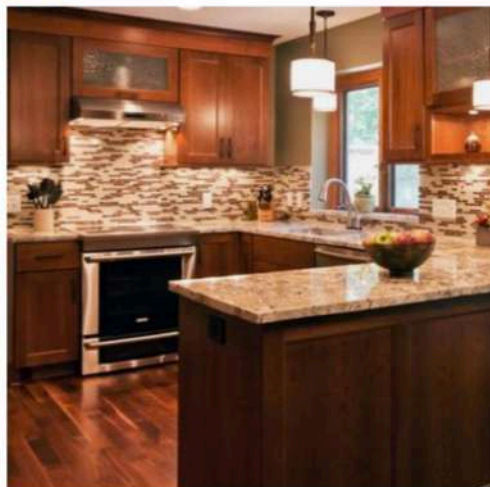
We run into problems with trends when we don't know when to stop.

When we go too far – it's on every surface, the walls, cabinets, countertops, tiles, even the stain on wood – that's when a trend becomes overwhelming and we soon regret having done that.

DON'T DO THIS!



Current Gray Trend



Former Brown Trend

Incorporate elements of a trend SELECTIVELY.

Don't allow the current trendy neutral to completely take over your home.

HERE'S WHAT YOU NEED TO DO:

USE THE TRENDY COLOR ON THINGS THAT CAN EASILY BE REPLACED

– like painted walls and cabinets, light fittings, hardware. NOT on materials that are difficult and costly to change like tiles, countertops, and especially the floor.



ASK YOURSELF THESE TWO QUESTIONS

when picking hard finishes

- Will I be stuck in a specific color scheme forever?
- Will I get tired of this pattern if I see it every day?

If the answer is YES – DON'T DO IT

ONLY ONE BUSY PATTERN PER ROOM

Once you start going to the showrooms to pick your materials, you will see many unbelievably beautiful things you love. You will likely find it difficult to pick amongst all the many options.

We have a golden rule that not only SIMPLIFIES THE PROCESS of selecting, but will also ensure a TIMELESS AND HAPPY outcome.

We tell it to all our clients:

You are allowed only one busy finish per room

– that means only ONE tile, or the countertop with pattern, speckles, veins, or a combination of colors. That's it.

Here's why – a busy finish demands your attention.

When you have more than one busy finish it becomes distracting, and you lose the effect.



HERE'S WHAT YOU NEED TO DO:

DECIDE WHAT YOU WANT TO HIGHLIGHT and let it shine.

Where do you want to draw the eyes? If it's the cooking zone – then choose a beautiful backsplash for that area. If it's the island – then select an exceptional finish for it. If it's the cabinets – then don't distract from it by adding a bunch of other eye-catching elements.



SOLID COLORS OVER NEUTRALS

If you want to highlight your backsplash, choose a solid color that makes you happy. Neutrals go in and out of fashion, while solid colors don't care about the trends. Solid colors are timeless.

DON'T PICK THE PAINT COLOR FIRST

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Of all the finishes you'll select, paint is the one that offers the most options. There are literally thousands of paint colors to choose from – a color or neutral for ANY situation.

Therefore, you must choose your paint colors last.

This way you'll already know the undertones of the other hard finishes, and it will be easy to pick the right paint color.

Make a list of all the items you need to select for your project...

WHAT TO PICK FIRST?

Decide which material has the fewest options to choose from. **START THERE.**

It typically looks something like this...

- **EXTERIOR:** Start with the **stone** (if any) – as there may be only a handful to choose from, and the undertones will determine the colors you choose for walls and trim.
- **INTERIOR:** If you have your mind set on a specific natural **stone finish, or countertop**, that's where you start.
- **Floor.** If you're going for wood, and you want timeless, choose a light to medium brown plank. Like a good pair of jeans, it goes with everything.
- If you have not yet done that, select your **kitchen counter tops**. However, if your cabinet maker offers only very limited paint options – then choose the door color first. The undertone in the countertop will guide your foundation palette, and the direction you take for the other finishes in your home.
- Select your **foundation palette** – the white for trims and doors. Is this going to be true white, off white, or cream?
- Then the **Backsplash tile**
- **Fireplace surround.** This should coordinate with finishes in your kitchen. Bear in mind that the undertones of the fireplace surround will forever determine how you decorate your living room. If it's earthy, or blue-grey, or pink-beige, or greenish, or pure white – that's what you'll work with in your living area.
- **Bathroom countertops**
- **Field tiles**
- Lastly the **paint colors** for cabinet and walls, By now you know exactly what to look for.

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HERE'S WHAT YOU NEED TO DO:

LOOK CLOSELY AT THE UNDERTONES

The paint on your walls pulls the room together. To prevent your room from feeling “off”, it is critical that you pick a paint color with an undertone that relates to the undertones of the hard finishes in the room, like countertops, tile and stone.



DON'T PICK THE COLOR FROM A 2" SWATCH

and definitely not in the paint store. Paint a sample color on a cardboard of about 18" x 11". No you can move the board around the room on to see how the color looks on different walls.

Large boards also help to lift out the undertones when you hold it next to other elements in the room.

NEXT STEPS...

If you are overwhelmed with picking the right finishes...

or if you are you afraid to make a mistake...

Then here's something you may be interested in. A **strategy session** will quickly help you narrow down your options, find the right solution, and give you the confidence to move forward with peace of mind.

There's no need to go through this alone.

THIS IS YOUR INVITATION

to connect

Let's talk about your dream space, answer your questions, and see what you need to move your project forward.

Ask me a question, here's my email -
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Mia

