

Renovation Planning Toolkit

Take the guesswork out of your next home project



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Welcome to Your Renovation Planning Toolkit!

Congratulations on taking the first step toward a smoother, more confident home renovation journey.

Inside this Toolkit, you'll find expert guidance and practical tools to help you avoid costly mistakes, stay organized, and move forward with clarity — whether you're updating one room or planning a full remodel.

Here's what you'll discover:

- A realistic budgeting worksheet



- A room priority map to help you know where to begin
- A design direction guide to clarify your vision
- A renovation timeline snapshot so you know what to expect
- A contractor interview checklist so you hire the right help

Small steps now can save you thousands later. Let's begin!

- Adriana Kyser

Start Here: Your Renovation Kickoff Checklist

Get clear, get focused, and set your project up for success.

Renovations run smoother when you start with the right questions. Use this simple checklist to organize your thoughts, clarify your vision, and avoid expensive detours — whether you're renovating one room or your whole home.

Ask yourself:

- ✓ What room(s) am I renovating first?
- ✓ What's my main goal — function, style, comfort, or resale value?
- ✓ What's my ideal budget (and where am I most willing to invest)?

- ✓ What's non-negotiable in this space — and what's flexible?
- ✓ Do I want to DIY, hire a contractor, or a combination of both?
- ✓ What's my ideal timeline — and do I need the space functional by a specific date?
- ✓ Am I hiring a designer or decorator to help with selections or layout?
- ✓ Do I need permits, HOA approval, or help managing trades?

These answers will guide your decisions as you plan your space — and help you communicate clearly with contractors, designers, or suppliers when you're ready.

DIY vs. Contractor Projects: What to Know

Choosing between DIY and hiring a contractor impacts everything — from cost and timelines to stress levels.

DIY Renovation:

Lower labor costs but higher time investment. Great for cosmetic upgrades or handy homeowners. Be realistic about your skills, tools, and available time.

Hiring a Contractor:

Higher upfront cost, but saves time and ensures the work meets code. Ideal for plumbing, electrical, and structural changes. You'll need a clear scope of work and signed agreement to avoid

miscommunication.

Combination Approach:

Many homeowners DIY parts of the project (like painting or demo) and hire out the technical work. This hybrid route can stretch your budget while keeping quality high.

Pro Tip:

If you're considering hiring a contractor, turn to the Contractor Interview Checklist in this guide to ask the right questions — before you commit to anything.

Budget Planning Essentials

1- Renovation Budgeting 101 — Know Where the Money Goes

Plan with purpose, invest with confidence.

Renovation budgets can vary depending on the room, materials, and whether you're hiring a designer or managing the project yourself. But after supporting clients through many successful renovations, here's a reliable breakdown you can use as a planning guide:

- **30–35% Construction & Labor**

Demolition, installation, electrical, plumbing, drywall, painting, and skilled trades.

- **25–35% Materials & Fixtures**

Cabinets, tile, countertops, flooring, lighting, and plumbing fixtures. These items often account for the largest investment — especially in kitchens and bathrooms.

- **15–20% Furnishings & Styling**

Furniture, window treatments, rugs, bedding, art, and accessories. Even in renovation-focused projects, styling is what completes the space and makes it feel livable and beautiful.

- **10–20% Design & Planning Fees**

Includes layout planning, selections, sourcing, project support, and creative direction. Working with a designer helps you avoid costly mistakes and stay aligned with your vision.

- **10–15% Contingency Buffer**

Renovations rarely go exactly as planned. It's wise to set aside a safety net for unexpected repairs, delays, or mid-project upgrades.

Example: If your renovation budget is \$40,000:

- \$18,000–21,000 for construction & labor
- \$15,000–20,000 for materials & fixtures
- \$9,000–12,000 for furnishings & styling
- \$5,000–8,000 for design and planning
- \$6,000–9,000 set aside as a contingency

Please remember that these are approximate amounts that may vary based on your location, the room being renovated, material chosen, labor, etc — the goal is to help you prioritize wisely and plan with confidence.

Renovation Budget Ranges by Room

These are approximated numbers based on my experience and my location.

These budget range includes mid range materials, labor, furnishings, and professional design support

Kitchen Renovation **\$40,000–\$100,000+**

- Cabinets, countertops, appliances, lighting, and flooring are major cost drivers
- Custom layouts, structural changes, and high-end finishes increase investment
- Budget includes furnishings such as bar stools, lighting, and styling details

Primary Bathroom **\$30,000–\$60,000+**

- Includes plumbing updates, tile work, vanities, mirrors, lighting, and flooring
- Can include custom storage, freestanding tubs, heated floors, and luxury finishes (price will vary)
- Final budget will reflect both function and comfort with complete styling

Guest Bathroom or Powder Room **\$15,000–\$30,000**

- Smaller scope but still includes plumbing fixtures, vanity, tile, and lighting (mid range)
- Design choices often lean more playful or bold
- Furnishings may include mirrors, window treatments, art, and accessories

Home Office or Flex Space \$15,000–\$35,000+

- Scope includes wall treatments, paint, rug, lighting, and window coverings
- Built-ins, desk systems, and custom storage will increase value
- Final costs include full furnishings and thoughtful styling for productivity

Contractor Interview Checklist

Ask these questions before you hire — and avoid costly regrets.

Choosing the right contractor is one of the most important decisions you'll make during a renovation. Use this checklist during consultations to evaluate whether someone is qualified, reliable, and a good fit for your project.

Basic Information

- How long have you been in business?
- Are you licensed, insured, and bonded in this state?
- Do you carry liability and workers' compensation insurance?
- Can you provide 3 recent client references?
- Have you completed projects like mine before?

Scheduling & Availability

- When could you start the project?
- How long do you expect it to take?
- How many projects do you typically manage at once?
- Will you be on-site daily, or will someone else manage the crew?

Scope & Communication

- Do you provide written estimates and contracts?
- Will you provide a detailed timeline and scope of work?
- How do you handle unexpected changes or delays?
- How often will we check in during the project (daily, weekly)?
- How do you prefer to communicate (email, text, phone)?

Subcontractors & Permits

- Do you use your own crew or hire subcontractors?
- Who is responsible for pulling permits and scheduling inspections?
- Do you have preferred vendors for materials, or will I supply them?

Payments & Policies

- How is the payment schedule structured?
- Do you require a deposit, and how much?
- What's your policy on change orders?
- Is cleanup included in the scope?
- What happens if the project takes longer than expected?

Tip: Take notes during each conversation, and don't hesitate to interview more than one contractor before making a decision.

Choosing the Right Contractor

Hiring a contractor isn't just about price. The right professional can make your renovation easier, more efficient, and even more enjoyable — while the wrong one can lead to delays, cost overruns, and frustration.

What to Look For:

- Clear, honest communication
- Transparent estimates and contracts
- Respect for your budget and vision
- Willingness to answer questions and explain the process
- Positive reviews or referrals from past clients
- A portfolio of similar projects

Red Flags to Watch Out For:

- Vague or verbal-only estimates
- Hesitation to provide references or insurance
- Requests for large upfront payments
- Overpromising or extremely low bids
- Unwillingness to put details in writing
- Poor follow-through on emails or calls before the project even begins

Pro Tip: Even if you're planning to do parts of the project yourself, it's still important to have a professional lead on big-ticket tasks like plumbing, electrical, and tile work.

Hiring the right team now will save you time, money, and stress later.

Room Priority Map

Step 1: Identify the spaces you're considering

Make a list of all the rooms you'd like to update — even if you're not ready to tackle them all yet.

Example:

- Kitchen
- Primary bathroom
- Guest bathroom
- Living room
- Home office
- Entryway

Step 2: Ask yourself these key questions

- **Which space do I use the most every day?**

Prioritize rooms that directly affect your daily routine and well-being.

- **Which space feels the most uncomfortable or outdated?**

Start with the room that causes the most stress or frustration.

- **Am I expecting guests or hosting soon?**

A guest bathroom or public space might take priority depending on your timeline.

- **Will renovating this room increase home value?**

Consider both your personal needs and long-term investment.

- **Do I have the full budget for this space now?**

Some rooms require more upfront investment — plan accordingly.

You don't have to do everything at once. Smart, phased renovations help you stay within budget while still creating impact.

Define Your Design Direction

Clarity now saves time and money later.

The most successful renovations begin with a clear vision. But for many homeowners, figuring out your style or knowing how to communicate what you love can feel overwhelming — especially with so many choices out there.

This page will help you begin to identify the look and feel you want... and where having a designer on your side can make the process smoother and more enjoyable.

Step 1: Choose 3 words that describe how you want the space to feel:

- Calm
- Inviting
- Cozy
- Sophisticated
- Clean
- Timeless
- Energizing
- Minimal
- Warm
- Natural

Step 2: List any materials, colors, or finishes that speak to you:

Think about what you've pinned or saved lately. Do you love:

- Warm wood tones?
- Matte black or brass hardware?
- Earthy textures or natural stone?
- Light and airy palettes — or moody contrast?
- Soft whites, layered neutrals, or rich color accents?

Jot down a few ideas below — you don't have to get it perfect.

Step 3: What design styles are you most drawn to?

(Check all that apply — or just describe your vibe)

- Modern
- Traditional
- Organic Modern

- Minimalist
- European
- Coastal
- Rustic
- Classic
- Relaxed + collected
- Not sure — I just know what I like when I see it

Still not sure how to define your style?

That's completely normal. Part of my design process includes helping you clarify your preferences, align your ideas, and turn your inspiration into a plan that fits your space, your lifestyle, and your goals.

When you're ready to take the next step, I'd love to support you with a customized design plan that brings everything together beautifully.

What Happens Next?

You've clarified your vision, your goals, and your budget — now it's time to bring it all to life.

Even with a solid plan, renovations can quickly become overwhelming. From managing trades to choosing the right materials, there are a lot of decisions to make.

That's where I come in.

Having the right support not only reduces stress — it also helps you avoid costly mistakes and make the most of your investment.

If you're ready for expert guidance and a personalized plan, I'd love to support you every step of the way.

Ready to Bring Your Vision to Life?

You've already taken the first step toward a more beautiful, functional home — and you don't have to do the rest alone.

Whether you're starting with one room or mapping out a full renovation, I'd love to help you bring it all together with ease, clarity, and style.

Book Your Personalized Style Consultation

Let's create a home you truly love — one thoughtful decision at a time.

XOXO,

Adriana Kyser



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