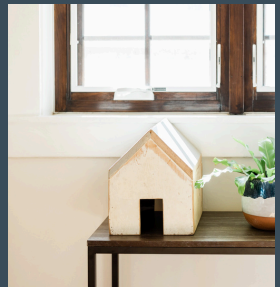
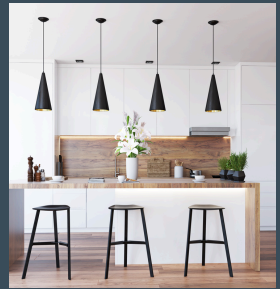
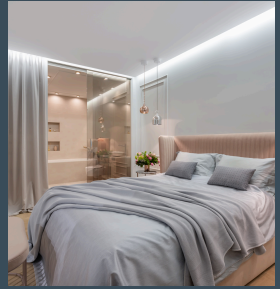


A HOW-TO GUIDE

How to Save Thousands On a Home Remodel Or Renovation

Bobbi Moore

<https://www.NetGainRealEstate.com>



NICE TO MEET YOU!

Hi! I'm Bobbi Moore

Empowering Homeowners to Save BIG on Renovations

Welcome to this comprehensive guide on how to save thousands on your home renovation by being your own general contractor. I'm thrilled to share my story and the valuable insights I've gained over the past 25 years in the home renovation industry.

My Journey Begins

Twenty-five years ago, I bought my first house with dreams of transforming it into a beautiful home. Like many first-time homeowners, I hired a general contractor, expecting professional expertise to streamline the process. However, as the renovation progressed, I was astounded by the mounting charges and fees. It felt like every decision came with an exorbitant price tag.

One day, while reviewing the latest invoice, I noticed the contractor's fees included a markup on every service and material. Curiously, I inquired about this, only to be told that these were his "discounted rates." That moment was an eye-opener. If these were discounted, what were other homeowners paying? There had to be a better way to achieve the same results without breaking the bank.

-Bobbi



The Decision to Take Control

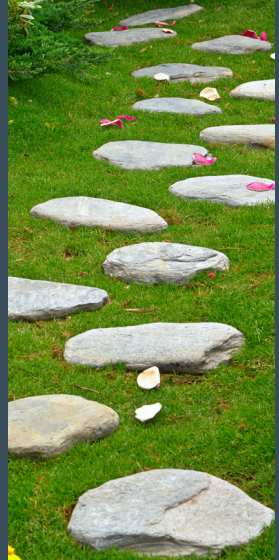
Determined to find a more cost-effective approach, I decided to learn the business of general contracting. I immersed myself in available books, shadowed experienced contractors and asked a thousand questions. Slowly but surely, I began to understand the intricacies of managing a renovation project. I discovered that by being my own general contractor, I could save thousands of dollars in fees and markups. This realization was not just about saving money; it was about taking control and ensuring the quality and integrity of my home renovation.

A New Path Forward

Since then, I've bought, renovated or sold dozens of properties each project reinforcing the value of being my own general contractor. Along the way, I've honed my skills, developed efficient systems, and forged valuable connections within the industry. This journey has not only increased my bottom line profit but has also given me the confidence to take on increasingly complex projects.

Sharing the Knowledge

Now, I want to share these insights with you. Whether you're a first-time renovator or an experienced homeowner looking to take control of your next project, this ebook is designed to empower you with the knowledge and tools to succeed. You'll learn how to plan, manage, and execute a renovation while keeping costs in check and quality high.



Join the Journey:


By taking the reins as your own general contractor, you can achieve your renovation dreams without the hefty price tag. This guide will walk you through every step, from initial planning to final touches, offering practical tips and proven strategies. Let's embark on this journey together, transforming your home and saving thousands in the process.

Thank you for choosing to read this guide. I'm excited to help you unlock the potential of your home renovation and achieve remarkable results. Let's get started on making your dream home a reality—efficiently and affordably.

Warm regards,

-Bobbi

Ready to Dive In?

If you're eager to start saving and take control of your renovation, turn the page and let's begin this exciting journey together! For more personalized guidance, visit NetGainRealEstate.com and explore our [Home Renovation and Remodeling Toolkit Course](#) as well as our 1-on-1 coaching services. 



The Best Home Renovation Strategies

Renovating your home can be a costly endeavor, but with the right strategies, you can save a significant amount of money. Here are just some of the strategies that we share with our clients during their project:

Strategy #1: Be Your Own General Contractor

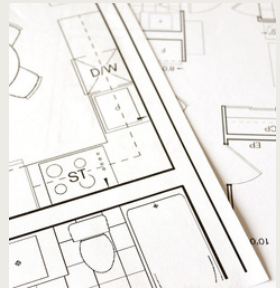
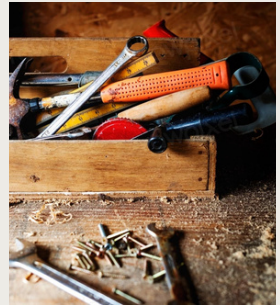
Ok, I'm sure you are not surprised that we're going to list this one #1! Hiring a general contractor can add a hefty markup to your renovation costs. Instead, take on the role yourself! This approach allows you to avoid the 20-30% fees and costs that contractors typically charge.

For example, if your renovation is estimated to cost \$50,000, acting as your own general contractor could save you \$10,000 to \$15,000. \$150,000 estimated costs? Then your savings can range between \$30,000 to \$45,000. By directly coordinating with subcontractors and purchasing materials yourself, you cut out the middleman and keep more money in your pocket. We call that a win-win~

Strategy #2: Detailed Project Planning

One of the most common reasons renovations go over budget is a lack of planning. Start with a comprehensive plan that includes a detailed budget, timeline, and list of materials.

For instance, if you're remodeling your kitchen, outline every expense from cabinetry to appliances, and allocate funds accordingly. Don't forget to add in an allowance for unforeseen issues or expenses. Regularly updating and reviewing this plan will help you stay on track and prevent costly changes.



Strategies ~

Strategy #3: Do It Yourself (DIY) Where Possible

Labor costs can quickly add up, especially for simple tasks that you can do yourself. Tasks like painting, demolition, and minor installations are perfect opportunities to save.

For example, painting a room might cost you \$400-\$700 (depending on finishings and size) to hire a professional, but doing it yourself could cost as little as \$100-\$300 in supplies. Invest in quality tools and take advantage of online tutorials to ensure a professional finish.

Note: When we work with our clients, this isn't what we suggest that they do unless they have the time, interest, and skills. "Do-overs" can easily happen and that delays your project and increases your costs, there are other ways to save if this isn't your strength. But if you do have the time, interest, and skills, it's a definite cost-saving option!

Strategy #4: Smart Shopping for Materials

Paying premium prices for materials can blow your budget. Smart shopping can make a big difference. Compare prices at different stores, look for sales, and consider reclaimed or surplus materials.

For example, instead of buying brand new hardwood flooring, you might find high-quality reclaimed wood at a fraction of the cost. Bulk purchasing can also lead to significant savings. One of our favorite techniques is to get products from states that don't have sales taxes. If you have a high end appliance order that's, say, \$15,000 and the sales tax is 6%, you've saved yourself \$900.

Strategy #5: Avoiding Unanticipated Costs

Unforeseen problems during a renovation can lead to unexpected expenses. To mitigate this, build a contingency fund into your budget—typically around 10-20% of your total budget. Additionally, conduct thorough inspections before starting your project to identify potential issues. For instance, discovering outdated wiring before beginning a remodel can save you from costly last-minute electrical work.

For older homes, a tip we share with clients is to have a home inspection. Not one where you end up with a massive binder of information you can't use but what we can do is a modified home inspection. Ask the inspector their rate to simply walk through the property with you and point out what they see and note. You don't want the detailed and full inspection, simply issues and problems to note that you would need to address during your project. This can help you avoid thousands of dollars of headaches and make your project plan and budget far more accurate.

Your Ultimate Guide to Saving BIG on Home Renovation and Remodel

If you've had a home inspection and only bought your home within the last couple of years, pull out that inspection report and see what's in there before moving forward. You can then decide whether you need to have someone update the issues if you note changes.

Get Started on Your Renovation Savings Today!

If you found these strategies helpful, imagine what you could achieve with our comprehensive, personalized guidance! This guide is just the beginning. Dive deeper into savings and efficient project management with our 1-on-1 coaching. Visit us at [NetGainRealEstate.com](https://www.netgainrealestate.com) and take the first step towards your dream renovation today! 🛠️🔧

You didn't think we were going to stop there did you? We won't leave you hanging. We've got a ton more tips and suggestions for you to check out below:

Strategy #6: Sourcing Used or Discounted Materials

Explanation: New materials can be expensive, but there are many ways to find high-quality items at a fraction of the cost.

How to Save: Look for reclaimed or surplus materials from demolition sites, Habitat for Humanity ReStores, and online marketplaces like Craigslist or Facebook Marketplace.

For example, reclaimed wood can add a rustic charm to your home while costing significantly less than new wood. You can also find discounted tiles, appliances, and fixtures from clearance sales at home improvement stores.

Example: A homeowner found a set of gently used kitchen cabinets online for \$500, compared to the \$3,000 price tag for new ones. This significant saving allowed for budget allocation to other areas of the renovation. I've found antique pieces that I've repurposed into gorgeous kitchen islands!



Your home, Your Way... That's Our Goal! - Bobbi Moore

Strategy #7: Timing Your Purchases

Explanation: Prices for materials and services can fluctuate based on the time of year.

How to Save: Plan your renovation purchases during sales events such as Black Friday, Memorial Day, and end-of-season sales. Off-season times for contractors can also mean lower labor costs.

For example, scheduling a renovation during the winter months might result in lower bids from contractors who are looking for work during slower periods.

Example: By waiting for a holiday sale, a homeowner purchased appliances at 30% off, saving \$1,500 on a new kitchen setup.

Strategy #8: Refinishing Instead of Replacing

Explanation: Replacing items can be costly, but refinishing existing features can give your home a fresh look for much less.

How to Save: Instead of replacing cabinets, countertops, or flooring, consider refinishing or repainting them. For instance, a fresh coat of paint or new hardware can make old cabinets look new. Refinishing hardwood floors instead of replacing them can save thousands of dollars.

Example: A homeowner chose to refinish their hardwood floors for \$3,000, instead of replacing them for \$10,000, saving \$7,000 in the process.

Strategy #9: Utilizing Energy-Efficient Upgrades

Explanation: Investing in energy-efficient upgrades can lead to long-term savings on utility bills.

How to Save: Look for energy-efficient appliances, windows, and insulation. These upgrades often come with rebates and tax incentives. While the initial cost might be higher, the long-term savings on energy bills will offset this. Additionally, energy-efficient homes can have higher resale values.

For more information on what's available or possible in your state, check out your state's website or the local utility contractor sites in your area. We also have some posts on this on our website at <https://www.netgainrealestate.com/blog/>.

Example: By installing energy-efficient windows and appliances, a homeowner saved \$1,200 annually on utility bills and received a \$500 rebate from their local utility company.

Strategy #10: Leveraging Sweat Equity

Explanation: By investing your own time and effort into the renovation, you can significantly reduce labor costs.

How to Save: Take on tasks that don't require specialized skills, such as demolition, painting, landscaping, or installing fixtures. This approach allows you to allocate more of your budget towards materials or professional help for more complex tasks. Additionally, you gain a deeper connection to your project and the satisfaction of contributing to your home's transformation.

Example: A homeowner saved \$3,000 in labor costs by doing their own landscaping and interior painting over a few weekends.

Strategy #11: Negotiating with Contractors and Suppliers

Explanation: Prices for labor and materials are often negotiable, especially when dealing with multiple contractors or suppliers.

How to Save: Get multiple quotes for each aspect of your renovation and use these quotes to negotiate better prices. Building relationships with suppliers and contractors can also lead to discounts and better deals. For example, if you commit to purchasing all your materials from one supplier, they might offer you a bulk discount. (We've got some blog posts and videos on this as well)

Example: A homeowner received three bids for their kitchen renovation and negotiated the lowest bid down by an additional 10%, saving \$2,000.



Strategy #12: Prioritizing Renovation Tasks

Explanation: Focusing on high-impact areas can help you achieve a significant transformation without renovating the entire home.

How to Save: Prioritize tasks that will have the biggest impact on the look and functionality of your home. Kitchens and bathrooms are usually the best areas to start, as they often yield the highest return on investment. For other areas, consider cosmetic updates like painting, new lighting, and flooring, which can drastically improve the appearance without a full-scale renovation.

Example: Instead of a full home remodel, a homeowner focused on updating the kitchen & bathroom, resulting in a modern look & increased home value at a fraction of the cost.

NOTE: One caveat, is that if there are structural, foundational issues, mechanical issues or other issues, do those first. Not addressing them, depending on what they are, can impact the work that has higher visibility like kitchens, baths and paint. And who wants to redo something a year or so down the line when you do get to those fundamental issues?



Strategy #13: Reusing and Repurposing Materials

Explanation: Many existing materials in your home can be reused or repurposed, reducing the need for new purchases.

How to Save: Look for opportunities to reuse materials like cabinetry, doors, and fixtures. Repurpose old furniture into new pieces, or use leftover materials for DIY projects. For example, old wooden doors can be turned into headboards or tables. Repurposing saves money and adds unique character to your home.

Example: A homeowner repurposed old kitchen cabinets into garage storage units, saving \$1,200 compared to buying new storage solutions.



What could you do with 20% to 30% savings on your home renovation or remodel?
- Bobbi Moore

Strategy #14: Using Economical Alternatives for Materials

Explanation: High-end materials can be expensive, but there are often more affordable alternatives that achieve a similar look and function.

How to Save: Choose cost-effective materials that mimic the appearance of more expensive options.

For instance, laminate countertops can look like granite or marble at a fraction of the cost. Vinyl flooring can replicate the look of hardwood or stone while being much cheaper and easier to install. Opting for these economical alternatives allows you to achieve a high-end look without the high-end price.

Example: A homeowner saved over \$5,000 by choosing high-quality vinyl plank flooring instead of hardwood for their entire home, achieving a stylish and durable finish.

Strategy #15: Taking Advantage of Government Incentives and Rebates

Explanation: Many governments offer incentives and rebates for home improvements that increase energy efficiency or use sustainable materials.

How to Save: Research and apply for available rebates and incentives before starting your renovation.

For example, installing energy-efficient windows, solar panels, or upgraded insulation might qualify you for tax credits or cash rebates. These incentives can significantly offset the initial cost of these improvements.

Each state has a website that will outline the various home improvement programs and energy efficiency programs that they have available.

Example: A homeowner received a \$2,000 rebate for installing energy-efficient windows and an additional \$1,500 tax credit for upgrading their HVAC system.

Strategy #16: Hiring Handymen for Small Jobs

Explanation:

General contractors and specialized tradespeople can be expensive, especially for small or straightforward tasks.

How to Save: For minor repairs and installations, consider hiring a handyman instead of a specialized contractor. Handymen typically charge lower rates and can handle a variety of tasks, from fixing leaks to installing fixtures. This approach is cost-effective for small jobs that don't require specialized expertise.

Example: A homeowner saved \$1,000 by hiring a handyman to install new light fixtures and repair drywall, tasks that would have cost significantly more with specialized tradespeople.

Strategy #17: Phased Renovations

Explanation: Renovating your entire home at once can be overwhelming and financially straining.

How to Save: Break down your renovation project into manageable phases. Focus on completing one area or task at a time, spreading out the costs over a longer period. This method allows you to save up for each phase and avoid taking on large amounts of debt. It also gives you the flexibility to adjust plans based on your budget and needs as you progress.

Example: A homeowner divided their renovation into phases: first, updating the kitchen; second, renovating the bathroom; and third, refreshing the living areas. By spreading the project over two years, they were able to save up for each phase and avoid taking out a large loan.

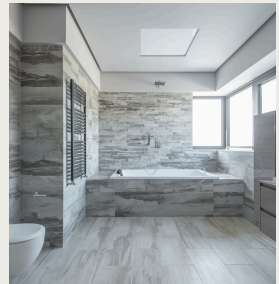


Strategy #18: Bulk Purchasing and Group Buys

Explanation: Buying materials in bulk or organizing group buys with neighbors or friends can lead to significant discounts.

How to Save: When purchasing materials like tiles, flooring, or paint, buy in larger quantities to take advantage of bulk pricing. Additionally, you can collaborate with neighbors or friends who are also planning renovations to place a larger order together, which often results in better pricing from suppliers.

Example: A homeowner organized a group buy with three neighbors for roofing materials, resulting in a 20% discount for everyone involved.



Strategy #19: Utilizing Online Marketplaces & Auctions for Appliances

Explanation: Online platforms and auctions can offer significant savings on materials, fixtures, and appliances.

How to Save: Websites like eBay, Craigslist, and Facebook Marketplace often have new or gently used items at a fraction of the retail price. Additionally, auction sites and surplus stores can be treasure troves for discounted renovation materials. Always inspect items carefully and verify their condition before purchasing. I've bought several kitchen sinks and bathroom vanities on eBay and saved over 50% off the retail costs.

Example: A homeowner found a nearly new stainless steel refrigerator on Facebook Marketplace for \$500, compared to the \$1,500 retail price.



Strategy #20: Avoiding Peak Season for Renovations

Explanation: Contractors and materials can be more expensive and harder to book during peak renovation seasons.

How to Save: Schedule your renovation during off-peak times, such as late fall or winter. Contractors are often less busy during these times and may offer lower rates to secure work. Similarly, material prices can drop when demand decreases.

Example: By scheduling their renovation for January, a homeowner saved 15% on labor costs compared to the higher rates in the spring and summer.

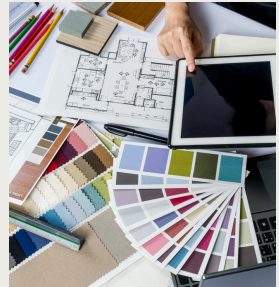


Strategy #21: Taking Advantage of Free Design Services

Explanation: Hiring an interior designer can be costly, but many retailers offer free design services with a purchase.

How to Save: Many home improvement stores, kitchen and bath retailers, and furniture stores offer complimentary design services if you purchase materials or products from them. These services can help you create a cohesive and professional look without the additional cost of hiring a designer.

Example: A homeowner received a free kitchen design consultation and 3D renderings from a home improvement store by purchasing their cabinets and countertops there, saving several hundred dollars in design fees.



Unlock More Savings with Our Expertise!

Implementing these strategies can lead to substantial savings on your renovation. For even more personalized advice and comprehensive guidance, consider our 1-on-1 coaching. We delve deep into these methods and beyond to help you achieve a beautiful and cost-effective renovation.

Visit NetGainRealEstate.com and start saving on your dream renovation today! 🛠️



*Happy Renovating!!!
- Bobbi Moore*



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