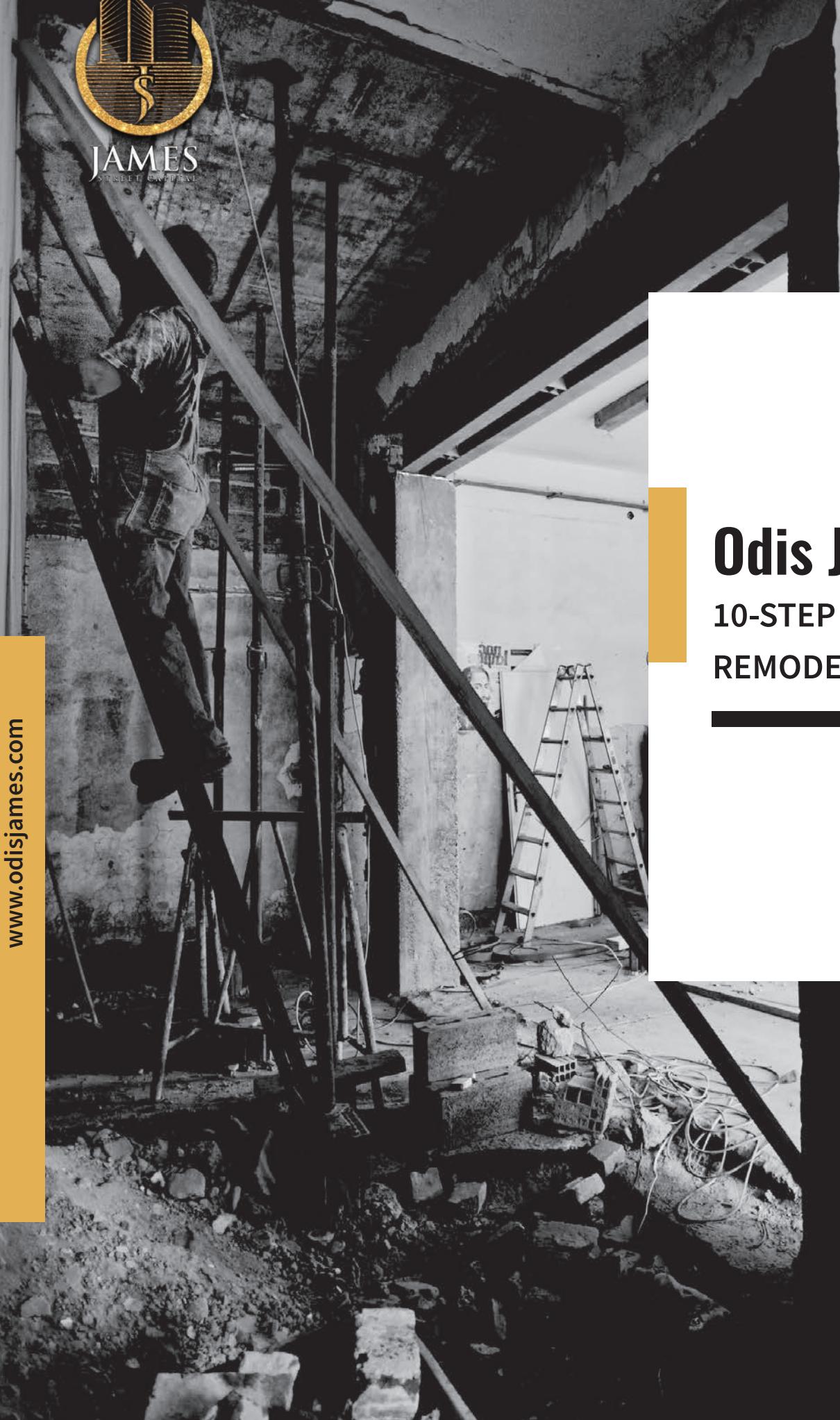




JAMES  
STREET CAPITAL



# Odis James III

10-STEP  
REMODELING PLAN

## Average Timeline

On average, a complete rehab project takes 3-6 months to complete, but this all depends on the overall size and complexity of the project, as well as who you hire to do the work and the amount of work you choose to do yourself.

A good rule of thumb: For every \$10,000 spent, expect it to take 1-2 weeks to complete the work.

EXAMPLE

### Common Total Home Remodel Timeline:

- Planning: 1 month
- Demolition: 2 weeks
- HVAC, Electrical & Plumbing: 5 days
- Framing & Drywall: 10 days
- Painting: 1 week
- Cabinets & Fixtures: 1 week
- Doors & Windows: 5 days
- Clean House & Air Vents: 1 day
- Flooring: 1 week
- Trim and Finish Work: 1 week

STEP  
ONE

## Planning

Nail down a budget.

Start a running list of all your must-have and want-to-have items in a spreadsheet.

Do some quick research to determine average costs for those items and tally it all up to get a better idea of what it would cost.

Plan for labor accounting for 20-40% of your total budget. Your budget should also include a 10-20% contingency depending on the size and complexity of your project.

Expect the following issues to arise when you begin the demo and framing/drywall process:

- Leaking Pipes
- Mold
- Defective Wiring
- Foundation Damage
- Termite Damage

Some can do certain projects themselves. I'm not one of those people but if you are, I recommend leaving certain aspect of the rehab to licensed professionals.

## Which projects are DIY-friendly?

Type of Project	DIY-Friendly	Hire a Pro
Plumbing		✓
Electrical Work		✓
Cabinet Removal & Installation	✓	
Toilet Removal & Installation	✓	
Wall Panel Removal	✓	
Flooring	✓	
HVAC		✓
Moving/Removing Load-Bearing Walls	✓	✓
Painting	✓	
Tiling	✓	

## Research contractors.

The ideal contractor will...

- Have experience doing the specific work you're hiring them to do
- Be licensed and insured to do the work
- Acquire all the necessary permits for you

STEP  
TWO

## Demolition

Once you have your plan in place and you've chosen your contractor, it's time for demolition to start.

To make way for the new, the old has to be cleared out first. This involves not only demolition but also debris disposal, so you will likely need to rent a large roll-off dumpster to handle the waste.

- A dumpster is ideal for keeping a project moving efficiently because you can remove debris from your home as it's demolished.
- This will minimize the mess and enable you to finish the project as quickly and smoothly as possible.

## STEP THREE

- If you decide to do any of the demolition work yourself, exercise caution and follow all safety precautions.
- Demolition can be very dangerous, especially when performed haphazardly.

## HVAC, Electrical, and Plumbing

Once your demolition work is completed, the “rough-in” process can start.

- This involves any work done beneath floors or behind walls, like installing ductwork for central heating and air conditioning, installing new electrical and plumbing systems, etc.
- This is when plumbing and electrical inspectors will need to come inspect your home and ensure you have up-to-date systems.
- Because re-wiring and plumbing will likely need to be done, handle all rough-in work before flooring, drywall, and painting work, as it could be damaged in the process.

Have a diagram of your remodel plans on hand, particularly for rooms in need of electrical and plumbing work, so plumbers and electricians will be able to properly address your needs.

1. Where do you want your refrigerator to go?
2. What about your lighting?
3. Where should outlets be—and how many?

These are all things to consider and should be discussed with your contractor.

## STEP FOUR

## Framing and Drywall

Once all the plumbing, electrical, and HVAC updates are addressed and signed off on, it's time to tackle framing and drywall.

The drywall process involves hanging sheets of drywall, applying drywall compound, letting the compound dry, and sanding it smooth until a seamless surface is achieved.

Typically, the same contractor can handle the following (and more!):

- Moving and constructing walls
- Adding support beams
- Window and door openings

## STEP FIVE

### Painting

If you want to achieve a clean, flawless paint job hire a pro.

## STEP SIX

### Cabinets & Fixtures

With your newly painted walls, the rest of the space can start to come together.

Cabinetry, lighting, bathtubs, showers, toilets, sinks—have these installed next.

## STEP SEVEN

### Doors & Windows

Before installing any carpet, be sure all doors are installed to ensure they can open and close freely.

If you're installing laminate floors, they can wait until after the doors have been hung.

## STEP EIGHT

### Clean House & Air Vents

- If you rented a dumpster, the main pieces of debris should already be out of the way.
- Sweep or vacuum up any remaining debris and grime.
- All that renovation dust gets everywhere, so have a professional come to clean out your air vents and furnace.

## STEP NINE

### Flooring

Generally speaking, it's best to hold off on flooring installation until the end of the remodeling process, so they don't sustain any scrapes, nicks, or damages.

Carpeting, laminate, tile, and any remaining flooring should be the next step of the remodel process.

## STEP TEN

### Trim & Finish Work

Once flooring is installed, it's time to nail up trim and finishes, door frames, and baseboards.

**Questions? Contact Odis James III at:**



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