

Home Renovation Magazine presents the new Architectural Design Authority and columnist of this publication

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## THE VALUE OF AN ADDITION

**M**athematics. It always seems to boil down to the numbers. In the design world these numbers are better known as dollars. The best research is to know the value of your home as it exists and to determine how much more you are willing to invest in it. No matter what the remodeling costs are, there is a maximum each homeowner will spend which defines the budget.

Homeowners typically see the greatest return on investment when they remodel the kitchen and the master suite. Additions of game rooms, outdoor living areas, parent's suites and large multi-purpose rooms that the family can gather in are the most popular choices. Most national surveys report that the cost of these rooms can immediately be recuperated in the value.

Additional square footage generally appraises higher than simply renovating existing space. Single-story additions tend to be the most cost effective and simple to construct. Second story additions are also economical, especially if the second story is added over newly-constructed ground floor space. The addition of a second story onto an existing single-story residence is probably the most expensive construction; however, sometimes it is the only choice due to zoning regulations or the size of the lot.

Thinking of remodeling versus a tear down? There are a number of factors that need to be considered including the age,

integrity, and location of the home, the roof design, the height of the floor above grade, and the quality of the materials that were used in the original construction. One "rule of thumb" that we use in our design practice is that if more than 60% of the roof structure is going to be removed, then a tear down is likely to be the wiser decision.

Every remodeling project comes with its own special circumstances. Seeking guidance from a professional with experience, good vision, and knowledge is invaluable.

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