

Chapter 1 : 4 Ways to Add - wikiHow

Know the Scale: When you build a full house addition, you are building a house—it just happens to be a tiny house that is attached to your main house. Everything else is just like building a house: permits, contractors, foundation, electricians, plumbers, framers, roofers, window installers.

November 7, 51 Comments DIY House Addition Building a house takes many things—tools, patience, several cases of beer, and most importantly, a plan. Here are the things to know about it. Know the zoning of the land, topography, and the location of the corners of the property to determine setbacks and buildable areas. Once the house plans are done, the exterior walls need to be staked to prepare for excavation. This means heavy equipment, big piles of dirt, and one very awesome hole in the ground. This should probably only be attempted by professionals using an excavator or backhoe. Footings The footings are the foundation of the foundation. They are the lowest part of the structure and carry the entire load of the house. If soil is disturbed, always remove and fill with additional concrete. In areas that get plenty of rainfall—hello Southern Michigan—footings should have drain tile installed to remove water from around the foundation. Foundation The foundation sits on top of the footings and carries the support for the actual building structure. This is where everything can go right or wrong as far as your entire house being level and plumb. Common types of foundations include full basements, crawl spaces, and slabs. Foundations are most commonly constructed out of poured walls or concrete block. Any part of a foundation that is below-grade should be sealed with a waterproofing agent. All foundations should include anchor bolts that will tie the framing structure into the foundation. After the foundation is finished, cured, and waterproofed, the area around it should be backfilled. For more detailed information on footings and foundations see this post. It closes off the foundation and creates a nice level workspace for framing the walls. Girders are metal I-beams, or 3 pieces of 2x face nailed together that rest on the foundation walls, and usually have beams supporting the middle. Floor joists typically rest on the sill plate and one end and girder beam at other. There are many rules and code restrictions relating to notching and hole-drilling to accommodate utilities electrical, plumbing, HVAC. The rim joists are attached the floor joists by end nailing and the floor joists are secured to the sill plate by toenailing with 3 nails. Floor sheathing is laid so the maximum number of joists come in contact with the sheet and no two rows next to each other are laid in the same pattern. Getting the wall framing right means you have to consider how the materials that will finish it will be fastened to it, and that the weight of the structure is supported vertically—which means that the weight of the roof is transferred through the walls to the beams in the foundation, and that openings for doors and windows are properly supported. Wall units are assembled on the ground and then raised into place and secured with temporary braces. Sheathing may or may not be on the walls at this point. For more specific information on floor and wall framing, check out this post. Luckily someone invented prefabricated trusses, but there are still things like slope and drainage to consider, along with the possibility of falling from an unfortunate height. Roof framing consists 2x lumber that supports the sheathing and shingles. Gable, hip, mansard, gambrel, saltbox, and shed. Notches or holes should never be cut in the boards of a roof system. Like exterior wall sheathing, roof sheathing is most commonly OSB or plywood, but the minimum thickness will be determined by the truss or rafter spacing. The first sheet of house wrap is started on the bottom and run horizontally. Once the house wrap has been secured the seams are taped. A minimum of two amp circuits are required in the kitchen area All receptacles within 6 inches of a water source should be protected by a GCFI receptacle All bathrooms must have one amp branch circuit In all habitable rooms bedrooms, kitchen, living rooms, etc. It includes a furnace, air conditioner, vents, duct work, etc. It may also include any necessary gas piping. Proper placement of vents is important to even heating and cooling of the house. There is a maximum distance vents like the clothes dryer vent can travel. If you want to use a fancy word for it, door and window systems are referred to as the fenestration of a home, but not ever by me. Roofing Installation The roof is by far the most important part of keeping the weather outside of the structure, and carrying water safely away from the walls and foundation. Roofing systems may be metal sheets or shingles made from asphalt, wood, slate, or fiberglass. Roofing systems include drip edge a metal strip that

runs the perimeter of the roof , tar paper underlayment, possible ice guard, and shingles. For a roof with a pitch of 4: For a roof with a pitch between 2: For shingle roofs, all fasteners must be galvanized with a broad flat head, and long enough to extend all the way through the shingle and the roof sheathing. Siding The number of choices you have on materials to use on your house increases exponentially when talking about siding. Brick, wood, stone, vinyl, and fiber-cement are just a few siding options. Full brick or stone siding must be supported by a brick-ledge in the foundation. Veneer brick or stone does not. Wood or vinyl siding must be attached in a way that allows it to expand and contract as the temperature changes. Interior Insulation Interior insulation can be done any time after the doors and windows are installed, the roof is complete, and the utilities are roughed in. The amount of insulation needed in the exterior structure is determined by the energy codes. Insulation on the interior of the structure is used for soundproofing. Insulation types include fiberglass batts faced and unfaced , foam board, spray foam, loose cellulose or fiberglass fill. Drywall While drywall might just seem like something to be painted pretty colors and hang pictures on, it also provides insulation and fire resistance. Wallboard is attached to studs first using coarse threaded screws or nails, starting with the ceiling and working down the wall. Drywall seams are staggered similar to exterior sheathing. After wallboard is in place seams are taped and finished with joint compound. When seams are dry the wall may be textured with joint compound using rollers or drywall knives. Get more detailed information and step-by-step directions on drywalling here. Other than the intense decision-making that comes with choosing paint colors, here are some other things to consider: Wall paints generally come in latex or oil based. You can use a latex paint over an oil based primer. Typically oil based paints have a higher VOC level and are more difficult to clean, but are very durable and have great coverage. Use a flat ceiling paint on the ceiling, a semi-gloss for any trim, and an eggshell for other walls. Trust me, shiny paint is not in. There are many style options from slab to mission to six-panel design. Cabinetry Cabinets can be ordered to fit, or custom built in place for kitchens, bathrooms and other storage areas. Blocking for cabinets can be installed during wall framing to make the cabinet installation easier. Measuring for cabinets should be done after drywall is in place to ensure cabinet sizes are correct. For more information on blocking for cabinets, check out this post , and for building a bathroom vanity from scratch, check out this one. Flooring Sheet flooring such as wood, ceramic or vinyl may be installed at this stage, while carpeting is generally installed later. Most floors require some kind of underlayment between the subfloor and finished flooring. Wood flooring generally requires an underlayment rosin paper or roofing tar paper. Laminate may require a special underlayment to pad the floor and prevent squeaking. Vinyl flooring can be installed directly on a smooth plywood subfloor. For more information on wood floor installation check out this post , or tile installation try this one. Utilities Finish In order for all of those fun pipes and wires hidden in your walls to do their job, the electrical, plumbing, and mechanical work needs to be finalized. Electrical receptacles, switches, and light fixtures will be installed. Plumbing sinks, faucets, toilets, and other fixtures will be installed. Tubs are generally installed during the rough framing stage of construction. Vent grills and thermostats for the HVAC system are installed. Unless you want to be vacuuming up construction dust for the rest of eternity, that is. Tack strips are installed around the perimeter of the room. Padding is used underneath carpet, and then carpeting is rolled out, stretched and attached to tack strips. The rough edge is tucked under the baseboard. Inspections After the final utilities are in place, inspections are performed on the structure, electrical, mechanical, and plumbing systems in order to obtain a certificate of occupancy. Certificate of Occupancy You win. Go get your stuff and move into that damn house already.

Chapter 2 : Cost to Build an Attached Garage - Estimates and Prices at Fixr

Room addition cost about \$ per www.nxgvision.com and if there is a bathroom in addition you should add \$5, in average and if there is a kitchen in addition you should add \$10, in average to total price of \$ per www.nxgvision.com x sq. footage.

Building up is generally more expensive than building out as you have to make sure your foundation can hold the extra weight. This price does not include heating and electricity costs, but if you only want to use the room during the day and warmer months, you can skip these costs altogether.

Detached Addition The final type of addition is one that is detached from your current home. Typically, these include an extra garage, shed or full guest house. Shed or other smaller additions are oftentimes taken on as DIY projects, resulting in much lower addition costs.

Home Addition Cost Factors As you briefly saw above, there are many factors that play a role in your final home addition cost. Sadly, many of them are volatile and are not the same from room to room or city to city.

Plumbing Finding the right contractor is one of the most important things you can do as a homeowner in order to ensure the best possible result. An addition drives up plumbing costs dramatically since there is rarely any type of existing plumbing to use. Adding plumbing is a very labor-intensive job that must be done by a professional. Specific building codes must be adhered to, and a fully licensed and reputable plumber can provide ease of mind. Check with your plumber to see if this is a viable option because it can cut costs dramatically.

Electrical In addition to plumbing costs for a kitchen or bathroom, there are also costs associated with an electrician. Regardless of the addition, you are going to need electricity. Often, a new breaker must be run from the main panel in addition to the various boxes needed to deliver power to fans, outlets and light fixtures. Just as in the case of plumbing, electrical work is subject to a very high level of scrutiny by building and fire inspectors. Hiring a professional electrician will ensure quality and up-to-code work for your safety.

General Contractor Your project will probably have a general contractor that does the bulk of the labor. They will be in charge of planning the addition, putting up walls and laying floors as well as any finishing work. Although some materials are necessary, the use of lighter, aluminum studs instead of traditional wood is not only cost-effective, but less labor-intensive. Floating floors, which include tile and wood laminate, can now be installed for much less than any other option and deliver a brilliant final result.

Masonry If your addition is a garage, expect to not only pay a contractor and electrician, but also an experienced mason. A concrete slab must be poured completely level and with extreme expertise to prevent future pitting and cracking. In addition, an epoxy or polyurethane coat will be needed to properly seal the floor and protect it from tarnishing, staining and flaking. A mason may be required if your foundation needs to be extended for other addition jobs.

Contractors When budgeting either a bathroom, kitchen or garage addition to your home, it is imperative to get professional quotes for the cost of labor and to research where you can save money on materials wherever possible. Your home is a property investment, and to build an addition can add significant value when properly planned, budgeted and executed by experienced professionals.

Hidden Addition Costs To be honest, there are hidden costs and surprises that come with almost any home remodeling project. Nevertheless, there are a few common costs many homeowners neglect because they are simply not common or mentioned above.

Remodeling Contract Contracts are long and boring. That is why many homeowners just sign them without reading just to get the project started. As you might imagine, this can lead to many unforeseen expenses. This type of contract protects you from unforeseen circumstances such as dry rot or mold in the home or large increases in material costs. Essentially, a fixed-cost or fixed-price contract guarantees you pay what is on the contract and if any other costs come up, they fall on the pro.

Permit Costs Almost every home addition will require a building permit. Permit costs are generally based on the estimated construction cost of the project. Depending on the project, electrical or plumbing permits might be required as well. On top of that, an application fee may be necessary. Permit fees can often exceed hundreds of dollars. For larger additions, many homeowners get a remodeling loan to help with the large upfront costs. For more on addition financing, please see [Addition Financing](#). The bigger your house, whether through an addition or not, the more you will pay in insurance and taxes assuming all else is equal.

Landscaping Finally, if you build

out, you will have to pay to fix up your landscaping. How To Lower Addition Costs With any home remodeling project, no matter the size, there are always little shortcuts you can do to lower your total cost. Refinish your basement or attic as both are cheaper than building an addition Add storage with cabinetry or by clearing out clutter Add a detached addition opposed to an attached addition Get down to work with your contractor Get a loan with no interest from a friend or family member Go buy the materials yourself Apply for the permits yourself Addition Financing As you have read, most additions are not cheap. Luckily, there are many types of loans banks and lending institutions offer when it comes to home additions. The following three types are the most common. You borrow a lump sum that is secured against your home, and the payments are amortized over several years. Usually, the interest rate and monthly payment remain fixed throughout the term of the loan. This option usually carries a higher interest rate than refinancing your mortgage. With this option, the lender agrees to advance you money up to a specified limit, and you access the money as needed with a debit card or checkbook, making it easy to pay contractors. Monthly payments can be lower than those of a home equity loan, since you have the option of paying interest only on the money you withdraw. The other important difference is that HELOCs carry adjustable interest rates, while home equity loans typically have fixed rates. For more loan options, please see Renovation Financing. We all want bigger houses, but many homeowners should know that moving into a smaller home and putting in an addition could save you a ton of money. It all comes down to price, time and a willingness to live through the renovation. As hard as it is, all homeowners must determine the price of the smaller home, accounting for all the addition costs including moving out during construction if need be and then comparing it to the cost of the bigger home. Always remember to include the cost of materials, a contractor, loan interest, time off work and hotel fees if you plan to move out during the process. Then, after talking with a real estate professional, subtract that number from the likely market value after the renovation. In essence, the difference in value should not exceed the asking price. Need to Determine Price Per Square Foot of Both Homes When comparing the prices of the two homes, you should also factor in the price per square foot for each home. In simple terms, the price per square foot for the smaller home, after the renovation, should be less than the price per square for the larger home. Remember, you must take into account all the renovation costs, including the aggravation of living through a remodel. Simple math, illustrated in the example below, should help clear your mind. In this case, you would have the same price per square foot before the renovations take place. After renovations, you have the 3, square foot home you always wanted. Timing Needless to say, all homeowners would love to move into their dream home all ready and good to go. However, certain financial limitations can sometimes alter your plans. As is the case with any remodeling project, time will play a key factor. Some families need to move into a finished home. Whether big projects are coming up at work or you are just fed up with remodels, many homeowners refuse to think about home additions. Finances are most likely not an issue, so why not move into your dream home as soon as possible? However, there are other families who may not mind living in a home during construction or have financial restraints. A great reason to buy a smaller home and put in a home addition later is to delay additional expenses. If you buy the larger home, you are putting all the money on the table right away or each month with a mortgage. If you buy the smaller home, you are putting down less money and can choose when to spend the extra for the addition. Patience is a virtue and that is just as evident in the home remodeling industry as it is in any. Willingness to Live Through Renovation As I noted above, some families refuse to go through a renovation. If that is the case, then buying the smaller home is out of the question. On the other hand, if you and your family are willing to get to work and live through the remodeling process, than buying the smaller home is well within your reach. We will be the first ones to admit that living inside the home during the renovation process can get dirty, cramped and aggravating. Many homeowners decide to live with friends, family or in a hotel during this time. Remember, if you do decide to get a hotel, be sure to incorporate those costs into the new price per square foot. Needless to say, if you are able to tough it out inside the home, you can save a lot of money. Another way to save is by doing some of the work yourself. The less work you contract out, the less money you spend. Many families enjoy getting their hands dirty. Others like creating their dream homes. Find A Pro There are many moving parts when it comes to home additions. Sadly, very few general contractors can handle all the work themselves. As you read above, quite

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often, architects, plumbers, electricians, roofers and more are involved. Fortunately, ImproveNet can connect you with the right addition contractor near you so you can get your project off on the right foot!

Chapter 3 : What do I need to know about building an addition to a mobile home?

How to Build a Room Addition in Five Minutes. Time lapse video of house addition project. Remodel www.nxgvision.com makes it look easy. How to Build a Room Addition in Five Minutes. Time lapse video of.

The Materials Needed to Build a 12x12 Room Addition By Meg Jernigan SAVE The materials needed to build an addition vary slightly according to how many doors and windows the finished room has, the size of the room and the height of the ceiling, but the basic supplies remain the same. Typical ceilings are 8-foot high, so adjust the materials needed for a higher ceiling. Lumber Purchase five sheets of 8-foot by 4-foot plywood for the subfloor. The exterior walls require 12 sheets of plywood. Eight-foot long 2-inch-by4-inch lumber is used for wall studs. A foot-byfoot room requires Buy a few in addition in case you discover flaws in one of the lengths of lumber. The ceiling and floor joists should be foot-long 2-foot by 4-foot lengths. Twenty will do the job. Drywall A total of 17, 4-foot-byfoot sheets of drywall are needed to cover a foot-byfoot room without doors or windows. The number of doors and windows the room has lowers the amount of drywall needed. The walls require 12 sheets. The remaining five are used on the ceiling. About drywall screws are necessary for wall panels installed vertically on inch center. The ceiling panels take about screws. Finishing the walls takes a little more than feet of drywall tape and one pail of joint compound. Finishes Finishes include crown molding, paint or wallpaper, switch plates and outlet covers. Plan 3 gallons of primer and 2 gallons of paint for the walls. Plan 1 gallon of ceiling paint. Buy at least two paint rollers and an extension pole for painting the ceiling and various sized brushes for hard to reach areas and edging. Eight rolls of wallpaper suffice if each roll covers A kit containing a roller to work out air bubbles between the paper and the wall and a long tub for soaking the paper comes in handy. Plan on one switch plate for each wall switch and one outlet cover for each outlet. Flooring A little more than 16 yards of foot-wide carpet covers a foot-byfoot room. Sixty-three inch-byinch ceramic tiles will cover the floor. That number more than doubles to for inch-byinch tiles. A little more than square feet of hardwood or laminate flooring is necessary, allowing for a five percent waste factor. Baseboard molding comes in foot lengths, so four pieces is appropriate for a room with no windows or doors. Adjust your calculations for how much molding you need based on the number of doors and windows in the room. Remember to add 7 to 10 percent to your calculations for waste.

Chapter 4 : Cost to Add a New Space - Estimates and Prices at Fixr

Simply Additions the construction company was really good at building home additions and when you build an addition onto your house you most likely will need a good foundation. When you are building an addition onto your existing home, you will most likely need to pour a new foundation for the new addition.

But due to the number of windows involved, there are some special challenges in sunroom construction. Watch this video to see how a sunroom addition is built, including: Pouring a concrete slab foundation. Scoring and acid staining a concrete slab floor. Framing and reinforcing the walls. Tying the roof into the main house. Installing the windows and doors. Handling the added heating and cooling load. Matching the brick for the addition to the house. Installing deadbolt locks on the sunroom addition. Read episode article to find out more. Video Transcript Danny Lipford: Well, homeowners Jan and Jim Cooper, that live in this house, have decided that they want to enhance the experience of living on a golf course and the view by building a sunroom and a patio. Now, the first thing we did is we took the bricks down from the back of the house and built all the form boards, and had to do a little trenching here and there to ensure that we have the proper thickness we need for the foundation. And then, just a short while ago, our termite company was out to pre-treat all of the soil below both the patio and the sunroom. Then the vapor barrier went down over it. Now, we always like to go ahead and have them pre-treat even an outdoor slab like this because the way this is being built with the foundation being done in such a way that it can be used as an addition later on if the homeowners decide to enlarge their sunroom. Once it arrives the first order of business is getting it as close to the forms as possible without damaging the existing driveway. By parking the truck right at the forms we can avoid the added expense of pumping the concrete or all the labor it would take to move it with wheelbarrows. As it pours out of the shoot, Lorenzo and his helper just have to spread the concrete out. Now, this much concrete can sometimes bend the forms so they have to keep a real close eye on the layout strings and occasionally reinforce the forms. The patio will eventually get a brick border, so the forms have a step arrangement that creates a recess for the bricks. This job is much easier right now because this concrete will only get harder with every passing day. That will add to the strength, but also it will add to the space we have to put insulation in what few wall cavities we have. Well, we took it a step further with this down here. Look at this angle brace that has a bolt that goes down into the concrete when it was wet. Then the guys can start creating a new roof system above that. Remodeling projects typically start with some sort of demolition work and that often means removing drywall from walls and ceilings, and a great tool for that is a reciprocating saw. This is a little hard to cut but with a good sharp pair of snips you should be able to work your way through that. So now all you have to do is take the cut off blade, put it in the tool, power it up and make your cut. I like cutting them into two or three foot square pieces then you just pop them off the wall and dispose of them. Well as you can see, we finished up all of the roof structure on our new sunroom addition. This sunroom will be a great addition to this house. But Joe our foreman is in the process of working out the last few roofing details. We have a potential problem spot here. What are you thinking about there, maybe some way of diverting that water, or banking that water away from the actual old wall there? You know a cricket is used in a lot of different ways, this is the perfect way of kind of pulling that water away from the problem area where it may leak. You also see them very commonly behind chimneys to divert that water for the same reason. Now, what size cricket and roof section you thinking about building there? Well, what else do you have to do around here? Well, we need to get the soffits on, we need to get the fascia boards on, so once we do get the roofer in, he can just go right around it. When the roofer arrives, the man in charge, Doug, goes right to work on our area of concern and quickly figures out that the cricket may hurt more than it really helps. So he begins covering the whole valley with an extra layer of thick self-adhesive underlayment, which extends up the brick wall behind the flashing. But our big challenge right now is trying to match the existing bricks with the new bricks that we have ordered. Now we have it all ready to go, our brick ties are all on so that it will hold the bricks to the wall, and all of the windows and doors are in place, but one of the things that we are going to do to really match the house with the bricks coming out onto the patio a bit is the form boards that we mentioned

earlier. And the way the forms were done here with a little offset will allow our brick mason to create a little, what they call a roll lock border, around the perimeter of the patio. And of course once the mortar is in there it will all be nice and flush. That will provide a nice little accent that will tie it all together. But, right now our main interest is getting the trim work on the inside done, so that we can paint it and be a little closer to the finish line. Before that goes up, though, the guys fill in any gaps around the windows and doors with caulk or foam backer rod to ensure that the new room is air tight from the outside. Then window casings are put together on the floor first so that they can be aligned with the window themselves not just the rough frame opening. Did you know that a fire doubles in size every minute it burns? And fires start in the kitchen more than any other place in the home. And these clear visual instructions add to the ease and the speed of use. We have it dried in with windows, doors, and a roof so right now Allen is checking on the progress inside the addition. Can you tie into your existing system and will that be sufficient? Do you need to upgrade what you have or can you just add on to it? Could you put in a window unit? Well, let me answer that one. In this particular case not a lot of square footage, yes you could put in a window unit but to partially obstruct your view really defeats the whole purpose of the sunroom. Well Allen, we got a Mitsubishi mini split ductless. Now, how is this going to be operated here in the sunroom? What are the questions that we need to ask you in order to consider HVAC needs? Well, first of all we need to take a look at the existing HVAC system to make sure of what size it is, sometimes we can accommodate the extra load. This is part of the Smart Series from Kwikset. And what you can do is take your existing key, insert it in the lock. And then use a small tool that you insert in the tumbler, and it will re-key this lock to your existing locks. In this case the stain is actually an acid that reacts with the chemistry of the concrete to create a cool new look. It looks like water going on but eventually the texture and color appear. While this dries check out an Ask Danny question. Danny, I just pulled up my carpet and noticed there are some cracks in the slab. It really depends on the width of the crack. Now these are typically cracks that are less than eighth of an inch wide and the surfaces on either side of the crack are still on the same level plane. Now for other cracks, keep an eye on them because if the gap continues to widen or one side drops down more than the other, call in a structural engineer for some professional advice. It does look real good out here Jan. This is Jan Cooper the homeowner who really had the vision for this whole room to get everything started. You wanted to capture the view of the golf course? I think we did that. But I know you had a small patio here. And we have a lot more information about this project and others on our website at [dannylipford](http://dannylipford.com). These homeowners have one of the scariest utility bills in the country.

Chapter 5 : Steel Building Additions for Sale | LTH Steel Structures

Nevertheless, the cost to build an addition varies greatly depending on the room or floor you're adding. See the full cost breakdown below. After, if you've decided an addition is right for you, ImproveNet can connect you with addition contractors near you!

You get the quality and price advantage that modern modular homes are known for along with faster build time. Modular home additions come in two types. The most popular type is attached to the side of a home to create either a separate living unit, such as an in-law apartment, or additional rooms, such as a new kitchen, dining room, and great room. Some customers build an in-law apartment at the same time that they build a new modular home. The second type of modular addition is set on top of a one-story home to make it into a two-story. The full chapter of the book answers the following questions about building a modular addition: When do modular home additions make sense and when do they not make sense? Should you remodel your existing home when building a modular addition? Does it make sense to complete other construction projects, such as building a deck, at the same time that you are building a modular addition? Modular General Contracting Issues with a Modular Home Addition The hip roof and dormers create a stately look as well as useable attic space Before you spend too much time considering an addition, find out whether or not you can build one, and what will be required if you can. There is any number of issues that can prevent you from going forward. Not surprisingly, several of the issues that affect your ability to build an addition are the same as those that can restrict what you can do with a particular building lot. The full chapter of the book will explain how the following issues will affect your ability to build an addition: How can covenants and deed restrictions impact on your ability to build an addition? Why can an easement or right of way prevent you from building an addition where you want to on your property? How do zoning regulations affect your ability to build an addition? Can you build a detached addition, that is, an addition that is not directly connected to your existing home? Could the building inspector require you to update features in your existing home to bring it in compliance with current building codes? How could having a septic system impact on what you are allowed to build as an addition? What must be done to make it possible for the crane and set crew to set up in the proper location on your property? Financing Modular Home Additions Before entering into a contract to build an addition, determine how you will pay for it. If you intend to use a lender to finance the construction, you may have a choice of either an equity or a construction loan. To use an equity loan, you must have sufficient equity in your home, since the lender will only allow you to borrow against that equity. An appraiser hired by your lender will determine the amount of equity in your home. If you owe money on your home but the mortgage is small, the appraisal is less likely to matter, since the lender will have sufficient collateral even with a low appraisal. If you have little equity in your home, and need a construction loan, the lender may require a down payment. It will also want an appraisal of your home that includes the proposed addition. Before you spend too much time exploring modular home construction costs, speak with a couple of lenders to see what they can do for you. Modular Home Addition Pricing, Specifications, and Plans If you are able to build an addition, you will need to work with each of your dealer candidates to determine pricing and specifications. The steps will be essentially the same as for building a single-family modular home, except that you will probably need at least one of the dealers to help you create custom plans. Although most manufacturers build additions, few offer standard house addition plans. Many standard plans, however, can do double duty as additions. For example, small ranch modular homes can serve as in-law apartments, and the second story of an appropriately sized two-story can work as a second-story addition. You must provide prospective dealers with photographs and approximate measurements of the inside and outside of your home. This will help them create a design that meets your needs and fits your existing home. When you sense that a particular dealer can help you, invite him to see your home and take his own measurements. Modular Home Additions and a General Contractor When building a modular home, it is recommended that you hire a general contractor GC with modular-home-construction experience. In some respects, this advice is even more important when building custom additions. There are usually a number of surprises when building an addition, regardless of the type of

construction. Most of them derive from the fact that you are connecting a new structure to an existing structure that was not specifically designed to accept it. Surprises are typically more frequent and complex with an older existing home. Construction surprises almost always cost money and time, and they can cause personal stress, especially if you remain in your home throughout the project. The best way to manage the challenges of building an addition is to have a professional GC directing the activities. The GC tasks will be similar to those in building new modular homes. These tasks include completing the site work, foundation, plumbing, electrical, heating, and interior and exterior carpentry. The GC will need to build any site-built structures you need, such as a deck. He will also be responsible for completing some construction tasks that are unique to building an addition. The following are examples of GC responsibilities that will be discussed in the full chapter of the book: The electrician can use the existing electrical meter or add a second meter when connecting an addition to the electrical service. What should the GC do with the electrical, phone, and cable TV wires that are connected to your existing home? What must the GC do to make the electrical service and panel box in your existing home work with your modular addition? What needs to be done so the GC can interconnect the smoke detectors in your existing home to those in your modular addition? When should the GC tie the heating and cooling systems of your existing home into the systems for your modular addition? Should you consider electric heat for your addition? When should the GC tie the hot water system of your existing home into the system for your addition? How might the topography of your property affect the construction of an attached modular addition? How much damage should you expect to happen to your landscaping and driveway when you build a modular addition? It also discusses the following issues relating to building an attached modular addition: What needs to be done to ensure that the intersecting roofs of the addition and existing home shed water and snow properly? What steps might need to be taken to make the roofs from your existing home and the attached addition structurally sound? What other steps do you need to take to attach a modular addition to your existing home? What will you need to do to disassemble your modular addition, whether or not it is an ECHO home, if you later choose to do so? The GC will turn your one-story into a two-story by removing the roof from your home and immediately setting the new second story with its own built-in roof on top. When a ranch is made into a two-story, it can look like a brand-new home. The speed of modular construction is a tremendous benefit when building a second-story addition, since the addition can be set in place within hours after the roof is removed from your existing home. Once the addition is in place, the inside of your home is protected from a sudden storm. A site builder cannot realistically protect your home as quickly. Another advantage is that the second story can be finished faster. This means your family can use the upstairs more quickly, even if it must wait to enjoy the downstairs until the remodeling is completed. The full chapter of the book discusses the following issues relating to building a modular second-story addition: What size and style of existing home works best if you want to build a modular second-story addition? Why should you hire a structural engineer before designing second-story modular home additions plans, and what must he do? How do you get the electrical power, water, sewer, and heat to the second floor of a second-story modular addition? How do you coordinate the exterior appearance of a second-story modular addition with your existing home? What do you do when building a second-story modular addition if you have a chimney? What else do you need to do when building a second-story modular addition?

Chapter 6 : How to Calculate Room Addition Cost | Home Guides | SF Gate

Building an addition can seem like a daunting prospect--especially if you plan to do some of the work yourself or even act as your own general contractor. Here, what you need to know to get.

Do you entertain while preparing meals? Do you have kids sitting in here a lot? Does mail tend to pile up in the corner? People are still interested in creating common space in the form of family rooms or adding first-floor master suites with retirement in mind, but many also opt just to bump out the kitchen a bit or perhaps even, as was the case for one client Kasper had in Melrose, add something as small as a square-foot laundry room. Your architect will also know the zoning regulations of the town or city you live in, including setbacks how far a structure must be from property lines and other features and maximums for height and square footage. Decide Who Will Supervise Many homeowners hire a general contractor to do everything from pulling the permits to overseeing the last coat of paint, while others opt to handle this supervisory role on their own. Everybody has a question for [you], so you basically have to be available for them all. Nate Maxfield did the general contracting on his first addition but had guidance along the way from friend Joe Marino, who owns Marino Construction in Chelmsford. Advertisement Time may be a consideration. What grade and type of insulation should you buy? Double- or triple-pane windows? Vinyl, cedar, or another type of siding? What kind of switches do you want â€” sensor, childproof, dimmer? At each step on the way, do as much research online as possible, and use the resources of your local big-box stores â€” they offer classes in everything from tiling to replacing a vanity, and sometimes their employees are former contractors themselves and very knowledgeable. Buy a book or two on how to build an addition, because, as Maxfield points out, you can never be prepared enough. Start the Hiring Process Next on your to-do list is interviewing contractors and getting bids on the job. Once the building permits are secured, work can begin. A full basement adds quite a bit to the final cost, since it entails not only digging a large hole and carting away the debris but also additional plumbing, electrical, insulation, and waterproofing. But if extra space is what you need, it can be worth it. Maxfield recalls that Marino suggested this route to create additional storage. We were able to take everything we were trying to hide everywhere else and put it into one area. Finally, blueboard or drywall is installed and plastered or finished, flooring goes down, the walls are painted, the trim is nailed in place, and final touches such as light fixtures go in. Building inspectors have to sign off at many stages along the way, and you can always expect delays and surprises. What if the wall you plan to tear down turns out to have a crucial pipe inside it? Which brings us to. He had one client who could never find her keys after work on the addition began, because she was used to hanging them on a hook by the back door that had temporarily disappeared. Kitchen additions can be particularly unsettling because they inevitably involve the concurrent tearing apart of the existing kitchen. A lot of families do renovations in the summertime because they can barbecue and stay out of the house more. Put temporary shelving somewhere easily reachable to hold everyday items that might no longer have a home, such as canned goods, toiletries, umbrellas, and sporting gear, and clear away some of the clutter by renting a Pods container, which can be left in your yard for access or hauled away for storage while the addition is under construction. These estimates come from the Remodeling Cost vs.

Chapter 7 : Things to Know When Adding an Addition to a House | Home Guides | SF Gate

Find local contractors to Build an Addition. HomeAdvisor will connect you with prescreened and customer-rated contractors in your area.

Chapter 8 : Home Addition Costs | How Much Does An Addition Cost?

An addition is a major undertaking that involves tradespeople, specializing in everything from roofs to foundations. Create and manage a winning team to complete your project. Assembling Your Team.

Chapter 9 : DIY House Addition: Building a House From the Ground Up - DIYdiva

Todd Stein, vice president of a communications company and a father of two in Sacramento, California, says he wanted to build an addition so his year-old daughter could have a bedroom. She has been sharing her room with her six-year-old brother.