



BECKER CUSTOM PDX'S

COMPLETE GUIDE TO A

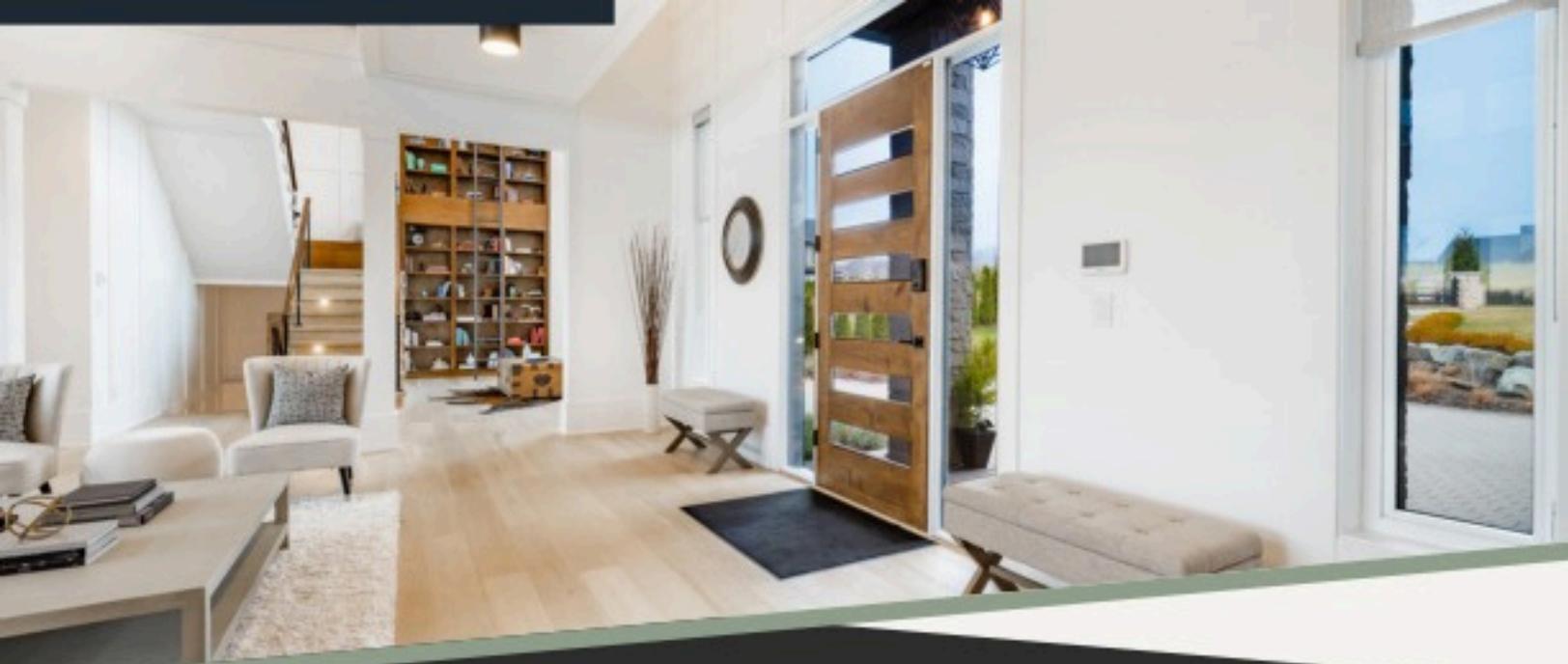
SUCCESSFUL RENOVATION

**A Homeowner's Roadmap to Planning,
Budgeting & Building With Confidence**

Table of Contents

Introduction	3
Tip 1: Start With a Clear Vision of the End Result	4
Tip 2: Create a Realistic Budget —Then Add Contingency	5
Tip 3: Hire a Contractor You Trust	6
Tip 4: Prioritize Function Over Aesthetics	7
Tip 5: Make Material Selections Early	8
Tip 6: Prepare for Disruption and Protect Your Home	9
Tip 7: Communicate Frequently and Openly	10
Tip 8: Expect Some Surprises — They're Normal	11
Tip 9: Follow Permit Requirements and Building Codes	12
Tip 10: Invest in Quality Where It Matters Most	13
Copyright & Disclaimer	15





Introduction

Renovating your home is one of the most meaningful investments you can make. A well-executed renovation can improve how you live every day, increase your home's value, and create spaces that truly support your lifestyle. At the same time, renovations can feel overwhelming without the right guidance. Budgets, timelines, design decisions, permits, and construction activity all come together at once, and without proper planning, even a well-intentioned project can become stressful.

At Becker Custom PDX, we believe successful renovations are built on preparation, communication, and trust. After years of working with homeowners, we've seen the same challenges arise again and again—unclear expectations, rushed decisions, incomplete scopes, and misunderstandings that could have been avoided early. This guide was created to help homeowners feel informed, confident, and in control before construction begins.

Inside this book, you'll find practical guidance, clear explanations, and simple checklists designed to help you plan smarter, communicate more effectively, and protect your investment. Whether you're planning a small remodel or a major renovation, this guide serves as a roadmap to a smoother process and a better final result.

Tip 1

Start With a Clear Vision of the End Result

A successful renovation begins long before demolition starts. Having a clear vision means understanding what problems you are trying to solve, not just what you want the space to look like. Whether it's a kitchen that doesn't function well, a bathroom lacking storage, or a layout that no longer fits your lifestyle, identifying these issues early helps guide smarter design decisions. A clear vision also prevents scope creep, miscommunication, and costly changes mid-project. When you can clearly explain your goals, priorities, and expectations, your contractor can better align the design, budget, and construction plan to deliver the results you actually want.

Quick Checklist

- Identify what is not working in the space
- Define top renovation goals
- Prioritize must-haves vs. nice-to-haves
- Collect inspiration photos
- Consider how the space will be used daily



Tip 2

Create a Realistic Budget —Then Add Contingency

A realistic budget protects both your finances and your peace of mind. Renovation budgets should include more than labor and materials—fixtures, permits, design costs, delivery, debris removal, and temporary living solutions all add up. Many homeowners underestimate these additional expenses, which can lead to stress and rushed decisions later. Including a contingency fund of 10–20% is essential, especially in older homes where hidden issues such as water damage, outdated wiring, or plumbing problems may be uncovered. A well-planned budget allows you to respond calmly and confidently when the unexpected happens.

Quick Checklist

- Establish total renovation budget
- Research realistic price ranges
- Include permits and hidden costs
- Add 10–20% contingency
- Identify where quality matters most



Tip 3

Hire a Contractor You Trust

Your contractor plays a central role in the success of your renovation. Beyond technical skill, trust, communication, and professionalism are critical. A reputable contractor should be licensed, insured, transparent with pricing, and willing to explain their process clearly. Choosing the lowest bid can often result in shortcuts, poor communication, or unfinished work. Reviewing past projects, checking references, and understanding how your contractor manages schedules, changes, and communication helps ensure you are entering a true partnership rather than a transactional relationship.

Quick Checklist

- Verify license and insurance
- Review portfolio and references
- Understand communication process
- Confirm supervision and scheduling
- Choose professionalism over lowest price

PRO TIP — Choosing the Right Contractor!

Becker Custom PDX is licensed, bonded, and insured in Oregon, providing homeowners peace of mind that their renovation is handled by qualified professionals. Our team emphasizes transparent communication, detailed project planning, and accountable project management to ensure your renovation is completed safely and professionally.



Tip 4

Prioritize Function Over Aesthetics

While finishes and design are exciting, function should always come first. A renovation that looks great but doesn't work well will quickly become frustrating. Address layout issues, storage needs, lighting, and ventilation before selecting materials. Thoughtful functional planning ensures your space supports daily routines, improves comfort, and remains practical for years to come. A well-designed space balances beauty with usability, creating a home that feels as good as it looks.

Quick Checklist

- Review layout efficiency
- Plan storage solutions
- Design layered lighting
- Ensure proper ventilation
- Consider long-term usability

PRO TIP — We'll help every step of the way!

Becker Custom PDX will help you design the perfect remodel or renovation for you and your family. Just let us know how we can help make your dream become a reality!





Tip 5

Make Material Selections Early

Material selections can significantly impact both schedule and budget. Many items—such as cabinetry, tile, plumbing fixtures, and custom glass—have long lead times that can delay construction if not ordered early. Reviewing samples in your home's lighting helps prevent disappointment after installation. Finalizing selections early also allows pricing to be locked in and ensures the contractor can schedule work efficiently without last-minute changes.

Quick Checklist

- Identify long-lead items
- Confirm measurements
- Review samples in the space
- Lock in pricing
- Document final selections

Tip 6

Prepare for Disruption and Protect Your Home

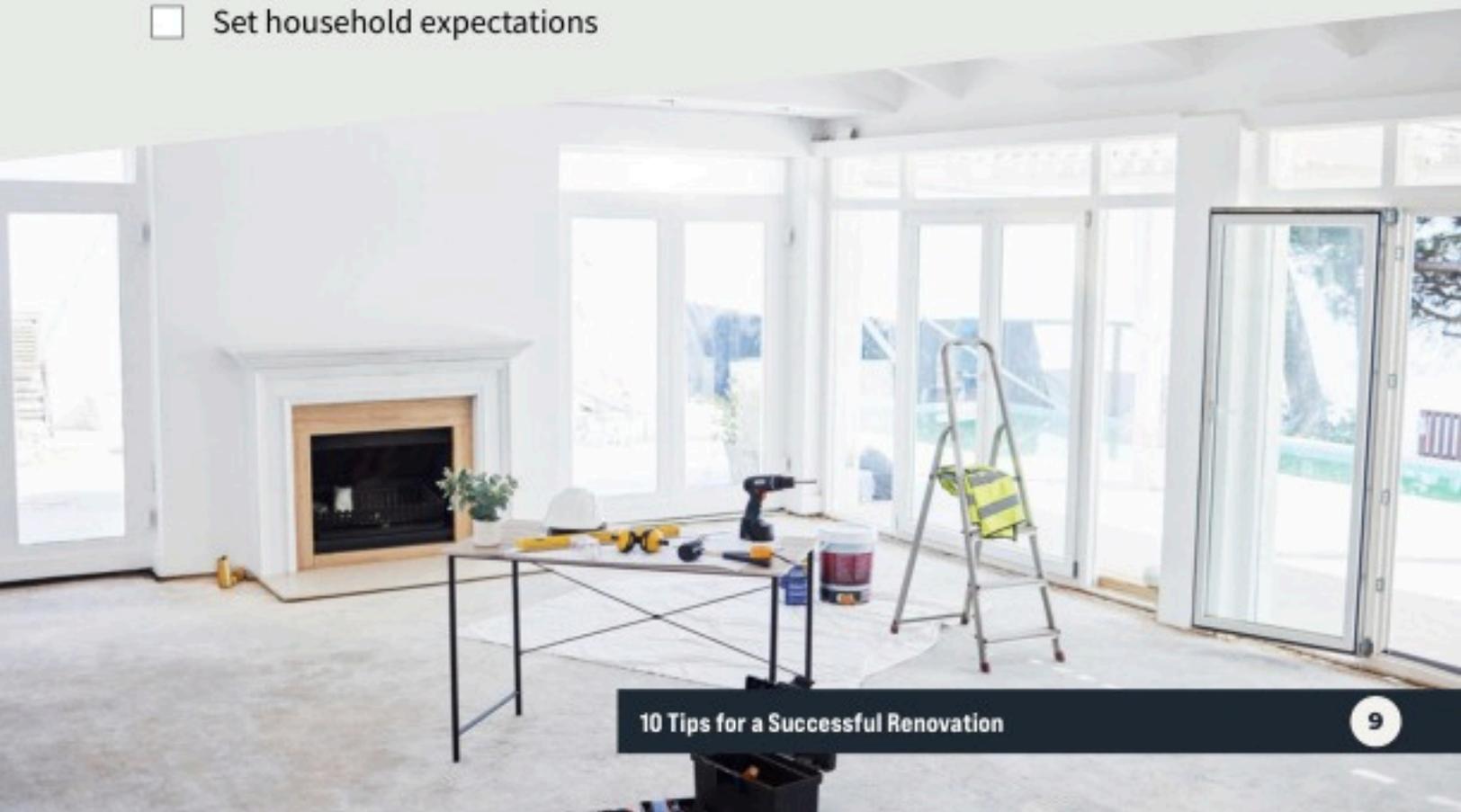
Renovations affect daily life, even when well-managed. Dust, noise, and limited access to certain areas are normal parts of construction. Preparing your home and household ahead of time reduces stress and protects your belongings. Creating clear access paths, setting up temporary living solutions, and making arrangements for pets and children helps the project move smoothly while maintaining safety and comfort.

Quick Checklist

- Protect floors and furniture
- Plan temporary kitchen or bath
- Secure pets and children
- Prepare for dust and noise
- Set household expectations

PRO TIP — Protecting Your Home During Construction

Becker Custom PDX prioritizes protecting your home during renovation. Our team uses professional site setup, dust control, floor protection, and organized work areas to minimize disruption. We respect your home and maintain clean, safe job sites throughout the entire project.



Tip 7

Communicate Frequently and Openly

Clear communication is one of the most important factors in a successful renovation. Establishing expectations around updates, decision-making, and response times helps avoid misunderstandings. Asking questions early, documenting decisions, and addressing concerns promptly keeps the project aligned with your vision. Open communication builds trust and allows issues to be resolved before they become costly problems.

Quick Checklist

- Set communication schedule
- Ask questions promptly
- Confirm decisions in writing
- Review progress regularly
- Address concerns early



Tip 8

Expect Some Surprises — They're Normal

Unexpected discoveries are common during renovations, especially once demolition begins. Issues such as hidden water damage, outdated wiring, or structural concerns may need to be addressed to ensure safety and durability. A professional contractor documents these findings, explains your options, and presents change orders clearly. Being mentally prepared for surprises helps you stay calm, make informed decisions, and keep the project moving forward.

Quick Checklist

- Understand surprises are common
- Review documentation carefully
- Approve pricing before work continues
- Stay flexible with solutions
- Focus on long-term safety



Tip 9

Follow Permit Requirements and Building Codes

Permits and inspections exist to protect homeowners by ensuring renovations meet safety and building standards. Unpermitted work can lead to insurance issues, legal problems, and complications during resale. A reputable contractor handles the permitting process and schedules inspections, ensuring all work is compliant. Following proper procedures protects your investment and gives you peace of mind.

Quick Checklist

- Confirm required permits
- Ensure contractor manages permits
- Schedule inspections
- Keep permit records
- Avoid unpermitted work



Pro Tip — Permits Made Simple

With Becker Custom PDX, you don't need to worry about navigating permits alone. Our team coordinates plans, engineering, permits, and inspections required for your project, ensuring your renovation meets all local Portland building codes and regulations.



Tip 10

Invest in Quality Where It Matters Most

Not all renovation decisions carry the same weight. Structural integrity, waterproofing, plumbing, electrical systems, and insulation are areas where quality should never be compromised. Investing in durable materials and proper installation reduces maintenance, prevents failures, and saves money over time. Focusing on long-term value rather than short-term savings ensures your renovation performs well for years to come.

Quick Checklist

- Prioritize waterproofing
- Upgrade hidden systems
- Choose durable materials
- Select quality fixtures
- Think long-term value

Copyright & Disclaimer

© Becker Custom PDX. All rights reserved.

This publication is provided for informational purposes only and is intended to offer general guidance to homeowners planning renovation projects. While every effort has been made to ensure the accuracy and usefulness of the information contained in this guide, renovation projects vary widely based on location, building conditions, codes, and individual circumstances.

This guide does not replace professional advice, inspections, permits, or contractual agreements. Homeowners are encouraged to consult licensed professionals, review local building requirements, and obtain written agreements before proceeding with any renovation work.

No part of this publication may be reproduced, distributed, or transmitted in any form without the express written permission of Becker Custom PDX.

Call us at 971-201-9048 or e-mail us at Tim@BeckerCustomPDX.com



Timothy Becker of Becker Custom PDX
Licensed, and Insured
CCB#253489

