




9 Mistakes to Avoid When Remodeling Your Home's Exterior





As a smart homeowner, you understand that investing in your home's curb appeal is investing in the overall value of your home. Whether it's replacing windows, doors, or siding, you have a great deal to consider when making any form of upgrades.

You desire a home that is both functional and beautiful. And the right product selections can reduce energy usage and maintenance costs while keeping you comfortable and secure. The wrong selections can leave your home lacking in efficiency, beauty, and performance — requiring heaping amounts of maintenance or replacements over time.

Our Lakeside team has been helping St. Louis homeowners transform their homes for over 21 years, so we have seen our fair share of mistakes during the remodeling process. Rather than waste your time and money on an underwhelming home exterior or a stressful renovation process.

**HERE ARE NINE MISTAKES
TO AVOID WHEN
REMODELING YOUR
HOME'S EXTERIOR.**



1

Considering Only the Initial Cost



Although the initial cost to improve the exterior of your home is an important factor, it is far more important to consider the lifetime costs associated with the products you choose.

Lifetime costs include energy, maintenance, painting, cleaning, and all other expenses associated with owning and operating your new products. Over the life of these materials, maintenance costs can greatly exceed your initial investment.

And don't forget about appearance! Lower priced products may look good initially but will degrade more quickly over time and thereby increase repair or replacement costs.

To determine the most cost-effective replacement products, all costs should be evaluated. It is rare that the lowest lifetime expense is also the one with the lowest initial cost.



2

Not Factoring in Maintenance Requirements and Long-Term Performance

Maintenance, such as painting, cleaning, manufacturer-required maintenance, routine repairs, and even future replacements can become burdensome — particularly with poor product choices.

For example, wood windows will require regular painting, typically every three to five years. Steel windows may also require regular painting, typically every five to seven years. As temperatures fluctuate, vinyl window frames expand and contract differently than glass panes, which can result in stresses that affect long-term performance.

Painting costs can be eliminated by the use of fiberglass, vinyl, and some clad wood windows. However, the performance of fiberglass window frames over a wide range of temperature fluctuations is far superior to other materials.

With almost any of the materials you choose, installation in accordance with the manufacturer's specifications is an essential consideration — not only for long-term performance but for peace of mind and warranty validation.

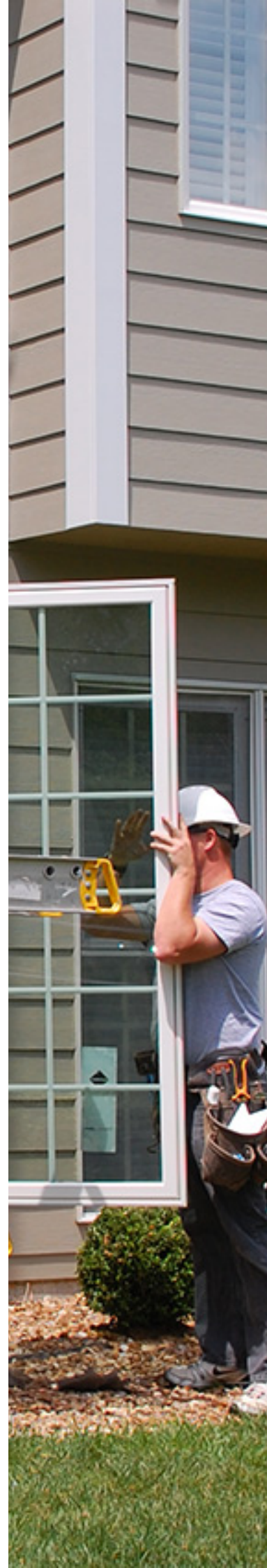
For example, windows may require some preventive and corrective maintenance to keep them in good operating condition. Each manufacturer has suggested or required maintenance that needs to be performed to maintain warranty validation. This should not be ignored, as it can significantly add to the life cycle cost of the products you select.

Wood entry doors can warp over time and will also require regular painting (three- to five-year intervals). Maintenance requirements of fiberglass doors are considerably lower and have the same performance features of fiberglass windows.

Fiber-cement siding is known for long-lasting beauty and minimal maintenance requirements. It is resistant to mold, and paint easily adheres to it over time. Its fire resistance is legendary.

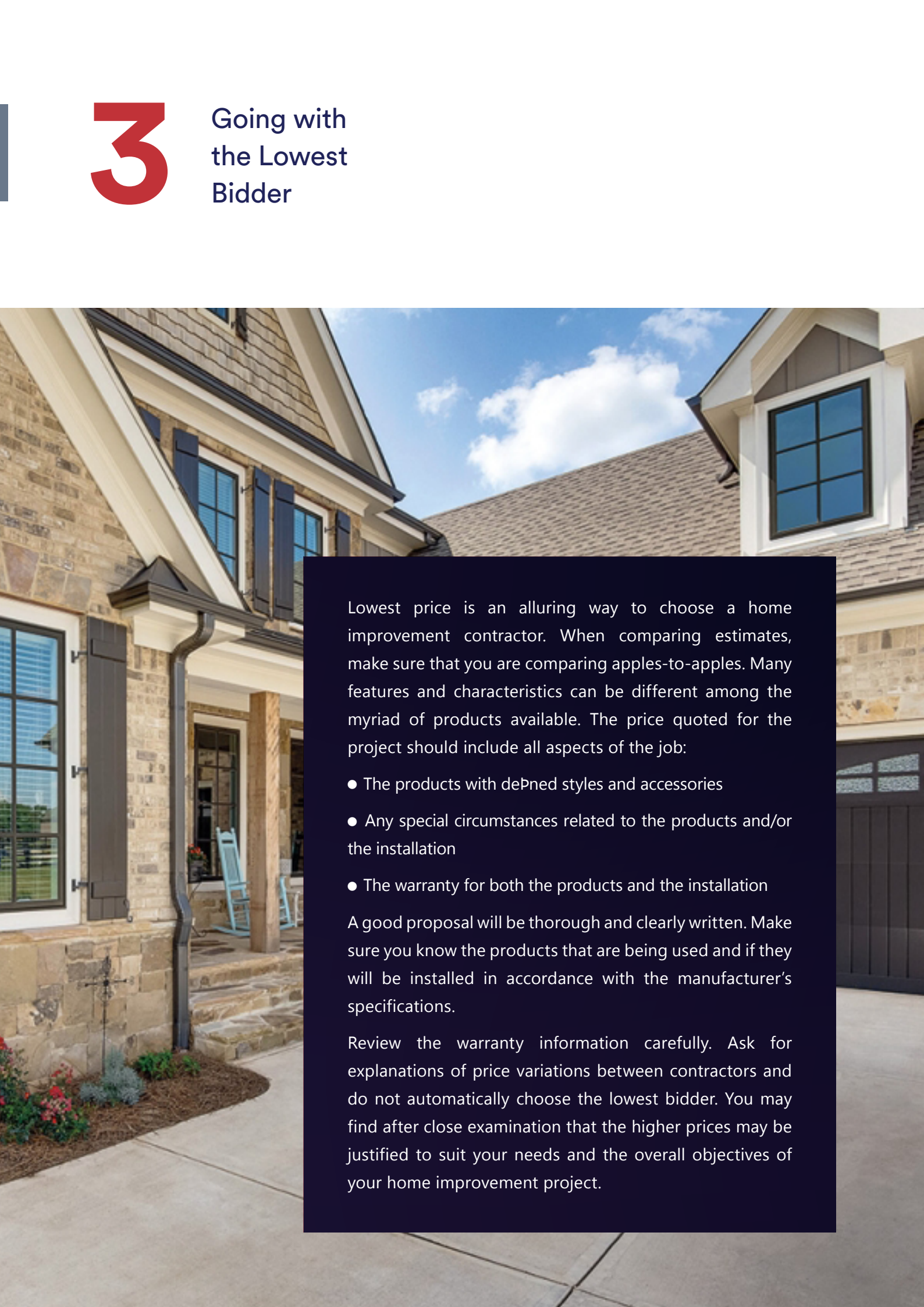
On the other hand, vinyl siding requires regular power washing, particularly if mold persists. And it has practically no fire resistance.

This kind of in-depth product analysis should be performed on every major component of your project.



3

Going with the Lowest Bidder



Lowest price is an alluring way to choose a home improvement contractor. When comparing estimates, make sure that you are comparing apples-to-apples. Many features and characteristics can be different among the myriad of products available. The price quoted for the project should include all aspects of the job:

- The products with defined styles and accessories
- Any special circumstances related to the products and/or the installation
- The warranty for both the products and the installation

A good proposal will be thorough and clearly written. Make sure you know the products that are being used and if they will be installed in accordance with the manufacturer's specifications.

Review the warranty information carefully. Ask for explanations of price variations between contractors and do not automatically choose the lowest bidder. You may find after close examination that the higher prices may be justified to suit your needs and the overall objectives of your home improvement project.

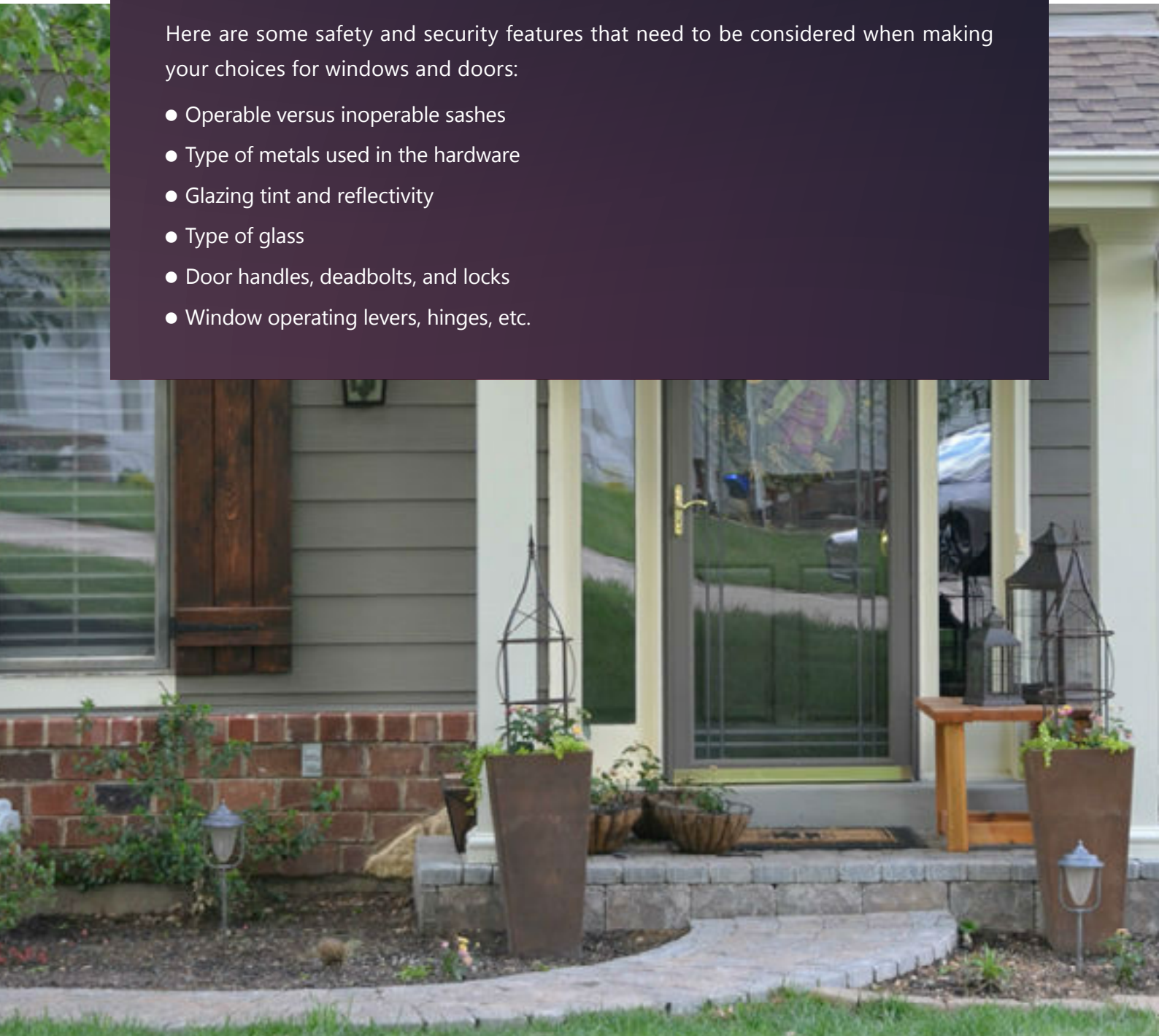
4

Failing to Consider Security and Safety

Your home must be kept safe and secure. This is particularly important when deciding on exterior products like siding, windows, and entry doors. These products provide a physical barrier between the interior of your home and the outside world. They protect your home from the ravages of weather — but also provide enhanced security from unwanted intruders.

Here are some safety and security features that need to be considered when making your choices for windows and doors:

- Operable versus inoperable sashes
- Type of metals used in the hardware
- Glazing tint and reflectivity
- Type of glass
- Door handles, deadbolts, and locks
- Window operating levers, hinges, etc.



5

Not Considering Other Style Options



Consider other designs when defining your home improvement project — especially the exterior of your home. Replacing the exterior components with the same style, colors, and accessories may make the replacement process easier, but it could be a mistake. There are many style and color options available in today's marketplace that may not have existed when your home was built. Some of them may be far superior in looks and performance.

The positive change in aesthetics alone can be beneficial to the future resale of your home. Some of our best re-side projects have changed Tudor style homes with lapboard planks. We have also maintained the integrity of historic homes with the same general siding style, but with a change of color.

You may be able to improve energy efficiency and maintenance costs with a style change. Be sure to discuss these possibilities with your sales representative.

6

Failing to Consider Installation Timing

You need to prepare your home for your home improvement project. You may need to move furniture, window treatments, and other objects away from windows and doors. Wall hangings and items on shelves should be removed from exterior walls that will be re-sided. The actual removal of the old components can stir up dust and dirt during the installation process.

Make sure the contractor you select will minimize the project's impact on your home and family. Ask about the procedure for installation and how inclement weather affects the installation schedule. How will a contractor respect your property during the process? Will they give you ample notice prior to the installation?

We provide our new customers a brochure: "Preparing for Your Project." This brochure provides detailed information on what to expect and how to prepare.



7

Failure to Consider Appearance



In terms of value and return-on-investment for your project, consideration of appearance after the job is completed is vital. As mentioned above, you may not even need to maintain your home's original style or color. A new, fresh appearance provides the following benefits:

- You will be proud of your home.
- Your home will have a greater resale value.
- Your neighbors will admire the new look of your home.

8

Not Hiring a Certified Lead Contractor

It is crucial that the company you select is a Certified Lead Contractor. Renovation and repair work can create large amounts of harmful lead dust if your home is designated with lead (typically homes built before 1978). There are strict laws governing this.



Certified lead-safe companies are trained to use special work practices to protect people and their homes from lead dust. Lead-safe companies use plastic sheeting to protect floors and furnishings, reduce the amount of dust created, bag or wrap waste, and thoroughly clean work areas daily and at the end of the project.



Not hiring a Certified Lead Contractor or properly abating the lead dust can lead to health problems.

We are a Lead Certified Contractor, and we have re-sided and renovated homes that were lead-designated. Our procedures conform to the governing laws.



9


Choosing the Wrong Contractor



Your home improvement project, whether large or small, is a serious matter. Finding the right contractor will save you time, money, and headaches — and actually make the process an enjoyable experience.

The following are a few questions to ask prospective contractors during your search:

- How many years has your company been in business? This is an important consideration as you'll want to know the history of their current business and the products they currently offer. Be specific; you are not interested in other businesses in which they may previously have been associated (a typical ploy by unscrupulous contractors).
- What is your experience with the products you are offering? How many projects have you completed with these products?
- What are your Better Business Bureau rating and your Angie's List record?
- Have you won competitive awards within your industry? By whom and how meaningful?
- Can you show me references? May I contact any of them?
- Can you show me projects you have completed in my local area that may be similar to mine?
- What is your installation warranty (in addition to the product warranty)?
- What differentiates you from your competition?
- Do you offer design services, and do you take care of municipal permits?
- Can you handle large exterior projects (e.g., deck, gutters, gutter guards, complex accessories, architectural designs, patio rooms, room additions, designer concrete)? What is your experience with these?
- Do your installation crews consist of company employees, or do you sub-contract?



Now that you have a good idea of what not to do during your remodel, it's time to find a contractor you can trust to do the job properly. Our Lakeside team is dedicated to excellence, which is why we back our installations with our Lifetime Workmanship Warranty. We have a proven remodeling process that can transform your current house into a home you will love for years to come.

CONTACT LAKESIDE EXTERIORS
TODAY TODAY TO SEE HOW WE
CAN CONVERT YOUR CURRENT
HOUSE INTO A HOME YOU
CAN BE PROUD OF. WE LOOK
FORWARD TO HELPING YOU
ACHIEVE A STRESS-FREE AND
BEAUTIFUL HOME.

Lakeside Renovation & Design
139 Chesterfield Industrial Blvd.
Chesterfield, MO 63005 Phone:
(636) 978-5000