

Renovation Planner



SIGNATURE
HOME SERVICES

Walk through your home and discover the projects that will add lifestyle value and return on ENJOYMENT to your home. You'll find line-by-line items, too, that will turn each space into the dream you deserve to live.



REMODELING PLANNER

Use this worksheet to discover how to make your house into the perfect home. Our worksheets identify the projects to really fall in love with your home. Compare options for existing furniture, where and what you realistically need to buy, how to repurpose or restage, and which space "begs" the updates that best suit your lifestyle today.

Changes to your lifestyle, likes or needs since your last remodel:

Outside Style

Inside Style

Use the space below to describe your “gut feelings” about your home today...

[illegible]

Entryway

A defined entryway is critical. First impressions are everything, even for yourself as you walk through that door every day. The goal of this space is to create an entry that's welcoming and equipped with any fixtures you need to suit your lifestyle.

	No work	Needs work	Major change	Notes:
Paint	☐	☐	☐	
Flooring	☐	☐	☐	
Lighting	☐	☐	☐	
Windows	☐	☐	☐	
Walls	☐	☐	☐	
Front door	☐	☐	☐	

	No work	Needs work	Major change	Notes:
Colors	☐	☐	☐	
Lighting	☐	☐	☐	
Gen. cleanliness	☐	☐	☐	
Brick or siding	☐	☐	☐	
Door exterior	☐	☐	☐	

The Living Room

The living room is your conversation area, family space, entertainment playground and relaxation sanctuary. Fill this worksheet out bearing in mind how you like to use this space—and be prepared to design it for warmth and comfort.

	No work	Needs work	Major change	Notes:
Paint	☐	☐	☐	
Flooring	☐	☐	☐	
Fireplace	☐	☐	☐	
Lighting	☐	☐	☐	
Windows	☐	☐	☐	
Walls	☐	☐	☐	

What would you need to complete the space (furniture, fixtures or design)?

What update would give you the biggest “return on enjoyment?”

Notes:

The Kitchen

The Kitchen is central to your daily experience in the home. It’s extremely important you have the space you need, that it can be cleaned, and that you have adequate lighting, windows and ventilation. You also need the right design for appliances you plan on.

	No work	Needs work	Major change	Notes:
Paint	☐	☐	☐	
Flooring	☐	☐	☐	
Appliances	☐	☐	☐	
Lighting	☐	☐	☐	
Cabinet design	☐	☐	☐	
Windows	☐	☐	☐	
Walls	☐	☐	☐	
Plumbing	☐	☐	☐	
Storage	☐	☐	☐	
Pantry	☐	☐	☐	
Backsplash	☐	☐	☐	
Counters	☐	☐	☐	

What would you need to complete the space (furniture, fixtures or design)?

What update would give you the biggest “return on enjoyment?”

Notes:

Master Bathroom

This room is almost as important as the kitchen. It should be welcoming and easy to keep clean. Think about your daily routine and how you need to navigate the space.

	No work	Needs work	Major change	Notes:
Paint	☐	☐	☐	
Flooring	☐	☐	☐	
Tub & shower	☐	☐	☐	
Water closet	☐	☐	☐	
Lighting	☐	☐	☐	
Cabinets	☐	☐	☐	
Windows	☐	☐	☐	
Walls	☐	☐	☐	
Storage	☐	☐	☐	
Plumbing	☐	☐	☐	
Accessories	☐	☐	☐	

What would you need to complete the space (furniture, fixtures or design)?

What update would give you the biggest “return on enjoyment?”

Notes:

2nd Bathroom

Every bathroom is important. They should be welcoming and easy to keep clean. Think about who will be using each bathroom and how they will need to navigate the space.

	No work	Needs work	Major change	Notes:
Paint	☐	☐	☐	
Flooring	☐	☐	☐	
Tub & shower	☐	☐	☐	
Water closet	☐	☐	☐	
Lighting	☐	☐	☐	
Cabinets	☐	☐	☐	
Windows	☐	☐	☐	
Walls	☐	☐	☐	
Storage	☐	☐	☐	
Plumbing	☐	☐	☐	
Accessories	☐	☐	☐	

What would you need to complete the space (furniture, fixtures or design)?

What update would give you the biggest “return on enjoyment?”

Notes:

3rd Bathroom

Every bathroom is important. Think about who will be using each bathroom and how they will need to navigate the space. And remember, children's and visitor bathrooms might inspire a little added creativity!

	No work	Needs work	Major change	Notes:
Paint	☐	☐	☐	
Flooring	☐	☐	☐	
Tub & shower	☐	☐	☐	
Water closet	☐	☐	☐	
Lighting	☐	☐	☐	
Cabinets	☐	☐	☐	
Windows	☐	☐	☐	
Walls	☐	☐	☐	
Storage	☐	☐	☐	
Plumbing	☐	☐	☐	
Accessories	☐	☐	☐	

What would you need to complete the space (furniture, fixtures or design)?

What update would give you the biggest "return on enjoyment?"

Notes:

Powder Bath

	No work	Needs work	Major change	Notes:
Paint	☐	☐	☐	
Flooring	☐	☐	☐	
Tub & shower	☐	☐	☐	
Water closet	☐	☐	☐	
Lighting	☐	☐	☐	
Cabinets	☐	☐	☐	
Windows	☐	☐	☐	
Walls	☐	☐	☐	
Storage	☐	☐	☐	
Plumbing	☐	☐	☐	
Accessories	☐	☐	☐	

What would you need to complete the space (furniture, fixtures or design)?

What update would give you the biggest "return on enjoyment?"

Notes:

Dining Area

The dining room can be one of the most crowded rooms in the house. The centerpiece is surrounded by chairs, and chandeliers and lighting are hit-and-miss. It's important to design this space thinking about daily use as well as entertaining.

	No work	Needs work	Major change	Notes:
Paint	☐	☐	☐	
Flooring	☐	☐	☐	
Lighting	☐	☐	☐	
Entryway	☐	☐	☐	
Windows	☐	☐	☐	
Walls	☐	☐	☐	

What would you need to complete the space (furniture, fixtures or design)?

What update would give you the biggest “return on enjoyment?”

Notes:

Master Bedroom

The master bedroom should feel like your sanctuary. It's your private retreat that should inspire calm and comfort. It requires imagining more than the linens—think about the full function of this space, sleeping under those colors, and using this space to “recharge.”

	No work	Needs work	Major change	Notes:
Paint	☐	☐	☐	
Flooring	☐	☐	☐	
Lighting	☐	☐	☐	
Doors	☐	☐	☐	
Windows	☐	☐	☐	
Walls	☐	☐	☐	
Closet	☐	☐	☐	

What would you need to complete the space (furniture, fixtures or design)?

What update would give you the biggest “return on enjoyment?”

Notes:

2nd Bedroom

Every bedroom is one person's private retreat that should inspire calm and comfort. Imagine more than the linens—think about the full function of this space, sleeping under those colors, and using this sanctuary to “recharge.” And think about whose bedroom this would be. Children's and guest rooms might inspire special features!

	No work	Needs work	Major change	Notes:
Paint	☐	☐	☐	
Flooring	☐	☐	☐	
Lighting	☐	☐	☐	
Doors	☐	☐	☐	
Windows	☐	☐	☐	
Walls	☐	☐	☐	
Closet	☐	☐	☐	

What would you need to complete the space (furniture, fixtures or design)?

What update would give you the biggest “return on enjoyment?”

Who's using or should use this bedroom?

Notes:

3rd Bedroom

	No work	Needs work	Major change	Notes:
Paint	☐	☐	☐	
Flooring	☐	☐	☐	
Lighting	☐	☐	☐	
Doors	☐	☐	☐	
Windows	☐	☐	☐	
Walls	☐	☐	☐	
Closet	☐	☐	☐	

What would you need to complete the space (furniture, fixtures or design)?

What update would give you the biggest “return on enjoyment?”

Who's using or should use this bedroom?

Notes:

For additional bedrooms or other spaces, use the same form and attach a separate piece of paper with your notes.

4th Bedroom

	No work	Needs work	Major change	Notes:
Paint	☐	☐	☐	
Flooring	☐	☐	☐	
Lighting	☐	☐	☐	
Doors	☐	☐	☐	
Windows	☐	☐	☐	
Walls	☐	☐	☐	
Closet	☐	☐	☐	

What would you need to complete the space (furniture, fixtures or design)?

What update would give you the biggest “return on enjoyment?”

Who’s using or should use this bedroom?

Notes:

Media Room

The media room is where you spend ample family time (and much-needed personal time), whether for watching movies, binging on Netflix shows or playing games. These spaces have great versatility if you love to entertain, too!

	No work	Needs work	Major change	Notes:
Paint	☐	☐	☐	
Flooring	☐	☐	☐	
Lighting	☐	☐	☐	
Doors	☐	☐	☐	
Windows	☐	☐	☐	
Walls	☐	☐	☐	
Closets	☐	☐	☐	

What would you need to complete the space (furniture, fixtures or design)?

What update would give you the biggest “return on enjoyment?”

Notes:

Laundry or Mud Room

This is not only a space for storage, but one of the biggest design pieces needed to protect your home from the outside elements. Laundry or mud rooms have clear utility as a laundry spaces with extra storage, but only if the space is built to fit the need.

	No work	Needs work	Major change	Notes:
Flooring	☐	☐	☐	
Lighting	☐	☐	☐	
Washer/Dryer	☐	☐	☐	
Doors	☐	☐	☐	
Windows	☐	☐	☐	
Walls	☐	☐	☐	
Cabinetry	☐	☐	☐	
Counter	☐	☐	☐	
Plumbing	☐	☐	☐	

What would you need to complete the space (furniture, fixtures or design)?

What would need to be done before you move in?

Notes:

Office

Whether you work from home full-time or just need a space to keep life in order, an office should have what you need to store paperwork and other essentials. Pay special attention to the details of this space, because it could be that you'll spend hours staring at a single patch of wall as you work on a project!

	No work	Needs work	Major change	Notes:
Paint	☐	☐	☐	
Flooring	☐	☐	☐	
Lighting	☐	☐	☐	
Doors	☐	☐	☐	
Windows	☐	☐	☐	
Walls	☐	☐	☐	
Closets	☐	☐	☐	

What would you need to complete the space (furniture, fixtures or design)?

What update would give you the biggest "return on enjoyment?"

Notes:

Attic

The attic might not just be a finished space adding to the square footage of your home, it might be an essential storage space for your lifestyle. Even unfinished attics need a thorough once-over to see what you're dealing with in potential future maintenance, paying special attention to the roof and insulation.

	No work	Needs work	Major change	Notes:
Roof ventilation	☐	☐	☐	
Decking	☐	☐	☐	
Lighting	☐	☐	☐	
Attic ladder	☐	☐	☐	
Windows	☐	☐	☐	
Insulation	☐	☐	☐	
Ceiling	☐	☐	☐	

What would you need to complete the space (furniture, storage or design)?

What update would give you the biggest "return on enjoyment?"

Notes:

Garage

Especially if yours is an attached garage, ensuring this space is in tip-top condition will protect your family in everything from security to the electric bill. The garage is also an essential space for storage, for maintaining your vehicles, and as a work space when hammers and saws come out. Look at the garage with your own lifestyle in mind.

	No work	Needs work	Major change	Notes:
Siding	☐	☐	☐	
Door	☐	☐	☐	
Lighting	☐	☐	☐	
Windows	☐	☐	☐	
Walls	☐	☐	☐	
Shelving	☐	☐	☐	

What would you need to complete the space (security, storage or design)?

What update would give you the biggest "return on enjoyment?"

Notes:

General

	Age	No work	Needs work	Major change	Notes:
Security system		☐	☐	☐	
Water heater (1)		☐	☐	☐	
Water heater (2)		☐	☐	☐	
HVAC (1)		☐	☐	☐	
HVAC (2)		☐	☐	☐	
HVAC (3)		☐	☐	☐	
Sprinkler system		☐	☐	☐	
Roof		☐	☐	☐	
Siding		☐	☐	☐	
Exterior paint		☐	☐	☐	
Electrical panel (1)		☐	☐	☐	
Electrical panel (2)		☐	☐	☐	
Pool		☐	☐	☐	
Hot tub		☐	☐	☐	

Notes:

Misc.

	No work	Needs work	Major change	Notes:
	☐	☐	☐	
	☐	☐	☐	
	☐	☐	☐	
	☐	☐	☐	
	☐	☐	☐	
	☐	☐	☐	
	☐	☐	☐	

Notes:

SIGNATURE ACTION



PROJECT EVALUATOR

Now that you've gone room-by-room to identify the projects you would do if resources were limitless, next you want to know which of those projects are really "worth it" to do right now.

All you need to get going are these worksheets.

COST VS VALUE

HIGHLIGHTS

Rising materials costs have impacted the rates of return on remodels for homeowners. Though, with everyone spending more time at home now, the latest Cost vs. Value report reflects the projects people have prioritized for livability over return. We like to call that a “return on enjoyment.”

This shift is a significant one from the report released just one year ago.

For all project types, the average cost-to-value return on remodeling investments stands at 58.7%. We’ve pulled the Cost vs. Value report showing return on investment for the DFW area to see how specific remodels compare...

ACCORDING TO THE 2022 REPORT:

1- Garage Door Replacement (94.2%)	6- Deck Addition - Wood (59.9%)
2- Manufactured Stone Veneer (91.1%)	7- Window Replacement - Wood (57.6%)
3- Minor Kitchen Remodel (67.4%)	8- Window Replacement - Vinyl (57.1%)
4- Entry Door Replacement (66.8%)	9- Bath Remodel - Universal Design (56.9%)
5- Siding Replacement - Fiber (63.3%)	10- Bath Remodel - Upscale (54.3%)

WHAT IS RETURN ON ENJOYMENT?

The emotional return from selecting
what fits your likes and lifestyle

Return on enjoyment is the emotional—and often life-changing—return you get from making selections based on your likes and lifestyle. It can be measured by how much you think “I love this!” every time you’re in a space.

This means making choices based on the flooring you want, the countertops you want, the drapes you want, the space you want...for YOUR home. You should relish it. It should be truly and unmistakably yours.

Your return on enjoyment is just as important as your return on investment and can literally change your life. Just like you’ll go car shopping with a budget but with every intention to opt in to the luxuries you CAN afford, your next remodel or design project can bring a greater return if you choose with your heart.

Try these tips to train your brain and to maximize the project you deserve to make yours!

- 1 Step one: collect your thoughts. Comb the web and your favorite magazines to create a pool of designs, colors, fabrics, layouts and features that you like.
- 2 Step two: outline a realistic budget. As long as you’re realistic about what you can spend, you can relax and feel better about investing in the features you love as long as you stay in that bigger budget.
- 3 Step three: write down a list of your daily rituals. Focus on how you use the spaces that you’re ready to redesign. What’s the most enjoyable part of your routine? What’s the most stressful part? What are the shortcomings of each space?



Preference & Lifestyle

YOUR PRE-REMODEL CHECKLIST

SET UP TO PLAN YOUR
REMODEL RIGHT

- ☐ Work your estimates into the budget sheet inside this workbook (so you can properly compare)
- ☐ Choose a start date that works for your schedule
- ☐ Set an agenda with the contractor(s)
- ☐ Get the project outlined in writing by the contractor and signed by all parties to prevent mistakes; include additions and budget changes along the way
- ☐ Purchase as much of the material needs up-front to avoid possible lag time
- ☐ Set up a payment schedule before the start of the project
- ☐ Plan ahead and be prepared if a portion of your home will be out of commission during any part of the project



EXAMPLE BUDGET WORKSHEET

THE KITCHEN

Knowledge is power, and knowledge of what you need to consider when budgeting for your remodeling projects will save you time, money, confusion and missed opportunities.

Here, we've broken down common remodeling costs with ranges of what percent of your total budget each could take. Use this worksheet as a guide for your own project, but remember that your project will be unique.

TOTAL BUDGET \$_____

Cabinetry & Hardware	(20-30%) \$_____
Construction, Trades & Installation	(15-25%) \$_____
Appliances & Ventilation	(20-30%) \$_____
Countertops	(8-15%) \$_____
Flooring	(8-12%) \$_____
Painting	(3-6%) \$_____
Lighting	(4-8%) \$_____
Faucets & Sinks	(4-8%) \$_____
Design Fees	(5-10%) \$_____
Permits	(1%) \$_____
Other (Hidden Unknowns)	(10%) \$_____

BUDGET ESTIMATOR

Budgeting is never a small task. If you're looking at anything from a facelift to a full remodel, it's important to take notes NOW on some of the costs as you make selections. Here's your worksheet to do it.

ROOM/SPACE

PAINT/COLOR

COLOR

SHEEN

BRAND

COST

Wall

Trim

Ceiling

FIXTURES

TYPE

PURCHASED FROM

COST

Flooring

Furniture

Decor

Lighting

CONSTRUCTION

DESCRIPTION

MATERIAL COST

LABOR COST

TOTAL COST

Wall removal

Wall recess

Added doorway

Room audition

NOTES: _____

For multiple rooms, print multiple copies of this page, or email info@signaturehomeservices.com for a on-page copy of this worksheet

BUDGET ESTIMATOR

ORGANIZER

ROOM

BUDGET



DEADLINE



COLOR



ROOM SIZE

LENGTH_____

WIDTH_____

FURNITURE & DECOR

KEEP (UNCHANGED)

MAKEOVER

PURCHASE

NOTES

SKETCHES

ROOM MAKEOVER

START WITH A SMALL CHANGE TODAY

Before or between remodels, you can make simple changes to spruce up any space!



Living room

- Pull furniture away from the wall
- Group smaller, like kind art together
- Find solutions to tuck or hide all cords and wires
- Add a long, narrow rug entryways
- Hang the largest artwork on the largest wall

Dining room

- Bring light into dark areas with floor lamps
- Add mirrors for more light and to open up space
- Consider leaving one wall bare
- Wall art to be hung at eye-level

Kitchen

- Replace old knobs and cabinet hardware
- Remember: your backsplash is where you can splash some personality!

Bedroom

- Add new pillows and throw pillows
- Don't leave your bed pushed in the corner
- Spend half your time getting real closet organization figured out!

Bathroom

- New towels make a difference!
- Have fun with your soap dispenser, find one you love
- Consider a basket to roll up extra hand towels and washcloths

Entryway

- Add a new welcome mat
- If you won't be painting your front door, at least clean it
- Get clever on shoe and coat storage

