

A large, bold blue number '5' is centered on a rustic wooden plank background. To the left, there is a potted plant with green, succulent-like leaves and a stack of white architectural blueprints with black lines and numbers. The overall scene is well-lit and has a professional, informative feel.

5

Fatal Traps Every Home
Owner Must Know Before

**PAYING A
SINGLE CENT
FOR A SECOND
STOREY
ADDITION**

Nexus Home Improvements Presents:

5 Fatal Traps Every Home Owner MUST Know Before Paying A Single Cent For A Second Storey Addition

Revealed in this brand new e-book...

- ✓ **What lies beneath: Why a second storey can be disastrous if you fail to consider one crucial element of the project...**
- ✓ **Three big mistakes people make that stop a second storey adding value to their home...**
- ✓ **The TRUE cost of adding a second storey per square metre...**

Hi,

Thanks for downloading this brand new report from Nexus Home Improvements.

In *5 Fatal Traps Every Home Owner Must Know Before Paying A Single Cent For A Second Storey Addition*, we have a single aim:

Giving you valuable, actionable knowledge you can use when navigating the renovation process for your Perth home.

It outlines five things you need to keep in mind when planning the project and selecting the company to do the work.

Adding a second storey to your home is a great way to expand your living space.

But, naturally, there are some pitfalls you need to avoid to succeed and stay inside your budget.

We advise you read this short report and keep it on hand to refer to during your research and planning.

And if you have any questions about what you read — or your project, of course — don't hesitate to give Matt and our team a call.

You can reach us at 9414 1789.

OK, let's get into it.

#1: Don't forget to start at the bottom

OK, so you're planning to build up. As we say, great idea (especially if you're looking to add value within a small piece of land).

But you might be surprised to learn that one of the first things you need to consider what's BENEATH your existing home, not what you're planning to add on top.

Your house's foundations and subfloor structure should be first on you and your builder's priority list.

Why?

Because adding a new storey is going to change the pressure your foundations have to support (possibly drastically, depending on the scale of your planned renovation).

Even smaller projects like new kitchens and bathrooms can accelerate subsidence and damage properties within four years.

Adding new rooms onto your existing structure could make that happen even faster.

Damage like that can easily cost you \$25,000 or more.

That's why you need to take the time to test your subfloor's tolerance before you embark on a second storey project.

Speak with your builder about what you can do with your existing foundation's strength, and whether you need to reinforce them in order to safely and sustainably build on your second storey.

This way, you and your builder will be clear on the parameters for designing and installing the addition — and you could avoid expensive headaches down the track.

#2: Will your roof have to come off?

This one might sound obvious, but second storey projects mean you'll be making substantial changes to your existing roof.

Whether you're adding a single room or a substantial, multi-room second floor with a bathroom and heating system...your roof is going to change. One of the mistakes many people make when planning their second storey project is failing to account for the fact that the builder may have to entirely remove their roof during construction.

That may mean substantial upheaval for your household if not done in a timely manner. A small addition may require that you change how you use your house during the process. Or, it might mean you need to fully relocate from start to finish.

Don't underestimate how disruptive this necessary part of the project can be to your household if not done properly with an experienced tradesperson.

However, there is a great way to minimize how much it compromises you during the build.

Some builders — yes, Nexus Home Improvements included — approach second storey builds in a way that dramatically cuts down this sort of disruption.

Rather than tear your roof off and carrying out the build start to finish on site, we opt to build most of your addition off site at our headquarters.

From there, we transport it to your property, install it and put on the finishing touches. This bypasses the wholesale disruption to your house's roof many people either don't account for, or take for granted.

#3: Changes above mean changes below, too

Another mistake we find many Perth home owners making is failing to account for the changes a second storey demands of the first storey.

The obvious example here is stairs.

Not only will you need to plan for — and budget for — a staircase to access your new second storey, but you'll need to think about the impact installing those stairs will have on your main floor space.

This can impact the way people move from room to room and use the home.

We advise careful planning with an experienced builder. Discuss all the options for stair location.

Another thing you'll need to think about in terms of impact to your existing home is the mechanical changes a second storey demands.

Your water supply and heating, plus your electrical panel all work based on your home's current size and layout.

When you add to the space — especially if you add fixtures and heating appliances — you and your builder should revisit those systems and plan any necessary upgrades.

Don't be one of the dreamers who skips straight to thinking about walking upstairs to your spacious new bedroom or study.

Make sure you fully consider the changes to your existing space and mechanical systems.

And be sure to choose a builder who understands the best way to optimize your lower floor to integrate your new upstairs space.

#4: Don't lose more value than you add

Building a second storey onto your home is a brilliant way to add space and value to your existing property.

It's faster and more affordable than building or buying a new home.

But don't make the mistake of thinking putting a couple of extra rooms on is an easy ticket to a higher house price.

See, if you cut corners on your project, or choose a builder who cuts corners (but probably *doesn't* cut your costs), you can end up spending tens or even hundreds of thousands of dollars for very little net gain in value.

Here's why.

You could put all the time and money into building your second storey only to find that the size and aesthetic of the other houses on your street prevents you being able to pocket the value gain down the track.

So consider the appearance, renovations and values of the homes around you before you embark on a huge upstairs addition.

In terms of cutting corners, don't forget about the exterior of your new storey. It has to look good, as well as provide good thermal properties.

In some areas, people throw away on average \$28,000 potential additional value by failing to make their new storey look great!

Then, of course, there's illegal building.

We can't stress this enough.

NEVER engage a builder who doesn't carry out fully compliant, safe and legal work in a professional and tidy manner.

You could face tens of thousands of dollars in additional costs if you do. And that could wipe out the value you hope to add to the property by building it up, if it's not finished off professionally.

Make sure you work with professional builders who know the WA building code front to back, and who have a reputation for good looking, safe, reliable second storey additions.

#5: Failing to account for all your costs

A lot has to happen for your home to grow upwards.

Don't be one of the people who fails to account for the full costs of renovation.

Adding a second storey does generally cost less than a ground floor addition.

Still, it might not be as cheap as you first thought.

Estimates vary by builder and region. But as a guide, a second storey addition is between \$2,250 and \$3,300 per square metre.

There are many factors at work in those figures.

Consider the costs of the materials your builder will need. Will you opt for higher or lower quality?

There's the time it will take to prep your house for the project (*again, it's worth considering a builder who can get your second storey near completion off-site, then transport it to your property and add it on, causing less disruption and taking less time*).

Remember to cost in all the changes you'll need to make to the ground floor, as discussed above.

Heating and cooling systems cost money, and needs to be accounted for.

And you don't want to go over budget because you didn't think about all the aspects of the project.

At the extreme end, you could end up with a new upstairs space, but no stairs to get up there!

There's the builders fees and the local tax, too. Make sure your builder includes these.

Above all, make sure you work with a builder who lays out in clear detail the FULL costs of not just the second storey build, but also all the associated smaller projects that go with it.

There you have it (Here's what to do next...)

If you've read this whole report...

It's because you're serious about finding the best possible second storey builder in Perth.

Now we'd like to show you how serious we are at Nexus Home Improvements about delivering a superior quality second storey with the absolute minimum of stress and disruption.

If you call us on the number below, our director Matt — who has been doing this for 20 years — will personally visit you at home to consult with you on the practical and financial sides of adding a second storey to YOUR home.

There's no obligation for this.

Just the chance to speak with Perth's leading modular building specialist about the vision you have for adding more space, freedom and value to YOUR home.

To learn more, call us now at 9414 1789.

Or click the button below!

Sincerely,

Matthew Keogh
Director

**BOOK YOUR FREE SECOND STOREY
CONSULTATION!**