

Beautiful + Functional + Comfortable
We'll Help You Love Where You Live



Six Steps to a Successful Addition or Large Remodel

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***Disclaimer:** These Materials are being distributed with the understanding that Lensis Builders, Inc., is not rendering any legal or individual project advice to the reader. Every contract, project and set of facts and circumstances raises different issues, and in dealing with a specific contract or legal problem with a contractor, one should consult with legal counsel.*



Introduction

This step by step guide was created by an insider specifically to help homeowners achieve a successful home remodeling project. What qualifies as a home remodeling or renovation project?

- Additions, One or Two Story Living Spaces, Sunrooms, Decks, Porches, Porticos, Attached and Detached Garages
- Whole House Remodels (rethinking the space, taking down walls, etc.)
- Heating and Cooling System Replacement/Upgrades
- Energy Efficiency and Comfort Problem Solutions

It's all about making good decisions. Plan well, and reap the benefits. We've all heard the horror stories—"The Remodeling Project From HELL." Ask anyone you know, and they've either had a bad experience with a contractor they've hired or heard a few dinner party accounts of projects that would make most people shudder. Remodeling your home involves at least four very important things in your daily life—your family, your schedule, your comfort, and your finances. With such important things at stake, it's easy to see how choosing the wrong contractor can easily lead to a negative experience. However, if you do the proper research and follow this step by step guide, your experience will be a positive one.

The home improvement industry is a huge business—we Americans spend over \$150 billion dollars a year on remodeling—over 11 million projects a year! The more you understand about the remodeling process, the easier it will be to have a successful project. That's the first step—gathering information. Since you're already reading this guide, you're well on your way to loving where you live.

So what are the proper steps you as a homeowner need to take to:

- 1) Hire someone who listens to your needs and works with you to design the ideal solution for your home. Your goals for the final results should include beauty, function and the often missed important element: **comfort**.
- 2) Have your project completed on time and within budget.
- 3) Minimize aggravation during the process.

The following steps will logically and methodically take you from the research stage to the final walk through.



Step 1: Gathering Information

The first step to gathering information is to define your goals. Define goals—accomplish goals. Everyone has different reasons for wanting to improve their home.

In 2014, Houzz surveyed 200,000 of their members in order to learn more about their home improvement goals. When asked which of the following factors drove their decision to remodel, homeowners participating in the survey indicated:

- 78%** - Improve the look and feel of their space
- 54%** - Improve the functionality of the home
- 52%** - Increase home value
- 47%** - Upgrade features/appliances
- 36%** - Improve organization/storage
- 30%** - Improve energy efficiency and improve comfort
- 13%** - Changing lifestyle needs

Whether you have one or all of the above motivating factors driving your decision, it's very important to develop a prioritized list of how you envision your final results. Talk to your family about their thoughts and ideas for the project. Look at magazines, Houzz, Pinterest, or other internet resources. Start a scrapbook of ideas of pictures, room layouts, and designs you like (virtual or hands on!). With your list and scrapbook of great ideas in hand, it's time to begin reaching out to professionals for help with your project.



Step 2: Contractor Selection

How do you find the right person for your home, family and project? The same 2014 Houzz survey asked homeowners what hiring criteria they used when selecting a professional for their project. Their top five priorities were:

- 83%** - Has good reviews and recommendations
- 70%** - They're an expert in their field
- 60%** - Has a personality I can work with
- 53%** - Has completed projects in a style similar to mine
- 7%** - Is the least expensive option

Homeowners are highly interested in reading reviews and learning what past clients thought of their remodeling experience. So where can you turn to find these reviews and recommendations? You can ask your family, friends, neighbors, and coworkers who they'd recommend. You can also visit online review sites such as Angie's List, Better Business Bureau, Yelp!, and GuildQuality.

When you find a contractor that has a solid online reputation, check out their website and project portfolio. You can schedule a face to face meeting in your home to discuss your project and wishlist. Check their references and request to see completed or in progress projects in person. It's important to feel confident in, comfortable with, and genuinely like the professional you select to work with! A great working relationship is critical for a successful project—it must be a good fit for both you and your contractor!

It's important to ask the right questions when considering a contractor or design/build firm. The following is a list of great questions to ask:

1) Where are you licensed, and do you pull all the necessary permits?

A license means they are properly registered with the state and meet all legal requirements to do business in that state. If they suggest a permit isn't required, or that you pull your own permits – it's time to consider another firm. It's important to know that the people responsible for your project are committed enough to their profession to obtain the proper licensing and permits.

There are three levels of contractor classes in Virginia: A, B, and C. A Class "C" license is essentially a beginner's license with a very small maximum contract allowance. This type of license is better suited for handyman type projects. A Class "B" license is the next step up, requiring the contractor to pass additional testing. This also allows an increase in the number of contracts the contractor can handle, due to their lack of experience. The top tier for contractors is the Class "A" license, which requires passing a series of additional tests and providing proof of financial stability. The number of contracts they can handle is unlimited. Large projects should be handled by experienced Class "A" contractors.

2) Will you give me a final lien waiver?

A lien waiver protects you in case the contractor doesn't pay their subcontractors or suppliers. A lien waiver guarantees the subcontractors and suppliers have been paid by the contractor, and that neither can come after you personally for payment. It may seem unfair—you paid the contractor! However, if the contractor didn't pay all parties involved in your project, they could potentially file a lien against your home or come to you for financial restitution. This is why a final lien waiver is crucial.

3) How long is your warranty, and what does it specifically cover or not cover?

It's important that you get the specifics! Ask them if their warranty is in writing as a part of the construction contract. A legitimate, responsible contractor will warranty their work and materials, and honor all manufacturer warranties. The National Association of Home Builders (NAHB) has an excellent set of standard guidelines you may find useful to review. You can call us at 703-367-8999 to request a copy of this 60 page consumer reference.

4) Do you carry at least \$1,000,000.00 in liability insurance?

Insurance is important to insure that damages to your person (personal injury) or your property are covered if the contractor is negligent or causes damages or loss. What happens if a contractor damages your home? Your yard? Your furnishings? Are they adequately insured? Ask for recent proof of insurance – this should come directly from the insurance company holding the policy. You should be named on the Certificate of Insurance.

5) Do you carry worker's compensation insurance?

Worker's compensation insurance covers your contractor's employees while they're on your property. If an employee or subcontractor gets injured on your property, you could be held liable if the contractor doesn't carry worker's compensation. It's very important to ask for written proof of worker's compensation of insurance.



6) What happens if I want to change something after the project has started?

It is not unusual for homeowners to think of new ideas for their home as their project progresses. You may decide to add extra lighting or upgrade your tile. This is called a change order. If a change order is required, it should be documented and submitted to you for written approval prior to the work being completed. There may be additional costs and schedule delays depending on the nature and scale of the change.

7) Will I receive a written contract?

You should always receive a written contract that clearly defines the scope of the project, the cost of the work, and the time frame for completion. Many contract details are actually required by law. Review all contents in detail before signing anything.

8) Do you have an in-house designer for all drawings and design of my project?

This is a critical question—so much depends on how the design is done. The best approach is to have an in-house designer working with you directly to accomplish the final results you want. They should be able to come to your home to discuss revisions and drawings, and provide you with changes to review within a few days—not a few weeks. Working directly with a designer throughout the project will ensure your joint vision is realized.

9) When will I receive detailed drawings and a cost estimate?

To absolutely know what you're getting and how much it's going to cost, you have to have a full set of drawings and a well-established budget. The contractor should provide you with a rough budget range for your project. If this rough budget range is acceptable, they should present you with a design proposal for the drawings.

After the design is complete, a detailed construction proposal should be submitted for your review and approval. It's important to try to maintain your budget throughout the design process. It can be easy to get carried away and design beyond your investment comfort level. Your contractor should help ensure your new space works well with your budget.

10) Can you provide references?

Talking to a contractor's clients is the best insight you can get into what working with them is like. Specifically, ask to speak with past clients with completed jobs, as well as clients in the middle of a project. That will give you two different perspectives on working with them.

11) How many projects have you done that are similar to mine?

If they haven't done work similar to what you'd like to accomplish, move on. The right experience is crucial!

12) Do you have a pre-construction logistics meeting prior to beginning work?

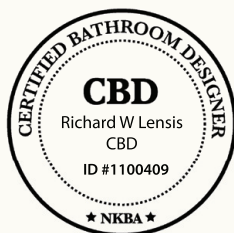
Prior to starting any project, homeowners should meet with the Lead Carpenter and the Production Manager to discuss details such as – start and end times, entry into the home, placement of a Port-a-John, etc. A well thought out and pre-planned project minimizes disruptions to you. Everyone should be familiar with the project before the start date. Many contractors have a "Pre-Construction Checklist" to ensure that nothing is left to chance.

13) What specific precautions do you take to protect my home?

It's important to know what measures will be taken to protect your home, your furnishings, and your landscape. Each remodeling project is unique, and you should understand how the contractor plans to protect your home during the project.

14) Do you have any professional certifications or affiliations?

A contractor who takes his profession seriously will have certifications from professional organizations like the National Kitchen and Bath Association (NKBA), the National Association for the Remodeling Industry (NARI), the National Association of Home Builders (NAHB), and the Residential Energy Services Network (RESNET). These types of certifications are specific to home building and remodeling and do not include commercial type projects.





Step 3: Project Cost, Design and Permits

Developing a Project Cost

Develop a detailed project probable cost—before a design is developed, your contractor should be able to provide you a rough estimate or budget range. However, a detailed cost proposal is only possible after the details have been worked out in a complete design. A big cause of cost overruns in construction projects happen when homeowners don't realize the “free estimate” they received is worth exactly what they paid for it. NOTHING. If you enter into a contract based on a free estimate, you should know that the final price will very likely be substantially higher than the original estimated amount—or the scope of work could be a lot less than you had envisioned.

Comparing pricing on custom remodeling work can often be very difficult because there is no real way to compare the quality of one contractor's labor, subcontractors, and materials to another. One excellent source for information about common remodeling projects, average job costs, and resale value is the “Cost Vs. Value Report” by Remodeling magazine. Use this link: <http://www.remodeling.hw.net/cost-vs-value/2015/south-atlantic/washington-dc/>

By gathering information here, you'll be in a better position to evaluate the information you receive. Let's say you're considering remodeling your kitchen in the DC Metro area. If the remodel you're considering fits the description listed for a mid-range major kitchen remodel, then you have an average cost that you should anticipate any proposals to be close to. In the Washington DC area, the current average is \$57,536.00. If you receive a proposal that's substantially higher or lower than this average cost based on information gathered from thousands of professionals across the country, then your contractor should be able to provide you with some solid reasoning as to why their price is so far off from average.

If someone provides you with a \$40,000.00 estimate for your major kitchen remodel in the DC Metro area, your first thought shouldn't be "Wow! I'm getting a great deal!" But it should be "Wow! What has this contractor left out of this proposal, or where does he plan to cut corners to make up that large difference?" Keep in mind, the last reason to hire a contractor is a lowest cost estimate. This can lead to major cost overruns throughout the project because of upfront low-ball allowances in your proposal.

Ask a lot of questions and use this Cost Vs. Value Report as a guideline when comparing proposals. Remember—an estimate is more of a rough number or educated guess. A proper construction proposal should be very specific, to include a detailed scope of work and a list of the materials used. Beware of a "cost plus a percentage" agreement as well. These types of jobs tend to take a long time to complete with little incentive for the contractor to stay on a schedule and within budget. You're essentially giving them a blank check.

Depending on your project needs and the size of your remodeling project, there are several options for you to choose from:

The Design Build Contractor

Design/Build is a concept designed to benefit the homeowner with his or her remodeling project by providing both quality design and construction services within the same company. A Design/Build contractor will be able to see your project through from start to finish—keeping design, engineering, and budget in mind. This method proves to be a less expensive option that speeds up the entire process.

The General Contractor

Many home improvements may not require professional design (also known as "pull and replace" projects) and can be handled by an experienced remodeling contractor. However, it's still important to only deal with a professional. Even a small remodeling job needs careful planning to ensure it's successful completion.

The Architect

Major remodeling projects require construction drawings to define contracts and permit procurement. If your professional remodeler does not offer design services, you can use a professional architect. It's best to select one with specific experience in remodeling, as he or she will be more sensitive to the special challenges remodeling projects can present. Keep in mind—not every architect specializes in residential remodeling and construction. An architect who mainly designs commercial buildings may not be the best choice for your home.

Design Considerations

Site

The location of both the existing home and any additions should be considered when thinking about curb appeal, the main entrance and circulation. Will you have an easy way in and out, and is there sufficient parking? Does the property have that "Wow!" first impression as you arrive?

Setbacks and Utilities

Early on in a project, it's critical to see what the zoning requirements are—to include building restriction setback requirements from the property lines. It's also imperative to include the location of all utilities in the beginning, to include:

- Drain fields or septic system
- Cable and power lines
- Gas lines
- Recorded easements (power, sewer, etc.)
- Well and well line locations
- City water and sewer lines

Many restrictions may apply to your project and there should be very little or no design work prior to understanding the limitations of the property. Zoning may also have height restrictions and size restrictions for certain detached buildings (garages, decks, carports, etc.). You may also live in a neighborhood with a homeowner's association (HOA) that requires all plans to be submitted to an Architectural Review Committee for approval. All this information should be gathered before any design work begins—this will establish your base starting limitations.

Comfort and Energy

Consider any additions or improvement to maximize solar heat gain and loss during the warmer and cooler times of the year. New technology helps us control the amount of radiant heat we allow in our home. These solar differences can be calculated into the design of our heating and air conditions systems. Technology and training now provides us with new energy related tools for testing and measuring efficiency. These building science principles can contribute greatly toward the long term comfort and utility costs of your home. Many older homes can have comfort issues solved and energy updates completed as part of your remodeling project. This is the most economical time to complete this work and should be incorporated into your project.

Building Appearance and Form

Your project should fit in with the existing home and look like it belongs—as if it's always been there. We've all seen home additions and alterations that don't look quite right. Let's say you have a Craftsman style home—any additions or alterations should complement that particular style. It's also important to note that a simpler building will be less expensive to build than a complex one. These simpler structures tend to be much more efficient when it comes to comfort and energy.

It's also important to consider and understand design concepts that incorporate geometric proportioning systems. Most popular man-made rectangular objects appeal to the majority of us because of a ratio known as the "Golden Section". This ratio is 1:1.618—or basically, a 5 to 8 size ratio. Without these considerations, spaces can seem awkward and uneven. This is one major reason a three dimensional (3D) design is such a critical part of the design world today. It can be difficult for some people to truly understand the feel of a space from a two dimensional (2D) design on a flat piece of paper. With sophisticated 3D design programs today, you can visualize your project including colors and material textures.

Windows and Doors

Try to maximize your window quantities and size. Windows bring the exterior in and greatly enhance views. Try not to use too many different size windows, and consider both the interior and exterior aesthetics of each window. Also avoid using windows that aren't consistent with the existing home – it's important to match all trim and material details. Always keep balance and rhythm in mind.

Roof Shape

Consider keeping the roof shape consistent with the existing roof. If you maintain and match the same overhand (facia board and gutter) then the new addition can match up and blend in well with the existing home.

Trim Work and Details

The addition of trim details can provide warmth and character to your home's appearance. These details should be consistent throughout the home. Properly proportioned columns, trim, and railings can add nice details to an entrance.

Materials

An important and popular subject is the durability of materials. Consider using materials that require very little maintenance. If maintenance is required, then homeowners should be able to accomplish this on their own without requiring the services of a specialist. Consider healthy interior finishes such as carpet, flooring, glue and paint.

Mechanical Systems

Many people don't realize that all mechanical heating and air conditioning systems are NOT created equal. The design (or lack thereof) can have a huge impact on your comfort and utility costs. A properly designed, installed and tested for performance system is the only way to go. In many homes we find that the existing heating and cooling systems here in our area are too large – so with proper design and access they can accommodate new spaces. A proper load calculation by a qualified heating and cooling Master will point you in the right direction. If you need new equipment, then a high efficiency heating and cooling system should be considered. The payback for the additional cost is short term. We've also had success with gas fired high efficiency tank-less water heaters. Appliances for your Kitchen and Laundry area tend to have more problems out of the box. The saying "they don't make 'em like they used to" seems to ring true. For this reason, we always recommend purchasing the extended warranty on all newly purchased appliances.

The Design Process

- Measure Existing Spaces
- Detailed to include all areas in the scope of work
- Show existing space in the drawings (as built drawings)
- Conceptual Design
- Floor plans
- Elevations
- 3D Design (It's critical to understand the space in 3D. With today's computer technology, there's no reason not to see a 3D full color project design.)

Please note: with existing drawings and a final conceptual design, you can start to select materials. This will help establish a final project budget and can be adjusted if necessary.

The Permit Process

You should consider the time line for the permit process—you will need to go through several government departments to apply for your building or remodeling permit, to include:

- General Application and Licensing Department
- Zoning Department
- Site Department
- Environmental Health Department
- Building Plan Review

Each of these different departments have a series of checks they go through before permits are issued. All the different departments will need to sign off of your permit application before it's approved. What types of things will each department be looking for? Several examples include but are not limited to:

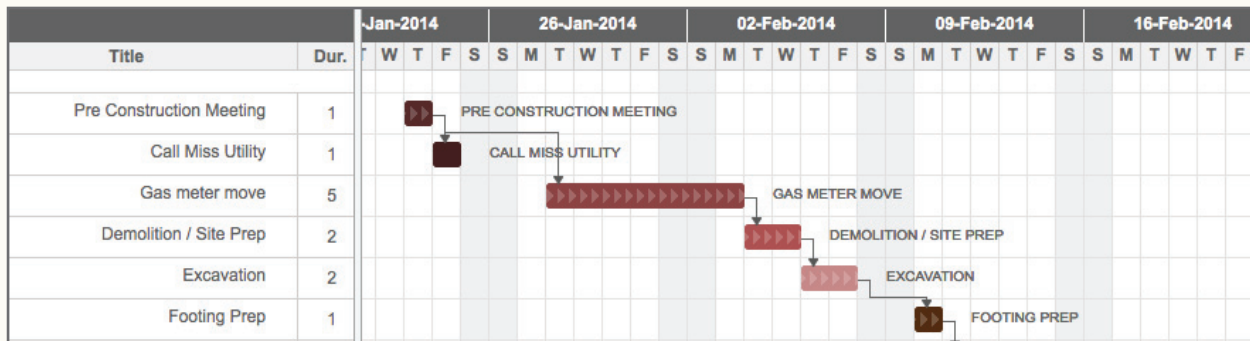
The Zoning Department will be looking for property line setbacks, building size and height limitations, easements and other possible interior requirements (i.e. second kitchens or other multi-family type of alterations.) This should all be taken into consideration long before the permit application.

The Site Department will be looking at soil conditions on the soil maps along with sediment control and the amount of the site that will be disturbed during construction. There are very specific rules pertaining to soil erosion and the maximum amount of site disturbance before engineered site grading plans are required.

The Environmental Health Department

If you're not connected to a city sewer and water service line, the Health Department can get involved with your project addition being too close to existing septic systems. This also includes reserve systems or areas that are dedicated to a new system if your new system were to fail. If you choose to add a bedroom to your home with a septic system on your property, it's likely you will need to update the septic system. This can be very expensive and required special testing and additional engineering work. This can be long process.

The Building Plan Review Department will carefully look through your plans and drawings to make sure the project is structurally sound and complies with all the necessary codes. There are now new structural requirements in our area that deal with higher design wind loads. This can sometimes complicate the structure of the building. Complex projects are usually required to be reviewed by a structural engineer.



Addition Schedule

Step 4: Pre-Construction Planning and Materials Management

At this point in the process you have your design complete, your project materials selected, and you're going through the permit process or actually have your building permit in hand. One major consideration that should be addressed is the availability of the materials you've selected. All materials should be ordered up front so that the project schedule is not held up because of missing pieces. Unfortunately, many contractors don't order materials up front or even in a timely manner. This can significantly affect the completion date. For example, a kitchen or a master bathroom may have hundreds of different parts and pieces that can't be purchased "off the shelf"—so it's critical to have all the materials for your project up front, and early (i.e. cabinetry, plumbing fixtures, sinks, tile, etc.). The picture below illustrates our "Bathroom Materials Ordering Form", which is an example of necessary parts.

Another very important issue to address is the project schedule. We use a pre-defined project schedule that is specific to the type of job it represents. This schedule provides a day to day description of the entire project. This detailed account can be adjusted during the project if need be, but is a very accurate way to see and plan your project in advance. I've provided an example of this schedule above, called a GANTT chart, outlining a standard small addition project. This schedule also has the ability to schedule all of our necessary project subcontractors well in advance.

Summary of Pre-Construction Planning and Materials

- All necessary special order materials have been ordered.
- Pre-construction meeting before work begins the Designer, Project Manager and Lead Carpenters meet to discuss the pre-construction checklist, post permits, contacting Miss Utility, etc.
- Project schedule is created and set into motion.

BATHROOM MATERIALS ORDERING LOG			
MATERIALS DESCRIPTION		KEY	
VANITIES & CABINETS, DOOR STYLE & FINISH		Y = YORKTOWNE CABINETS S = SPECIAL OTHER VENDOR	
QUANTITY & DESCRIPTION	ORDER DATE & VENDOR	RECEIVED DATE	
VANITY(S)			
FILLER(S)			
TOE KICK			



Step 5: The Work Starts!

It's now time to execute the plan. You should have a plan in place as to how and where in your home you are going to live and function during the construction. This can be particularly trying if your kitchen or any bathroom is being removed and remodeled. You should have a temporary kitchen or other functional area to work with during your project. This is the time that all the prior good planning will pay off. With your schedule in place and all of your materials on the way, plans and permits complete. You are set up to have a smooth running job. The contractor should be starting with basic job set up, to include:

- An agreed upon ingress and egress for excavation equipment (Bobcat, backhoe, etc.)
- Silt fence and marking of the disturbed areas
- Protection of areas/trees not to be damaged or disturbed
- Trash truck or dumpster location (we prefer trash trucks because dumpsters can damage property when delivered and picked back up)
- Area reserved for exterior and interior material storage during the project
- Demolition areas – tent wall areas inside where demolition is scheduled or an old screened in porch or structure to be removed prior to new construction beginning.
- Utilities that need to be updated or relocated due to the scope of the project.
- Many times a gas line, electrical line or other underground or overhead utility may need to be addressed early because utility companies can be slow to move or relocate lines. (Most building codes don't allow you to build over a utility line.)

When scheduling larger addition projects, I often like to complete the majority of the new construction prior to breaking through to the existing home. The addition should be built and nearly finished before breaking through to the existing home in Phase #2. This limits the inconvenience to the homeowners until near the end of the project. No one wants their home in a demolished state for the entire project.

Your site should be kept clean, organized, and neat throughout the project. Again, careful upfront planning, scheduling and material acquisition are critical for a smooth project. The building inspection process is as follows, and may vary slightly from county to county.

The following is typically what's required in most cases:

Site Inspection

Some projects require an up front site inspection before the project starts to confirm silt fence placement, erosion, and sediment control is in place.

Footing Inspection

This is an inspection of the soil conditions before the concrete is placed. This inspection is looking to see if the ground or soil is solid enough to support the load of the building. This is generally 2,000 pounds per square foot. This inspection will also confirm that all footings are below the frost line (24" to 30")

Concrete Slabs/Porches Inspection

Concrete slab inspections are to determine that the concrete is thick enough, has the correct steel reinforcing or mesh in it, and matches what's on your design plan.

Backfill Inspection

This inspection will look for several different items:

- 1) Drain tile properly installed (perimeter foundation drains prevent excessive water pressure on your foundation walls.)
- 2) Foundation wall has been properly waterproofed
- 3) Drainage mat or filter fabric installed to prevent the drain tile from clogging up with mud in the future and becoming useless.

Concealment Inspection

This inspection deals with a framing inspection to make sure you built the structure as designed and it is structurally sound. There is also a plumbing inspection which looks at and tests the drain lines and a hot and cold water lines. These lines usually need either air pressure or water to ensure they don't leak. Also on concealment a first gas inspection which includes any new gas lines. These lines also need a test gauge with air pressure to make sure they don't leak (very important). Finally, at this time an electrical rough in inspection will take place. Many different electrical code items are checked (i.e. outlet and switch location, size of wiring, electrical connections, etc.)

HVAC and Insulation Inspection

This inspection will look at the heating and cooling system to make sure there is good air distribution for your project. In most cases, the heating and cooling contractor will need to provide the county with load calculations and a ductwork design if a duct system is used. Many existing HVAC systems are over-sized and can accommodate some additional new space. The insulation inspection will make sure that the insulation is installed properly with minimal gaps or missing areas. We prefer to use cellulose insulation over the standard fiberglass batts. This system creates a very tight and efficient building.

Final Inspections

These inspections are completed when the project is complete and may include the following: Final electrical, plumbing, HVAC, building, and site. The project should be 99.9% complete before the final inspection is scheduled.



Step 6: Completion

Now that your project has passed the final inspection, it's time to add your project to your homeowner's insurance policy. Your contractor will most likely remove his Builder's Risk insurance policy, so you will want to insure your project for the replacement value. As with many projects, there will likely be a small "punch list" or minor items that need "tweaking" – (i.e. cabinet doors adjusted, minor drywall repairs, a damaged screen on a window, etc.) The punch list should be reserved for small items and not an item that would prevent a final inspection. Most good contractors will warranty their work for a minimum of one year and many will take care of items for considerable longer periods of time. You may also see the county tax assessor who will raise your property taxes accordingly.

Another item to consider is that your contractor provides you with a final lien waiver. This will help protect you from any potential material and subcontractor liens placed on your property. As previously discussed in Step 2 (Contractor Selection), your expectations should be clear and completely understood. The National Association of Home Builders (NAHB) "Residential Construction Performance Guidelines" Consumer Reference, Fourth Edition contains very clear contractor performance guidelines. This sixty page manual has very useful information, including everything from site work, foundations, and floor construction to climate control and interior finish. This can be very useful information for homeowners, and I highly recommend it to anyone considering remodeling their home. Please call us at 703-367-8999 to request a copy.



About Lensis Builders, Inc.

Lensis Builders, Inc. is a build/design firm proudly serving the Northern Virginia area. We specialize in kitchen and bath design and remodeling, additions, whole house remodels, home energy and comfort solutions, porches, garages, and more. Our firm works closely with you to design and build the house of your dreams. We are passionate about building and remodeling and have been helping homeowners “love where they live” for 20 years.

About Richard Lensis



Richard W. Lensis incorporated Lensis Builders, Inc. in 1995 and has dedicated his life to building and improving homes. He has been involved in residential construction for over 35 years—starting as a Carpenter’s Helper in High School, and progressing to Carpenter, Lead Carpenter, Construction Superintendent, and Project Manager. Since creating his own company, he has designed, built, and remodeled hundreds of residential projects—including custom homes, additions, kitchens, bathrooms, finished basements, sunrooms, porches, and whole house remodels.

Richard is educated and experienced in all aspects of designing and remodeling, being a Virginia Class A licensed builder, a Virginia Licensed Residential Building Energy Analyst, a Certified Remodeler (CR), a Certified Kitchen Designer (CKD), a Certified Bath Designer (CBD), and a Certified Home Energy Rater (HERS Rater). He believes in making your home a place you’ll love to live—beautiful, functional, and comfortable. He can be reached at lensisbuilders@comcast.net or **703-367-8999**.

“I hope you’ve gained some valuable information from this Six Step Guide, and I wish you the best with all of your building, remodeling and renovation projects!”

Sincerely, Richard W. Lensis



Don’t waste another day with a home that frustrates you and stresses you out. Give us a call at 703-367-8999 to schedule a free consultation and find out how we can make your home work for you, instead of against you.