



# Remodeling? Think London Bay

If you've been thinking it's time for a little remodeling, who better for the job than ***America's Best Builder?***

That's right – you can access the award-winning professionals at London Bay for a wide range of remodeling and renovation services. Our fully-integrated team includes architects, interior architectural designers, landscape designers, qualified construction craftsman, project managers, and the award-winning interior design staff of Romanza.

Headed by industry veteran Rod Cross, London Bay's custom remodeling division is a one-stop shop for homeowners. "We help our clients determine what type of renovation will best suit their needs, assist with code requirements and insurance filings, and help determine the level of investment will yield the best financial return," Rod said.

And speaking of financials, London Bay adheres to the budget. "Once we establish the parameters of the remodel, we develop the budget and review it carefully with our clients to make sure there are no surprises," Rod said. "We pride ourselves on superior customer service, which is why building relationships with every one of our clients is so important."



## **LBH Custom Remodeling offers:**

Residential additions and remodeling, including kitchens, outdoor living areas, garage expansions, second-floor additions and updating exterior elevations

Complete home makeovers

Lanai improvements including outdoor living spaces including pool/spa redesign, summer kitchens, fireplaces and fire pits.

Windows and doors replacement to address insurability requirements and provide improved energy efficiency

Integration of green building practices and technology including utilization of London Bay's trade-marked Building Science Technology program

Structural repairs to restore construction integrity to the home or building

Luxury high-rise build-outs

Commercial space build-outs and renovations

## **Remodeling Considerations:**

- Assess the age of the property and whether proper maintenance has been performed. Look at HVAC systems, pool equipment, hot water heaters, and painting and caulking of exterior finishes such as stucco, wood, and window surrounds.
- Are the window and door openings up to the latest code and insurance requirements? Possible solutions include shutters and/or impact resistant windows.
- Utilize a designer and a builder when determining the feasibility of a project. Many good ideas are not weighed properly vs. schedule and budget, and many budget minded builders over look all of the possible design ideas available.
- Explore all ideas thoroughly before starting a project. There are definitely economies of scale involved when trying to stretch resources on a remodel project which can allow the client to obtain the very best value possible.

To schedule an appointment for a London Bay Custom Remodeling evaluation, call Rod at (239) 449-1575.