

Home Addition Feasibility Checklist

What to confirm before an addition is designed. An addition is permitted square footage married to a house that already exists, so the lot, the structure, the approvals and the budget decide what can be drawn. Settle them first and the design gets better, not smaller.

How to use it: tick what you already know, circle what you don't, and bring this sheet to your first conversation with KBF. Nothing here has to be finished before you call — the unknowns are exactly what a feasibility conversation is for.

01 THE GOAL

What the addition has to solve

- ☐ **Purpose.** Bedroom(s), bathroom(s), kitchen, office, game room, in-law suite, great-room expansion.
- ☐ **Size.** Roughly how many square feet you want to add.
- ☐ **Tier.** Shell-only (the complete engineered structure, weathered-in and painted, ready for your own finish-out) or a full addition with interior finishing, one contract from stamped drawings to styled shelves.
- ☐ **Time horizon.** How long you plan to stay in the home once the addition is complete.
- ☐ **Investment range.** A candid range you are considering. KBF sets a target investment with you, then aligns design, engineering and construction scope to it.

02 THE LOT

Where the house can grow

- ☐ **Survey.** A recent survey of the property.
- ☐ **Setbacks and easements.** Known setbacks for your lot, and any easements the new footprint must stay clear of.
- ☐ **HOA.** Whether the home is in an HOA, and a copy of its bylaws and architectural guidelines.
- ☐ **Sewer or septic.** Which one serves the house — it matters for any new bathroom.
- ☐ **Site conditions.** Drainage, mature trees and the construction access route relative to the likely footprint.

03 THE HOUSE

What the new space must tie into

- ☐ **Roof age.** The age of the existing roof, which the new roofline has to marry.
- ☐ **Plans.** Existing blueprints or plans, if you have them.
- ☐ **Story type.** A first-story addition, a second story over an existing second story, or a new second story on a one-story home.
- ☐ **Systems.** Whether HVAC, electrical and plumbing can be extended into the new space, and what that asks of the existing equipment.
- ☐ **Exterior match.** Stucco, siding, brick, roof tile and trim to be matched. On older homes with discontinued materials, expect two or three close-match options with samples.

04 APPROVALS AND SCHEDULE

What sets the calendar

- ☐ **Building permit.** Every home addition in Florida requires one, and most require structural engineering drawings, an energy calculation and a survey showing setback compliance.
KBF prepares the full permit package — engineering, architectural plans, submittal and inspections.
- ☐ **HOA review.** Plan on 2–8 weeks, separate from county permitting. The submittal usually includes a site plan, elevations, exterior material and color specs, and setback documentation.
- ☐ **Timeline.** Typically 4–7 months from contract to final walkthrough: roughly 6–10 weeks for design, engineering and permitting, and 10–18 weeks for construction.
Second-story additions and additions over 500 sq ft trend toward the longer end.
- ☐ **Start window.** October through March puts foundation work, framing and roof dry-in ahead of hurricane season and summer rains.

05 LIVING WITH IT

The questions after the drawing

- ☐ **Property taxes.** Added heated and cooled square footage triggers a reassessment by your county Property Appraiser. Talk to a CPA before signing if the tax piece is material.
- ☐ **Staying home.** Most additions are built and sealed before the existing structure is opened. Plan on 2–4 days of disruption at the “break-through.”
- ☐ **The estimate.** A fixed-scope written estimate after the consultation and design development; any later change documented and approved in writing before it affects cost or schedule.

06 BRING TO THE CONSULTATION

The fastest route to a real answer

- | | |
|--|---|
| ☐ Recent survey | ☐ Must-have and nice-to-have rooms |
| ☐ Existing plans or blueprints | ☐ Timing constraints |
| ☐ HOA bylaws and guidelines | ☐ A candid investment range |
| ☐ Exterior photos from each side of the house | ☐ Inspiration images, labeled with what you like |

NOTES

Let's start the conversation.

Bring us the addition you're considering. We'll walk the structure, the permit reality and the design together, at the Maitland showroom or at your home.

KBF Design Gallery
1295 S. Orlando Ave., Maitland, FL 32751
407-830-7703
kbfdesigngallery.com/home-additions

A general planning guide. Requirements vary by county, municipality, HOA and scope; your KBF team confirms each item for your home. Remodeling Reimagined, LLC d/b/a KBF Design Gallery · Florida License CGC 1529022.