



BUILDING AND REMODELING IN CHARLOTTE COUNTY SINCE 1981

Your home is your haven. Hiring a contractor to remodel your home is a considerable investment, and it is important to get the highest quality work for your money and that your project is completed on time and on budget.

THE SANDSTAR DIFFERENCE

✓ Commitment to Quality

Whether a whole home renovation or just a single room, we start every project from the studs and work our way up with no corners cut. With over 40 years of experience and commitment to high-quality craftsmanship and customer satisfaction, we will ensure your remodel is done properly the first time.

✓ Local Expertise With a Proven Reputation

Since starting his company in 1981, Jim Sanders and the SandStar team have been dedicated to the highest quality construction and have earned an excellent reputation in Charlotte County. Our portfolio of satisfied clients—the lifeblood of our company—continue to support us with referrals and 5-star reviews, as well as earning many awards and accolades over the years.

✓ Seamless Design-Build Remodel Process

Our design team and contractors work together to make the process more efficient and to help transform your ideas, inspirations, and experiences into your dream home.

We have a professional Design Studio, connections with top product brands in the industry, an experienced design team, and our own contractors.



FULL REMODELING SERVICES

OUR TYPICAL PROJECTS INCLUDE...



Kitchens



Bathrooms



Laundry
Rooms



Closets



Entertainment
Living Rooms



Dens
Home Offices

DESIGN & INSTALLATION SERVICES...

Cabinetry, Countertops, Appliances, Flooring, Walls, Windows, Electrical & Plumbing, Floor Plans, CAD Design, Elevations, Perspectives, Accessible Design, Certified Aging in Place Specialists (CAPS)

STAY CONNECTED WITH OUR CLIENT PORTAL

With Buildertrend's client portal feature, you can see progress reports shared by our team, filled with details on work completed, site conditions, and pictures of where the job stands. You can rest assured that you're kept in the loop throughout each phase of your remodel.

THINGS TO CONSIDER BEFORE REMODELING...

Which Flood Zone is your residence located in? Must you abide by the 50% Rule?

"The '50% Rule' is a requirement mandated by the Floodplain Management Ordinance. The rule does NOT apply to structures located in an 'X' or 'D' zone. In all other flood zones, the rule applies and it requires any building or structure improved, damaged or repaired 50 percent or more than the value of the building or structure to be brought up to Florida Building Code standards, including any FEMA or elevation requirements."

Resource: <https://www.charlottecountyfl.gov/departments/community-development/building-construction/50-percent-rule.html>

Florida Smoke Alarm Law

"One-family, two-family dwellings and townhomes undergoing a repair, or a Level I alteration, as defined in the Florida Building Code, may use smoke alarms powered by 10-year nonremovable, nonreplaceable batteries in lieu of retrofitting such dwelling with smoke alarms powered by the dwelling's electrical system. Effective January 1, 2015, a battery-powered smoke alarm that is newly installed or replaces an existing battery-powered smoke alarm must be powered by a nonremovable, nonreplaceable battery that powers the alarm for at least 10 years. The battery requirements of this section do not apply to a fire alarm, smoke detector, smoke alarm, or ancillary component that is electronically connected as a part of a centrally monitored or supervised alarm system. Florida Statute 553.883"

Resource: <https://www.charlottecountyfl.gov/departments/community-development/notices/new-florida-smoke-alarm-law.html>

Please contact the Charlotte County Building and Construction Services Division with any questions at 941.743.1201. Learn more about building construction rules and regulations by going to www.CharlotteCountyFL.com.

WHAT TO EXPECT

OUR STEP-BY-STEP REMODELING PROCESS...



Preliminary Timeline (Typically 6 to 12 weeks)

Site Visit

Our Remodel Sales Associate will schedule an appointment to meet with you at your residence to discuss project details, take photos and measurements, and answer any questions you may have.

Work Scope and Design Review

Typically, a kitchen or bathroom remodel estimate proposal will take 3 to 5 weeks, depending on the extent of changes. Larger or whole home projects will take longer. They may require a **Design Agreement**, a non-refundable paid contract for services rendered involving the design of kitchens, baths, or other areas of a residential dwelling space requiring modifications and associated elements. Typical agreements include planning meetings, needs analysis, job site measurement, blueprint take-off, conceptual layout, elevation, and perspective drawings.

Proposal and Work Scope Review

Once the design and proposal are completed, you will be contacted to schedule a date and time to meet at our Design Studio to review the proposal with your sales associate. If revisions are needed, they usually take 1 to 2 weeks to complete, depending on the depth of changes.

Signing of Contract

The finalized contract must be signed along with a deposit (typically 10%). For projects over \$2,500, a Notice of Commencement (NOC) will need to be signed and notarized as well.

Production Timeline (Typically 6 weeks to 6 months)

Construction / Architectural Drawings, Engineering (If Needed), and Permitting

The SandStar design team will complete construction drawings, any other permit drawings, and any other permit documentation required for your project. Please remember that if you live in Charlotte County, permitting can take up to 6 to 12 weeks from when the drawings are submitted. Once permits are issued and all drawings are completed and approved, SandStar will contact you to schedule a project start date and a Production Walkthrough—a meeting at your residence with the SandStar team to review details of your project before commencement.

Project (Start to Completion)

The phases of a typical remodel are *demolition*, *framing*, and *finish work*, which includes cabinet installation, countertops, tile and/or floor work, and final trim out. The length of each stage varies, with demolition typically being the shortest and finish work being the longest. Also, if applicable, there are two long-lead items to factor into the total length of your project: countertops and shower glass.

**Be aware: the current lead time for cabinetry orders is 6 to 12 weeks.*

Closing

Once your project is completed or near completion, a project walk will be scheduled with the designer and project manager. A closing will be scheduled to sign official closing documents and then... **Congratulations!** We hope you will become one of our "Raving Fans" and enjoy your remodel for years to come.



OUR GOLD STANDARD CLOSING

Completion includes five (5) or fewer punch list items valued at one (1%) percent or less of the contract price.

**PLEASE NOTE: All timelines and details in this brochure are only a general description of the remodeling process. Actual timeframes and details may vary significantly from job to job. Please consult your sales associate with any questions about your project.*

LET'S START YOUR JOURNEY TOGETHER...



Meet With SandStar

Schedule a no-pressure, in-home consultation with a sales associate to discuss your project details and the amount you would like to invest.

We will take measurements, answer any questions you may have, and discuss the next steps, which will include a visit to our Design Studio to make selections.



Design & Proposal Review

We will schedule a meeting to review your selections, preliminary drawings, and go over your detailed estimate – which outlines your step-by-step plan, costs, and timeline.

You will have a clear blueprint for what your project will entail before making a final decision.



Your Remodeling Plan

Our SandStar team will be there for every step of your journey, guiding you through the entire remodeling process, from concept to completion.

Along with our talented, in-house design and construction teams, we also partner with experienced local contractors to bring your project to life efficiently and expertly.



SandStarRemodeling.com



(941) 637-8080



**1203 W Marion Avenue
Punta Gorda, FL 33950**



VISIT OUR SANDSTAR DESIGN STUDIO

Open 9:00 a.m. to 4:30 p.m., Monday Through Friday

Licensed & Insured - CGC013881