

Before You Buy a Colorado Home That Needs Renovation

A 12-point feasibility checklist for buyers, real estate professionals, and homeowners who need to understand the renovation before committing to the property.

The inspection report tells you what is wrong.

A renovation feasibility review helps you understand what it may take to fix, reconfigure, permit, phase, and budget the work.

1. Structural changes

Identify walls, beams, floor systems, stair changes, additions, or major openings that may require structural engineering before pricing can be trusted.

2. Roof, envelope, and exterior

Look beyond visible finishes. Roof condition, drainage, siding, masonry, windows, doors, decks, and exterior water management can materially affect renovation scope.

3. Electrical capacity

Confirm panel size, service capacity, wiring condition, required upgrades, and whether planned appliances, lighting, EV charging, or mechanical equipment will trigger electrical work.

4. Plumbing and sewer

Review supply piping, drain/vent systems, water pressure, sewer condition, fixture locations, and the cost implications of relocating kitchens, baths, or laundry.

5. Heating, cooling, and ventilation

Verify the existing HVAC system, distribution, ventilation, combustion equipment, cooling availability, and whether the renovation changes loads or room layouts.

6. Water and moisture

Basements, crawlspaces, roofs, windows, showers, and exterior grading deserve special attention. Water problems should be understood before finishes are specified.

Continue the feasibility review before you rely on a renovation budget

7. Hazardous and age-related materials

Older homes may warrant lead, asbestos, mold, radon, or other testing. Testing and abatement should be handled by qualified specialists where applicable.

8. Permitting and zoning

Confirm whether the intended work is allowed and what may require building, electrical, plumbing, mechanical, zoning, historic, HOA, or other approvals.

9. Existing plans and documentation

Collect surveys, permits, prior drawings, engineering reports, seller disclosures, warranties, roof documents, utility records, and any prior inspection or testing reports.

10. Layout feasibility

A beautiful concept is not automatically buildable. Verify clearances, structure, plumbing routes, mechanical space, ceiling conditions, windows, doors, and circulation before finalizing design.

11. Scope sequencing and procurement

Long-lead items, engineering, permitting, demolition discoveries, cabinets, slabs, windows, appliances, specialty systems, and trade availability can control the schedule.

12. Budget confidence

Separate known scope from allowances, assumptions, exclusions, contingencies, and items that still require field verification. A low bid is not useful if major scope is missing.

What to bring to a preconstruction review

Property documents	Inspection report, seller disclosure, survey/ILC, permits, plans, HOA documents
Photos & access	Current photos, mechanical rooms, panel, attic/crawlspace/basement access
Your goals	Rooms to change, must-haves, timeline, occupancy needs, future plans
Budget context	Comfortable investment range, financing timing, known allowances, priorities

Need answers before you buy, renovate, or sign a construction contract?

PrestigeCore Preconstruction & Renovation Consulting

Feasibility • Scope Definition • Preliminary Budgeting • Consultant Coordination • Owner Representation

This checklist is for planning and educational purposes. PrestigeCore provides construction consulting, coordination, preliminary budgeting, and owner-representation services. Architects, engineers, inspectors, testing professionals, and other licensed specialists remain responsible for services within their professional scope.