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| **Property Information** | |
| Homeowners | Phone |
| Address | |
| Mobile/Text | Email |
| Mobile/Text | Email |
| Notes | |
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| **Pre-Remodeling Home Inspection** |
| *Hire a Professional Home Inspector to review the safety and condition of the home including the following:* |
| HVAC, electrical, and plumbing |
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| Foundations and structural components |
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| Driveway, walks, patios, porches, and decks |
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| Sewers, septic, drains and utility connections |
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| Roofing, gutters, exterior finishes, windows, doors and flashings |
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| Walls, floors, ceilings, and attics |
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| Radon, lead, mold, and termites |
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| *Hire a Professional Engineer to analyze structural integrity and impact of planned remodeling and/or expansion:* |
| Changing walls, floor loads, ceilings, roof framing, windows, doors, openings, etc. |
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| **Planning and Design Information** |
| Identify changing needs, both short term and long term |
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| Determine “Must Do’s” |
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| Identify “Should Do’s” |
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| Explore “Like to Do’s” |
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| Collect design ideas, photos, links |
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| Take measurements of rooms, walls, cabinets, etc. |
| Hire someone to create floor plans and virtual walk-through |
| Hire online design service, augmented reality visualizations |
| Lay out furniture on plans or full scale on floor with painter’s tape |
| Notes |
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| **Develop Preliminary Design** |
| Preliminary drawings, renderings, and visualizations |
| Preliminary specifications for products, materials, and finishes |
| Include photos showing examples of design ideas, products, finishes and details |
| Provide photos, videos, and measurements of home for contractors and suppliers |
| Compile Rough Cost Estimates |
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| **Electrical** |
| Main service, subpanels, and meters |
| Replacement of old wiring and outdated equipment |
| Electrical outlets, lighting, switches, and dimmers |
| Home theater and audio system |
| Home security system |
| Internet service, ethernet, and Wi-Fi |
| Appliances, fixtures, and other equipment |
| Exterior lighting, outlets, switches, post lamps and security lighting |
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| **HVAC / Energy Efficiency / Green Construction** |
| HVAC systems and air quality |
| Insulation, air infiltration, moisture control, ventilation |
| Smart home controls, thermostats, and apps |
| Windows, doors, and skylights |
| Fans, vents and ERV’s |
| Energy audit and HERS rating |
| Solar and alternative energy systems |
| Green materials and methods |
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| **Plumbing** |
| Replacement of old piping, valves, and equipment |
| New plumbing to service kitchen and bathroom remodel |
| Water heaters and distribution systems |
| Gas lines for appliances, fireplaces, heating, barbeques, and fire pits |
| Exterior water features, landscape irrigation, hot tub, etc. |
| Faucets, sinks, tubs, toilets, disposal, and accessories |
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| **Home Site / Landscaping** |
| Grading, drainage, and storm sewers, well and septic |
| New landscaping, tree removal, and protection of existing landscaping |
| Driveway, walks, patios, porches, and decks |
| Pool, hot tub, and water features |
| Fencing, hedges, sound barriers, and privacy features |
| Survey, lot lines, setback requirements, height restrictions |
| Accessory Buildings, ADU, and other outdoor structures |
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| **General Interior Details** |
| Flooring, wall, and ceiling finishes |
| Interior paint, stain, and special wall treatments |
| Flooring replacement and repair |
| Interior doors, slider, pocket, bifold, mirrored and others |
| Locksets and finish hardware |
| Stair finishes, balusters, and railings |
| Drywall, plaster, ceiling repairs and finishing |
| Moldings, cabinets, tops, and built-ins |
| Window treatments, blinds, and draperies |
| Fireplaces, hearths, mantles, surrounds, glass doors and accessories |
| Closets, built-ins, and storage |
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| **Kitchen** |
| Kitchen Layout |
| Flooring, repair, replacement |
| Appliances |
| Cabinets |
| Cabinet hardware and accessories |
| Countertops |
| Counter stools, shelves, wall hooks, etc. |
| Sinks, faucets, fixtures |
| Backsplash |
| Electrical |
| Plumbing |
| Pantry, closets, additional storage |
| Eating Area |
| Custom built-ins |
| Paint, stain, and special wall treatments |
| Windows, doors, trims |
| Window treatments, blinds, and draperies |
| Locksets and finish hardware |
| Stair finishes, balusters, and railings |
| Drywall, plaster, ceiling repairs and finishing |
| Water filtration |
| Fireplaces, hearths, mantles, surrounds, glass doors and accessories |
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| **Bedrooms** |
| Flooring, wall, and ceiling finishes |
| Electrical outlets, lighting, and switches |
| Internet service, TV, and telephone wiring |
| Cabinets, shelves, desks, and built-ins |
| Closets and storage |
| Doors, windows, egress, natural light, and ventilation |
| Furniture, wall art, decorations, and accessories |
| Insulation and sound proofing |
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| **Bathrooms** |
| Fixtures, faucets, bars, and hooks |
| Bathtub and shower doors, curtains, and rods |
| Cabinets, tops, and built-ins, closets, and storage |
| Flooring, wall, ceiling, tub, and shower finishes |
| Electrical outlets, lighting, and switches |
| Internet service, TV, and telephone wiring |
| Windows, doors, natural light, and ventilation |
| Mirrors, furniture, wall art, decorations, and accessories |
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| **Bedrooms** |
| Flooring, wall, and ceiling finishes |
| Electrical outlets, lighting, and switches |
| Internet service, TV, and telephone wiring |
| Cabinets, shelves, desks, and built-ins |
| Closets and storage |
| Doors, windows, egress, natural light, and ventilation |
| Furniture, wall art, decorations, and accessories |
| Insulation and sound proofing |
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| **Home Office** |
| Flooring, wall, and ceiling finishes |
| Electrical outlets, lighting, and switches |
| Internet service, TV, and telephone wiring |
| Cabinets, shelves, desks, and built-ins |
| Windows, doors, natural light and ventilation |
| Furniture, wall art, decorations, and accessories |
| Closets and storage |
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| **Laundry** |
| Flooring, wall, and ceiling finishes |
| Electrical outlets, lighting, and switches |
| Internet service, TV, and telephone wiring |
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| Cabinets, shelves, desks, and built-ins |
| Washer, dryer, and accessories |
| Ironing board, clothes sorting, folding, and hanging |
| Closets and storage |
| Windows, doors, natural light, and ventilation |
| Furniture, wall art, decorations, and accessories |
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| **Fitness Area** |
| Fitness equipment and layout |
| Electrical outlets, lighting, and switches |
| Flooring, wall, and ceiling finishes |
| Wall racks, shelves, and storage for fitness gear |
| Internet service, TV, and telephone wiring |
| Windows, natural light, and ventilation |
| Furniture, wall art, mirrors, decorations, and accessories |
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| **Basement** |
| Electrical outlets, lighting, and switches |
| Flooring, wall finishes and ceilings |
| Wall partitions, exterior wall finish |
| Insulation and sound proofing |
| Doors, windows, egress, natural light, and ventilation |
| Cabinets, shelves, and built-ins, closets, and storage |
| Internet service, TV, and telephone wiring |
| Furniture, wall art, decorations, and accessories |
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| **Garage** |
| Flooring, wall, and ceiling finishes |
| Cabinets, storage, wall brackets and shelving |
| Floor repair or finish |
| Lighting, electrical outlets |
| Work bench, hobby area and equipment |
| Overhead door and operator |
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| **Other Activities and Requirements** |
| Zoning Department restrictions, variances, and permit requirements |
| Building Department design, engineering and permit requirements |
| Health Department design, engineering and permit requirements |
| Homeowners Association restrictions and design, engineering and permit requirements |
| Site design, survey, engineering, drainage, erosion protection, and permit requirements |
| Homeowners insurance, construction, risk and liability coverage |
| Contractor references, licensing, bonding, and insurance requirements |
| Utility line, connections, trenching and fees |
| Architectural approval from community, home owners association and/or developer |
| Demolition, trash removal |
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