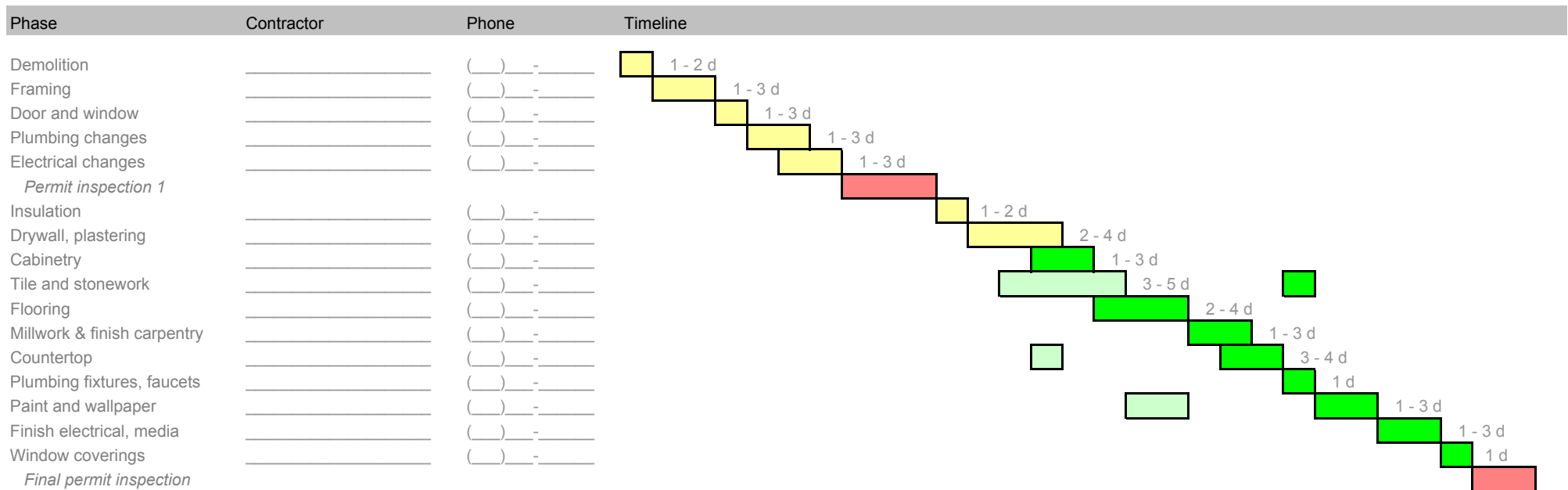


## Home Remodeling - Recommendations, Reminders And Popular Design Ideas

- To maximize return on the Home Remodeling project, limit cost to no more than 12% of home's total, post project value
- For best home resale value, follow a consistent design and decorating theme throughout the home
- To keep Home Remodeling costs low, do not move walls or relocate plumbing fixtures or electrical boxes
- For best resale value, select a taste neutral design for your Home Remodeling
- For best resale value, select components, appliances, finishes and fixtures of comparable quality
- Use separate, individually controllable lighting circuits for ambient and task lighting
- Recess speakers into walls or ceiling to share media system access and create room ambiance
- Use low voltage interior lighting to illuminate pathways used at night
- Use underfloor electrical receptacle(s) to provide interior portion of room with cord free electrical power
- Install electrical receptacles inside cabinet where electrical devices are stored

## Home Remodeling Project Overview



<b>Flooring</b>	Manufacturer					<b>Installation / Options</b> <input type="checkbox"/> Remove existing flooring <input type="checkbox"/> Level subfloor prior to installation <input type="checkbox"/> Check flooring for asbestos before removing <input type="checkbox"/> Install on sleepers over vapor barrier <input type="checkbox"/> Install felt pads on furniture feet <input type="checkbox"/> Matching flush floor vent grill <input type="checkbox"/> Transition strip (circle one): bevel square <input type="checkbox"/> Attach: glue face nail blind nail <input type="checkbox"/> Waterproof (concrete slab) subfloor	<b>Quality Checks &amp; Reminders</b> ► Verify finished flooring height relative to adjacent flooring <u>before</u> installation ► Finished flooring to be flat to within 1/8" along any 10' direction ► Finished flooring to be level to within 1/8" along any 10' direction ► Approve: layout of plank / tile floors; seams & nap direction of sheet flooring ► All material from same production run or lot ► Solid underfoot, no squeaks, flexing or bounces ► Order material 6 - 8 weeks prior to installation ► Confirm material delivery 2 weeks prior to installation
	Product ID#						
	Finish	<input type="checkbox"/> gloss	<input type="checkbox"/> matte	<input type="checkbox"/> _____			
	Subfloor	<input type="checkbox"/> backer	<input type="checkbox"/> plywood	<input type="checkbox"/> mortar			
	Underlayment	<input type="checkbox"/> 15# felt	<input type="checkbox"/> foam	<input type="checkbox"/> _____			
	Coverage	_____	sqft	sqyd	sqm		
	Qty	_____					
	Notes	_____					
		_____					
		_____					

<b>Molding / Millwork</b>	Molding 1	Molding 2	Molding 3	<b>Installation / Options</b> <input type="checkbox"/> Secure: glue face nail <input type="checkbox"/> Pre-primed molding <input type="checkbox"/> Back prime panels and molding <input type="checkbox"/> Reveal: 1/8" <b>1/4"</b> 3/8" _____ <input type="checkbox"/> Caulk molding edge gaps with paintable caulk <input type="checkbox"/> Nail to framing/blocking every : 12" <b>16"</b> 18" <input type="checkbox"/> Casing corner joint: 45° miter 90° butt <input type="checkbox"/> Acclimate wood products indoors for 3+ days	<b>Quality Checks &amp; Reminders</b> ► Similar moldings will be from same manufacturer lot ► Material runs of 16' or less will be continuous (no joints) ► Corner joints for crown and base will be coped, not mitered ► Molding joints will be gap free, with continuous molding profile match along joint ► Molding will be 100% free of mill runout & other defects ► Nail holes will be filled and sanded smooth ► Molding will be set flush to wall and framing, with a consistent reveal ► Order material 4 weeks prior to installation	
	Vendor	_____	_____			_____
	Model	_____	_____			_____
	Size/Type	_____	_____			_____
	Location	_____	_____			_____
	Qty	_____	_____			_____
	Paneling/Wainscoting	_____	_____			_____
	Vendor	_____	Height			_____
	Model	_____				_____

<b>Doors</b>	Door	Lockset	Hinge	<b>Installation / Options</b> <input type="checkbox"/> Trim Finish*: AB PB SS SN PC OB <input type="checkbox"/> Bottom edge to floor clearance: 1/4" 3/8" <input type="checkbox"/> Strikeplate center to floor: 36" existing <input type="checkbox"/> Door to jam gap: 1/16" <b>3/16"</b> 1/8" <input type="checkbox"/> Doors factory pre-primed <input type="checkbox"/> Route all hinge and strike plate mortises <input type="checkbox"/> Fill & finish smooth holes from hinge routing jig <input type="checkbox"/> Set lockset keyway in "6 o'clock" position <input type="checkbox"/> Acclimate wood products indoors for 3+ days <input type="checkbox"/> Refurbish existing hardware finish	<b>Quality Checks &amp; Reminders</b> ► Verify door size, thickness, swing, and lock backset compatibility before ordering ► Confirm hinge location and door swing before installation ► Strikeplate, hinges & lock set in mortises, with surface flush to door edge ► Prime / seal top and bottom door edges ► Doors operate quietly & freely; no binding, rubbing or damage to adjacent molding ► Doors will latch closed with light effort and have no "play" when latched ► Doors will remain stationary at any point where placed ► Order material 6 - 8 weeks prior to installation ► Confirm material delivery 2 weeks prior to installation	
	Vendor	_____	_____			_____
	Model	_____	_____			_____
	Size	see below	_____			3" 3 1/2" 4"
	Prehung	y n	_____			y n
	Qty	see below	_____			_____
	Width	28" 30" 32" 34" 36"	48" 60" 72"			
	Height	80" 84" 96"				

<b>Paint / Stain</b>	Brand	_____	_____	_____	<b>Installation / Options</b> <input type="checkbox"/> Remove switchplates, grills, trim and fixtures <input type="checkbox"/> Protect adjacent surfaces and flooring <input type="checkbox"/> Remove existing paint/finish: _____ <input type="checkbox"/> Remove existing texturing: _____ <input type="checkbox"/> Fill and finish holes to match adjacent surface <input type="checkbox"/> Approve finish VOC level(s) before use <input type="checkbox"/> Primer: PVC Stain blocking Other _____ <input type="checkbox"/> Apply thin, smooth bead of caulk to all gaps <input type="checkbox"/> Apply mildecide to paint <input type="checkbox"/> Finish coats: 1 2 3	<b>Quality Checks &amp; Reminders</b> ► Finish will be free of brushmarks, sags and drips ► Finish will have uniform color depth and sheen ► Paint at borders and edges will be straight, sharp and crisp ► Adjacent surfaces, trim plates and wall mounted fixtures will be paint - free ► Wood grain pattern will not be visible through painted wood surface ► Label and save a portion of each finish for touch ups
	ID	_____	_____	_____		
	Sheen	_____	_____	_____		
	Apply**	B R S	B R S	B R S		
	Wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	Trim	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	Door(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	Ceiling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	Cabinets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

\*\* B - Brushed R - Rolled S - Sprayed

Lighting / Electrical	Fixture	Brand	_____	_____	_____
		Model	_____	_____	_____
		Type	_____	_____	_____
		Finish	_____	_____	_____
		Lamp ^	F I H L	F I H L	F I H L
	Switch	Qty	_____	_____	_____
		Brand	_____	_____	_____
		Model	_____	_____	_____
		Dimmer	_____	_____	_____
		Color	_____	_____	_____
^ F - Flourescent I - Incandescent H - Halogen L - LED					
<b>Installation / Options</b> <input type="checkbox"/> Switch height from floor: 44" 46" 48" 50" <input type="checkbox"/> Outlet height from floor: 12" 14" 16" 18" <input type="checkbox"/> GFCI: outlet circuit breaker <input type="checkbox"/> Light fixtures will be uniformly spaced <input type="checkbox"/> Insulate recessed lighting per manufacturer <input type="checkbox"/> Update / install new lighting circuit wiring <input type="checkbox"/> Child-safe electrical receptacle(s) <input type="checkbox"/> All electrical plates 1"+ away from millwork <input type="checkbox"/> Support / reinforce ceiling fan electrical box					
<b>Quality Checks &amp; Reminders</b> ▶ All work complies with local building code ▶ Switches and dimmers operate quietly, without excessive heat generation ▶ Lighting circuits will not dim when other appliances or circuits are used ▶ Uniform lighting levels on work and eating surfaces ▶ Total wattage of lighting circuit less than switch rating or 50% of circuit maximum ▶ Trim pieces and plates secure, aligned and uniformly flush to surrounding surface ▶ Switches and receptacles secure and uniformly flush to switch covers / plates ▶ Order fixtures, switches & trim plates 6 - 8 weeks prior to installation ▶ Confirm material delivery 2 weeks prior to installation					

Window Treatment	Brand / Model		#1	#2	<b>Installation / Options</b> <input type="checkbox"/> Motor controlled opening, closing, adjustment <input type="checkbox"/> All screws set in framing or expansion bolts <input type="checkbox"/> UV fade resistant materials <input type="checkbox"/> Tieback; height from floor: 32" 36" 40" 44" <input type="checkbox"/> Child safe cord installation <input type="checkbox"/> "Open" stack must not block window <input type="checkbox"/> Drapery / blind clearance from finished floor: 1/8" 1/4" 3/8" 1/2" 5/8" <input type="checkbox"/> Hardware Finish* AB PB SS SN PC OB WI	<b>Quality Checks &amp; Reminders</b> ▶ Window treament level to within 1/16" over its length ▶ Uniform centering and opening overlap of all window treatments ▶ Controls will operate smoothly, with light force ▶ Mounting hardware securely attached and remains rigid when opening/closing ▶ All visible hardware will have the same, specified finish ▶ Order and save replacement blind vanes ▶ Draperies close with full overlap of adjacent panels ▶ Order treatments and mounting hardware 6 - 8 weeks prior to installation ▶ Confirm material delivery 2 weeks prior to installation
	Location		_____	_____		
	Size (W x H)		_____ x _____	_____ x _____		
	Qty   Side for controls		____   L R	____   L R		
	Blind	____ / _____	<input type="checkbox"/>	<input type="checkbox"/>		
	Shutter	____ / _____	<input type="checkbox"/>	<input type="checkbox"/>		
	Shade	____ / _____	<input type="checkbox"/>	<input type="checkbox"/>		
	Drapery	____ / _____	<input type="checkbox"/>	<input type="checkbox"/>		
	Valance	____ / _____	<input type="checkbox"/>	<input type="checkbox"/>		
	Rod	____ / _____	<input type="checkbox"/>	<input type="checkbox"/>		

\* Hardware finish options: AB - Antique Brass PB - Polished Brass SS - Stainless Steel SN - Satin Nickel PC - Polished Chrome OB - Oil Rubbed Bronze WI - Wrought Iron

