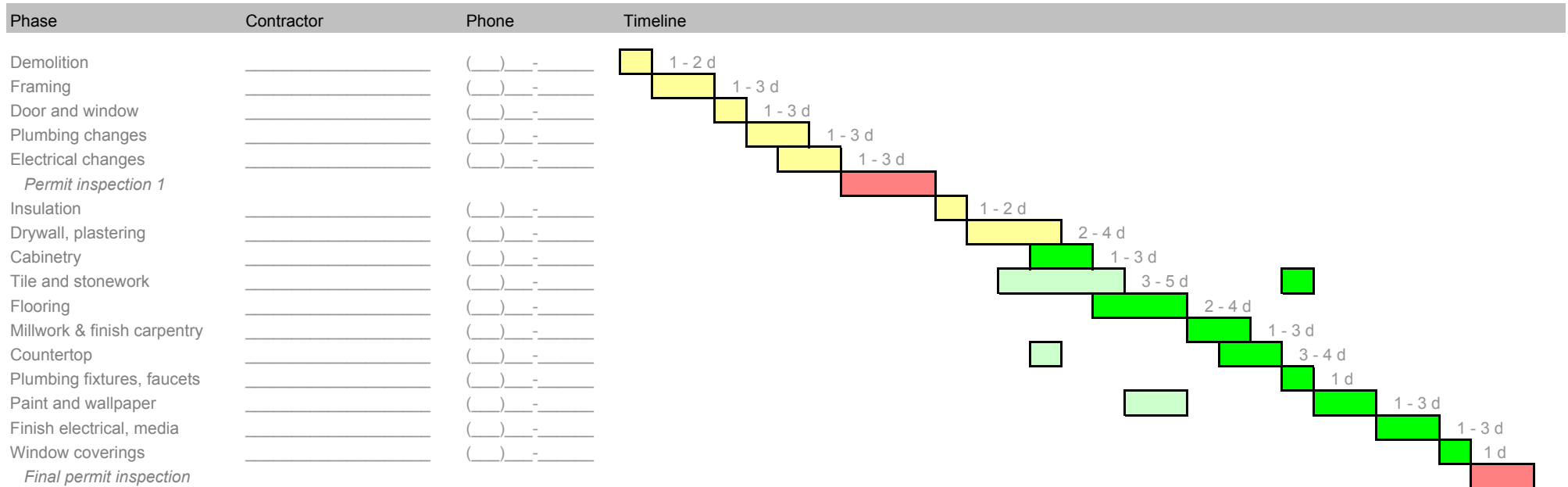


Small Bathroom Remodeling - Recommendations, Reminders And Popular Design Ideas

- To maximize return on the Small Bathroom Remodeling project, limit cost to no more than 4.5% of home's total, post project value
- For best resale value, select a taste neutral design for your Small Bathroom Remodeling
- For best resale value, select components, appliances, finishes and fixtures of comparable quality
- Match appliances and fixtures to electrical circuit, hot water and gas capacities
- Avoid costly surprises - before purchase, be sure that all appliances and components can be moved to their final location through existing doorways / passageways
- Use bright lighting to make a small room appear larger
- Use furniture, fixtures and accessories scaled appropriately to the room size
- Incorporate recessed fixtures (lighting, medicine cabinet, etc.) to maximize the feeling of space in a small area
- Mount hardware and accessories on back of door to make best use of space in a small room
- Install electrical receptacles inside cabinet where electrical devices are stored

Small Bathroom Remodeling Project Overview



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

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

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

Width	28"	30"	32"	34"	36"	48"	60"	72"
Height								

Countertop	Brand / Vendor _____	Installation / Options	Quality Checks & Reminders		
	ID / Description _____			<input type="checkbox"/> Counter height: 30" 32" 34" 36" 38" _____	▶ Natural stone materials will be inspected, selected by owner
	Finish _____			<input type="checkbox"/> Front edge thickness: 1" 1 1/2" 2" _____	▶ Approve material layout and seam location
	Finish <input type="checkbox"/> polished <input type="checkbox"/> honed <input type="checkbox"/> _____			<input type="checkbox"/> Attach with: screw adhesive mortar	▶ Verify that sink, faucet cutout locations will be accommodated by cabinet
	Edge <input type="checkbox"/> square <input type="checkbox"/> beveled <input type="checkbox"/> rounded			<input type="checkbox"/> Grout: epoxy sanded _____	▶ All visible edges will have the same finish texture as the counter surface
	<input type="checkbox"/> ogee <input type="checkbox"/> eased			<input type="checkbox"/> Offset / overhang for undermount sink(s): 1/4" 3/8" 1/2" 5/8" _____	▶ Locate seams and cutouts away from veining (natural stone slab)
	Backsplash			<input type="checkbox"/> Front edge offset from cabinet 1/2" 5/8" 3/4" 1" _____	▶ Finished counter top to be level to within 1/32" in 10'
	Height <input type="checkbox"/> 3" <input type="checkbox"/> 4" <input type="checkbox"/> 6" <input type="checkbox"/> _____			<input type="checkbox"/> Apply sealer: granite grout stone	▶ Linear cuts will be straight to within 1/32"
	Edge <input type="checkbox"/> square <input type="checkbox"/> beveled <input type="checkbox"/> rounded				▶ Counter top and backsplash to be solidly attached to cabinets and wall
	<input type="checkbox"/> ogee				▶ Select / order material 8 - 10 weeks prior to installation
		▶ Confirm material delivery 2 weeks prior to installation			

* 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

Bathroom Cabinets

Brand / Vendor _____
 Model ID _____
 Finish - Outside _____
 Finish - Inside _____
 Hinge / Handle Finish * PB SS AB
 SN PC OB _____
 Width 12" 15" 18" 24" 30" 36" 42" 48" 60" _____
 Height 24" _____
 30" _____
 36" _____

- Installation / Options**
- Attach to framing: #9 or #10 wood screws
 - Attach with 4 screws/cabinet; at least 2 screws/cabinet must be set in wall framing
 - Fasten adjacent cabinets frames together
 - Install hvac vent in cabinet kickspace
 - Scribe end panels for no gap at wall and floor
 - Install bump pads where door meets cabinet
 - Install self closing drawer mechanisms
 - Wall cabinet bottom from: floor ceiling
18" 24" 30" 36" 42" 48" 54"

Quality Checks & Reminders

- ▶ Verify sink & faucet fit properly in cabinet and are accessible for repairs
- ▶ Double check direction and range of swing for all cabinet doors when ordering
- ▶ Check each door and drawer for easy, smooth, noise-free operation
- ▶ Verify cabinet edge alignment and uniform spacing between doors / drawers
- ▶ Cabinet fronts will be vertically plumb to 1/16"
- ▶ Adjacent cabinet face frames will be continuously flush to each other
- ▶ Cabinet doors will remain open to location they are placed
- ▶ Inset doors will have a uniform gap of 3/32
- ▶ Order cabinets, cabinet trim 10 - 12 weeks prior to installation
- ▶ Confirm material delivery 6 & 2 weeks prior to installation

Paint / Stain

Brand _____
 ID _____
 Sheen _____
 Apply** B R S B R S B R S
 Wall
 Trim
 Door(s)
 Ceiling
 Cabinets

** B - Brushed R - Rolled S - Sprayed

Installation / Options

- Remove switchplates, grills, trim and fixtures
- Protect adjacent surfaces and flooring
- Remove existing paint/finish: _____
- Remove existing texturing: _____
- Fill and finish holes to match adjacent surface
- Approve finish VOC level(s) before use
- Primer: PVC Stain blocking Other _____
- Apply thin, smooth bead of caulk to all gaps
- Apply mildecide to paint
- Finish coats: 1 2 3

Quality Checks & Reminders

- ▶ 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

Lighting / Electrical

Brand _____
 Model _____
 Type _____
 Finish _____
 Lamp ^ F I H L F I H L F I H L
 Qty _____
 Brand _____
 Model _____
 Dimmer _____
 Color _____

^ F - Fluorescent I - Incandescent H - Halogen L - LED

Installation / Options

- Switch height from floor: 44" 46" 48" 50"
- Outlet height from floor: 12" 14" 16" 18"
- GFCI: outlet circuit breaker
- Light fixtures will be uniformly spaced
- Insulate recessed lighting per manufacturer
- Update / install new lighting circuit wiring
- Child-safe electrical receptacle(s)
- All electrical plates 1"+ away from millwork
- Support / reinforce ceiling fan electrical box

Quality Checks & Reminders

- ▶ 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

Plumbing Fixtures

Brand _____
 Model _____
 Size _____
 Finish _____
 Qty _____
 Brand _____
 Model _____
 Finish _____
 Qty _____
 Anti-scald

Installation / Options

- Update / move / install new water supply lines
- Water lines: iron PEX copper
- Update / move / install new drain & vent lines
- Drain, vent lines: iron ABS _____
- Hide water supply lines near fixture connect
- Drain assembly, shutoff and supply connector finish to match faucet finish
- Set water heater temp. (F): 110 120 130

Quality Checks & Reminders

- ▶ Sink(s) securely attached to, aligned with and uniformly flush to counter
- ▶ Sink drain assembly closes completely and operates smoothly
- ▶ Sink / counter gap is tight, sealed neatly with transparent caulk
- ▶ Fully opened faucet will not cause overflow
- ▶ Faucet delivers 90% of manufacturer's rated flow when fully open
- ▶ Faucet flow not affected by operation of other plumbing fixtures
- ▶ Faucet operates on/off with light effort and no noise ("water hammer")
- ▶ Order fixtures, faucets & trim pieces 6 - 8 weeks prior to installation
- ▶ Confirm material delivery 2 weeks prior to installation

Window Treatment

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

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