

















Small Bathroom Restoration - Recommendations, Reminders And Popular Design Ideas

- To maximize return on the Small Bathroom Restoration project, limit cost to no more than 4.6% of home's total, post project value
- For best resale value, select a taste neutral design for your Small Bathroom Restoration
- For best home resale value, follow a consistent design and decorating theme throughout the home
- For best resale value, select components, appliances, finishes and fixtures of comparable quality
- Install electrical receptacles inside cabinet where electrical devices are stored
- Use bright lighting to make a small room appear larger
- Use furniture, fixtures and accessories scaled appropriately to the room size
- Decorate with light color shades to make a small room appear larger
- Mount hardware and accessories on back of door to make best use of space in a small room
- Choose wall mounted elements with narrow depth to maximize spaciousness in a small room

Small Bathroom Restoration Project Overview

Phase	Contractor	Phone	Timeline
Demolition	_____	() - _____	 1 - 2 d
Framing	_____	() - _____	 1 - 3 d
Door and window	_____	() - _____	 1 - 3 d
Plumbing changes	_____	() - _____	 1 - 3 d
Electrical changes	_____	() - _____	 1 - 3 d
Permit inspection 1			
Insulation	_____	() - _____	 1 - 2 d
Drywall, plastering	_____	() - _____	 2 - 4 d
Cabinetry	_____	() - _____	 1 - 3 d
Tile and stonework	_____	() - _____	 3 - 5 d
Flooring	_____	() - _____	 2 - 4 d
Millwork & finish carpentry	_____	() - _____	 1 - 3 d
Countertop	_____	() - _____	 3 - 4 d
Plumbing fixtures, faucets	_____	() - _____	 1 d
Paint and wallpaper	_____	() - _____	 1 - 3 d
Finish electrical, media	_____	() - _____	 1 - 3 d
Window coverings	_____	() - _____	1 d
Final permit inspection			

Flooring	Manufacturer	_____				Installation / Options <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	Quality Checks & Reminders ► 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	_____					

Molding / Millwork	Molding 1	Molding 2	Molding 3	Installation / Options <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" 1/4" 3/8" _____ <input type="checkbox"/> Caulk molding edge gaps with paintable caulk <input type="checkbox"/> Nail to framing/blocking every : 12" 16" 18" <input type="checkbox"/> Casing corner joint: 45° miter 90° butt <input type="checkbox"/> Acclimate wood products indoors for 3+ days	Quality Checks & Reminders ► 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	_____				_____

Doors	Door	Lockset	Hinge	Installation / Options <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" 3/16" 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	Quality Checks & Reminders ► 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"				

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

Bathroom Cabinets	Brand / Vendor _____	Installation / Options	<input type="checkbox"/> Attach to framing: #9 or #10 wood screws <input type="checkbox"/> Attach with 4 screws/cabinet; at least 2 screws/cabinet must be set in wall framing <input type="checkbox"/> Fasten adjacent cabinets frames together <input type="checkbox"/> Install hvac vent in cabinet kickspace <input type="checkbox"/> Scribe end panels for no gap at wall and floor <input type="checkbox"/> Install bump pads where door meets cabinet <input type="checkbox"/> Install self closing drawer mechanisms <input type="checkbox"/> 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	
	Model ID _____					
	Finish - Outside _____					
	Finish - Inside _____					
Hinge / Handle Finish * <input type="checkbox"/> PB <input type="checkbox"/> SS <input type="checkbox"/> AB <input type="checkbox"/> SN <input type="checkbox"/> PC <input type="checkbox"/> OB <input type="checkbox"/> _____						
Width 12" 15" 18" 24" 30" 36" 42" 48" 60" _____ Height 24" _____ 30" _____ 36" _____ _____						
Paint / Stain	Brand _____		Installation / Options	<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	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
	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	Brand _____		Installation / Options	<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	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
	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						
Plumbing Fixtures	Brand _____		Installation / Options	<input type="checkbox"/> Update / move / install new water supply lines <input type="checkbox"/> Water lines: iron PEX copper <input type="checkbox"/> Update / move / install new drain & vent lines <input type="checkbox"/> Drain, vent lines: iron ABS _____ <input type="checkbox"/> Hide water supply lines near fixture connect <input type="checkbox"/> Drain assembly, shutoff and supply connector finish to match faucet finish <input type="checkbox"/> 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
	Model _____					
	Size _____					
	Finish _____					
	Qty _____					
	Brand _____					
	Model _____					
	Finish _____					
	Qty _____					
	Anti-scald <input type="checkbox"/> <input type="checkbox"/>					

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* AB PB SS SN PC OB WI	▶ Confirm material delivery 2 weeks prior to installation