

# OAK CREEK PLUMBING BATHROOM REMODELING GUIDE



## HOW TO PLAN A BATHROOM REMODELING PROJECT

If you are contemplating remodeling a bathroom in your home, the process may appear daunting. Most people review magazines and online photos or go to showrooms and home shows for ideas. But what should you do next? You're in good company. We have worked with clients that have required significant time to design their project, changing specifics several times before reaching the point of it being exactly as they wanted.

At Oak Creek Plumbing Kitchens & Baths, we provide comprehensive plumbing and kitchen and bath remodeling services. Established in 1972, our family-owned and operated business employs a professional team who will help you create beautiful spaces. From concept to completion, Oak Creek Plumbing's goal is to help you remodel your space to be functional and beautiful. Our priority is to meet your needs and deliver unsurpassed products and services – all working within your budget.

So, where to start? At our initial client meeting, we ask questions intended to help determine how the bathroom is currently being used. This includes the concerns with the existing layout, what the homeowners would like to do differently, and amenities they want included within the space. Based on those responses, we help clients establish priorities, which will influence the project budget.

We have prepared this planning guide to address questions we receive from homeowners as they start a bathroom remodeling project. We examine questions to ask yourself before commencing the project, characteristics to consider as the space is planned, instituting a budget and priorities for the project, working with a designer, and organizing your home for the project.



We are confident you will find this material valuable. We look forward to working with you on remodeling your bathroom.

Sincerely,

A handwritten signature in black ink that reads "Dan Callies".

**Dan Callies, CR, UDCP**

*Owner, Oak Creek Plumbing Kitchens & Baths*

## TABLE OF CONTENTS

Before The Project Begins .....	4
Set a Budget and Prioritize .....	6
Before Meeting with a Bathroom Designer .....	8
Prepare Your Home for Construction .....	10



## BEFORE THE PROJECT BEGINS

The following are vital questions that will help you start developing your bathroom remodeling project. Take into account these matters and prepare notes to share with Oak Creek Plumbing Kitchens & Baths to assist us in designing a bathroom that best accomplishes your objectives.

What do you like about your current bathroom?

---

---

---

What do you dislike about your current bathroom?

---

---

---

What would you have in your dream bathroom?

---

---

---

What color schemes do you like? \_\_\_\_\_

What kind of bathroom styles do you like (traditional, contemporary, modern, etc.)?

---

How would you like to make your bathroom layout more efficient?

---

---

What type of mood are you looking to evoke?

---

---

How many sinks do you want? \_\_\_\_\_

What are your storage needs?

---

---

How do you use your current storage space?

---

---

What do you store, i.e., toiletries, hair dryer, towels, etc.?

---

---



Do you envision storing less, more, or about the same? \_\_\_\_\_

How many people in the household will use the bathroom? \_\_\_\_\_

How tall is/are the person/people who will use the bathroom? \_\_\_\_\_

Will children use the bathroom? \_\_\_\_\_

How often does more than one person use your bathroom at the same time? \_\_\_\_\_

Will visitors use this bathroom? \_\_\_\_\_

Do you prefer the shower/bath areas to be together or separate? \_\_\_\_\_

Would you prefer the toilet/bidet to be separate from the other bathroom fixtures? \_\_\_\_\_

Do you wish to have water-conserving/energy-saving fixtures added? If yes, which ones?

\_\_\_\_\_  
\_\_\_\_\_

Will the bathroom be used to wash pets? \_\_\_\_\_

What kinds of accessories do you need?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Does your water heating system meet your current needs? \_\_\_\_\_

Do any family members have physical limitations or special needs? If so, what accommodations will they require? Universal Design and Aging-in-Place suggestions can be studied.

\_\_\_\_\_  
\_\_\_\_\_

Do you have a preferred cabinet wood type?

Laminate \_\_\_\_\_ Birch \_\_\_\_\_ Cherry \_\_\_\_\_ Maple \_\_\_\_\_ Oak \_\_\_\_\_

Is there a countertop material that you prefer?

Solid Surface \_\_\_\_\_ Granite \_\_\_\_\_ Quartz \_\_\_\_\_ Laminate \_\_\_\_\_

## SET A BUDGET AND PRIORITIZE

When meeting with a client, a popular question is how much should be budgeted for remodeling a bathroom. The reply depends on what you plan to do with your home and over what period of time. Some remodeling contractors advise your budget should not exceed a certain percent (i.e., 10 - 15 percent) of the home's current value. While that may be a useful parameter for some, it doesn't apply to all circumstances.

### To begin establishing a budget for your bathroom remodeling project, answer the following questions:

**What are the plans for your home?** If you purchased the home as a "fixer-upper," remodeling may have been factored into the offer price. You may be planning to raise a family in the home or you may be designing the space for your retirement years. The house may be a starter home or it may be your home for the next 25 years.

**What do you like about your bathroom?** There may be items that you will want to use or salvage as you plan the project. Listing your likes and dislikes will also help you to determine a design for the space.

**What do you dislike most about your bathroom?** The answer to this question will help you to decide what changes you will want to prioritize in planning a budget.

**Is the home a long-term or short-term investment?** If you plan to live in the home for more than five years, you may want to add amenities that you will enjoy over time. If the home is a short-term investment, and you plan to sell within five years, you will want to plan your project to appeal to prospective buyers.

**Is return on investment a primary concern for you?** If so, you will want to maximize the home's equity by taking into account recent sales of comparable homes in your area, the price you paid for your home, and the money you have already invested when budgeting for your project.

The next step is to set priorities for your project by determining "needs" and "wants." Needs are the things that are essential components of the project. Wants are things that are desirable but optional to your plan and budget.



Here is a checklist of items that can be incorporated into a bathroom remodel:

	Need	Want	Not Needed
Aging in Place Amenities			
Bathtub			
Bidet			
Cabinets			
Countertops			
Faucets			
Fixed Showerhead			
Flooring			
Grab Bars			
Handheld Showerhead			
Lighting Fixtures			
Linen Closet			
Media/TV Components			
Medicine Cabinet			
Mirror			
More Storage			
More Workspace			
Multiple Electrical Outlets			
Shower			
Sink(s)			
Toilet Tissue Holder			
Towel Holder			
Universal Design			
Vanity			
Ventilation Fan			
Wastebasket Drawer			
Whirlpool Tub			
Work Surfaces			



## BEFORE MEETING WITH A BATHROOM DESIGNER

After compiling a wish list and pondering a budget and priorities for your bathroom remodeling project, we propose working with one of our professional bathroom designers to generate a plan for the project. To get the most of your meeting with the designer, we suggest preparing the following for the meeting:

- 1. Make a checklist of major and minor problems that you have with your current bathroom. Consider the following:**
  - Do you like the location and design of your bathroom? What are the best features? What do you want to change?
  - Are you happy with the size of the bathroom?
  - Is there adequate counter, storage, and floor space in the present bathroom configuration?
  - Is your bathroom efficient? New fixtures may have more efficient features and can save money on energy costs.
  - Are there individuals with impairments living in your home? If so, the bathroom design should address safety and access for these individuals.
- 2. Collect ideas and information. Read magazines and books for ideas and visit online galleries to view bathroom projects. Here are some resources:**
  - Houzz
  - Pinterest
  - BHG.com (Better Homes and Gardens)
  - HGTV.com

*Make a clip book of the pictures and ideas that reflect what you want to include in your project. Bring the idea book to your meeting.*
- 3. Visit showrooms and retailers and make a list of fixtures, cabinetry, counter surfacing, flooring, and other products you would potentially like to use in your bathroom. Gather information about dimensions if you can. Many retailers offer product information brochures to consumers and most manufacturers have product information posted on their websites. It is helpful to identify fixtures because the dimensions will be factored into the design.**



4. **Discuss your budget expectations and have a general range of what you are looking to spend. Your designer will make suggestions to help you achieve your desired outcomes and will help you keep within the limits you set for the project.**

5. **Questions to ask your bathroom designer during the meeting:**

- How can the efficiency of my bathroom be maximized?
- Where can fixtures be placed?
- What built-ins can be used in the design?
- How should storage be incorporated in the layout?
- If you only have one bathroom, what can be done during the remodeling project to provide an alternative?

Trained and expert designers are on staff to help you with your new design. When you visit our Kohler Registered Showroom, you can view a variety of vignettes and product samples. We'll present you photos of work we have completed and references are always available. Our showroom highlights the products we use and the quality of work we do for our clients.

When you engage us for a bathroom remodel, you won't have questions on what will be done on any day or who you should call with questions or concerns. We will provide you with a detailed remodeling checklist, so you can understand how your particular project will be done, and how it will impact your home and schedule. Your personal project manager is always available to answer any questions or concerns you may have along the way.





## PREPARE YOUR HOME FOR CONSTRUCTION

The design is finished, the remodeling schedule is established, and the start of the project is right around the corner. You need to clear the bathroom and organize its contents. Follow these steps to simplify the process.

1. Gather supplies. You will need boxes, newspapers, packing materials, packing tape, masking tape, quart- and gallon-size plastic storage bags, and markers.
2. Pull out items that you use every day (toiletries, brushes, combs, hair dryer, towels, wash cloths, etc.) and place them in an easy to access location. During the course of the remodeling project, you will need these essentials.
3. Pack items in categories such as over the counter medications, paper products, soaps, hair care, cleaning products, etc. Use low-sided open boxes to keep items organized and at-hand during the construction activity.
4. Collect items you use infrequently and pack, mark, and store these items in a closet or basement.
5. Keep like items together when clearing out your cabinets and closet(s).
6. As this is a great time to reduce clutter, set aside things you don't use anymore for donation. Make a list and estimate the value before you take them to your local donation center. Throw out anything broken or unusable.
7. Wrap fragile items in newspaper, bubble wrap, or packing peanuts to protect them and seal your boxes with tape. Mark the contents on the outside of each box.
8. Take down blinds, curtains, rods, and wall decorations. Place the hardware in plastic storage bags and label with masking tape or directly on the bag. Clean and dust these items if you will be using them again in the remodeled bathroom.



9. Cover electronics and furniture in adjacent rooms to protect them from dust from the construction area.
10. Take down valuable pictures and wall hangings in adjacent rooms that can be accidentally knocked off the wall.
11. Protect your pets, as they can be a danger to themselves and the work crew if they are underfoot. The best option is to keep them in a closed room away from the work.
12. If remodeling the only bathroom in the house, Oak Creek Plumbing Kitchens & Baths will work with you on setting up a temporary bath. This may be accomplished by erecting a fiberglass shower unit in the basement that drains into the utility tub floor drain. It may also be possible to set up a toilet in the basement.





640 E. Ryan Road • Oak Creek, WI 53154

414-762-4060 • [OakCreekPlumbing.com](http://OakCreekPlumbing.com)