

HOMEOWNER CHECKLIST · PART 1 OF 2

Bathroom Remodel — What You Purchase

CLIENT

PROJECT ADDRESS

TARGET START

PREPARED

WE DO NOT START UNTIL YOUR MATERIALS ARE HERE

Every finish material on this list has to be physically at your home before we begin. Not ordered. Not shipped. Not out for delivery. Delivered, and checked by us.

We give you a completion timeframe and we hold to it. The only way we can do that is to control what is in the house on day one. A material that is still in transit has too many ways to fail — backorder, freight delay, shipping damage, wrong color, wrong quantity, wrong dye lot — and every one of those lands on your finish date instead of the supplier's.

So if the materials are not here, we do not start. Your project does not become a slower job. It becomes a later start. That is exactly what protects the timeframe we promised you.

Your shower glass is the one exception, and there is nothing for you to do up front. Once the tile is complete the glass company comes out, measures, and brings you the style and hardware finish options to choose from right there. Figure another two to three weeks from that visit.

A bathroom is a small room with an unusual number of decisions buried inside the walls. Once the tile is on and the waterproofing is sealed, changing your mind is no longer a small change.

The single most important item on this list is the shower valve. The valve body is installed at rough-in, before any wall closes, and different manufacturers and different numbers of outlets need different valves. We cannot start rough plumbing without it in our hands.

HOW TO USE THIS SHEET

- Check the box once the item is bought and the spec sheet or model number is sent to us — not when you have decided on it. A decision we cannot see is not a decision we can build from.
- Send specs to Tony at Tony.KVIConstruction@gmail.com. A photo of the model sticker or a link to the product page is enough.
- Anything marked "On site before we start" has to be at the house before day one. Anything marked "Before we start" is a decision we need from you by then, not something you deliver.
- If a line does not apply to your scope, cross it off with us at the pre-construction walkthrough so nothing is left looking unanswered.

	ITEM	WHAT WE NEED FROM YOU	DUE BY
SHOWER AND TUB <i>Anything that goes inside a wall has to be purchased and on site before rough-in. There is no way around this.</i>			
☐	Shower valve and trim	Brand, model and finish. The valve body goes in the wall at rough-in — rough plumbing cannot start without it	On site before we start
☐	Shower head, hand shower, body sprays	Model numbers and how many outlets you want running. The number of outlets decides which valve we install	On site before we start

	ITEM	WHAT WE NEED FROM YOU	DUE BY
☐	Tub	Model number, exact dimensions, drain location (left or right), and alcove, drop-in, or freestanding	On site before we start
☐	Tub filler	Model number and whether it is deck, wall, or floor mounted. A floor-mount filler has to be located before we close the floor	On site before we start
☐	Shower base	A decision, not a purchase — unless you want acrylic. Tell us whether you want a tile pan that we build and waterproof on site, or a preformed acrylic base. The tile pan is part of our work and there is nothing for you to buy. If you want acrylic, you buy that one and it has to be here with everything else	Before we start
☐	Niche, bench or shelf	How many, roughly what size, and what height. We frame and waterproof around these	Before we start
☐	Shower glass	Nothing to buy or pick up front. After the tile is finished the glass company measures and shows you the style and hardware finish options then. Budget for it now and expect it at the very end	Chosen at the measure
VANITY, TOILET AND SINKS			
☐	Vanity	Model or dimensions and finish. Confirm the door still clears it when it swings	On site before we start
☐	Vanity top and sink	Undermount, vessel, or integrated, and the faucet hole configuration — single hole or 8-inch spread	On site before we start
☐	Vanity faucet	Model number and finish. Match the finish to everything else in the room	On site before we start
☐	Toilet	Model number and the rough-in dimension — 10, 12, or 14 inches, measured from the finished wall to the floor bolts	On site before we start
☐	Mirror or medicine cabinet	Model and size. A recessed medicine cabinet needs a cavity built into the wall, so we need it before framing	On site before we start
TILE AND WATERPROOFING			
<i>All tile must be on site two days before the tile crew starts so it can acclimate and we can check the dye lots.</i>			
☐	Floor tile	Material with 15% overage. 20% if you want it run on a diagonal or in herringbone	On site before we start
☐	Shower and wall tile	Material with 15% overage, all from the same dye lot	On site before we start
☐	Accent or niche tile	Mosaic or feature tile with overage	On site before we start
☐	Trim and edge profiles	Bullnose, pencil, or a Schluter-style metal profile and its finish. Many modern tiles have no matching bullnose — if you do not want a raw edge, pick a profile	On site before we start
☐	Grout color and type	Color from our board against your tile, and sanded, unsanded, or epoxy	Before we start
☐	Curb, threshold or saddle	Usually marble or a solid surface. Confirm the material and where it transitions	On site before we start

	ITEM	WHAT WE NEED FROM YOU	DUE BY
☐	Heated floor mat and thermostat	Mat sized to the room and the thermostat model. It goes down under the tile, so it has to be here first	On site before we start
LIGHTING, FAN AND ELECTRICAL			
☐	Exhaust fan	Model number, CFM (a rough rule is 1 CFM per square foot, 50 minimum), and the sone rating if noise matters to you	On site before we start
☐	Vanity lighting	Model, how many, and whether it mounts on the mirror or above it — that changes where we set the box	On site before we start
☐	Recessed lights	Trim finish and color temperature. Anything over the shower needs a wet-rated trim	On site before we start
☐	Device and plate color	White, almond, or black. GFCI outlets are required near water	Before we start
☐	Towel warmer or bidet seat	Model and power requirement. Both need a circuit run at rough-in	On site before we start
ACCESSORIES AND PAINT			
☐	Towel bars, ring, robe hooks, paper holder	How many, what finish, and roughly where you want them. We install blocking behind the drywall so they never pull out	On site before we start
☐	Shower door hardware finish	Chosen at the glass measure, from what the installer brings. Have your faucet and fixture finishes on hand so the glass hardware matches the rest of the room	Chosen at the measure
☐	Paint color and sheen	Brand, color and number. Use a bathroom-rated paint — satin or semi-gloss	Before we start

ORDER THESE FIRST — THEY DECIDE WHEN WE CAN START

- The shower valve and all shower outlets. This is the one item that can stop the job on day three. Buy it before demo.
- Tile, with the full overage. Tile crews are scheduled tightly and a short order costs you their whole slot.
- The toilet, specifically its rough-in dimension. A 10-inch rough-in toilet on a 12-inch drain means moving a drain line.
- Shower glass is the exception to this list — there is nothing to order up front. Just know it is measured after the tile is done and adds two to three weeks at the end.

HOMEOWNER CHECKLIST · PART 2 OF 2

Bathroom Remodel — How the Work Runs

Bathrooms run in a tight, dependent sequence. Waterproofing has to pass before tile. The tile has to be finished before the glass can be measured and ordered. Nothing here can be run out of order.

The most common surprise on a bathroom is the shower glass gap at the end. Your bathroom will look finished and still not be usable for two or three weeks while the glass is fabricated.

Every phase below assumes your materials were already at the house on day one. That assumption is what the whole schedule rests on.

#	PHASE	TYPICAL TIME	WHAT MUST BE SETTLED OR ON SITE FIRST
1	Design and selections	2–4 weeks	Layout signed off, and every material on page 1 delivered to the house — valve, tub, tile, fixtures
2	Permit, if the scope requires one	1–2 weeks	Moving fixtures or adding a bathroom usually triggers this
3	Protection and demolition	1–2 days	Room cleared. Expect to find something behind the walls on an older home
4	Framing, blocking and subfloor repair	1–3 days	Niche and bench sizes, accessory locations, recessed medicine cabinet
5	Rough plumbing, electrical and venting	2–4 days	Shower valve, tub, tub filler type, fan, and any extra circuits — all physically on site
6	Rough inspection	1–3 days	Scheduled by us, timed by the inspector
7	Insulation, drywall and cement board	2–4 days	Nothing needed from you
8	Waterproofing and flood test	1–2 days	We seal the wet area and hold water in the pan to prove it before any tile goes on
9	Tile setting	3–6 days	All tile, trim, grout and heat mat on site, counted and dye-lot checked
10	Grout, seal and cure	1–2 days	Grout color confirmed against the actual tile
11	Paint	1–2 days	Color and sheen selected
12	Vanity, toilet and finish plumbing	1–2 days	Vanity, top, faucets, toilet and trim all on site
13	Shower glass measure and order	1 hour	Tile grouted and cured. The installer measures, walks you through style and finish options, and orders off those measurements
14	Shower glass fabrication	10–21 days	Nothing happens on site. The room looks done and is not yet usable
15	Glass install, accessories and hardware	1 day	Accessories and hardware on site
16	Final inspection, punch list and walkthrough	1–2 days	You available to walk the job with us

Shaded rows are stretches where little or nothing happens on site. They are part of the schedule, not a sign the job has stalled.

What actually moves your date

THE THREE MOST COMMON DELAYS ON A BATHROOM REMODEL

- The shower valve not being on site. Rough plumbing is day three or four of a bathroom, and it simply cannot proceed without the valve in hand.
- Tile running short mid-install. A reorder is often a different dye lot, which means a visible line in your shower or starting the wall over.
- Shower glass lead time catching people by surprise. It cannot be ordered before your tile is finished, and it runs two to three weeks after that. Nothing compresses it.

Typical lead times

These are ranges we see in the Columbus market. Confirm the real number with your supplier when you buy, and tell us if it is longer than what is shown here.

ITEM	TYPICAL LEAD TIME	ORDER IT BY
Shower valve and trim	1–6 weeks	As soon as the job is booked
Freestanding tub	2–10 weeks	As soon as the job is booked
Specialty or imported tile	2–8 weeks	4 weeks before the tile phase
Stock vanity	1–3 weeks	3 weeks before finish plumbing
Custom vanity	6–12 weeks	As soon as the job is booked
Custom shower glass (after tile)	10–21 days	Cannot be ordered early
Light fixtures	1–6 weeks	3 weeks before drywall
Heated floor mat and thermostat	1–3 weeks	2 weeks before tile

Acknowledgment

We have reviewed the selection list and the sequence above. We understand that KVI Construction does not begin work until every finish material on this list has been delivered to the home, and that our start date is set only once those materials are on site and checked, and that changes made after a phase is complete may carry additional cost.

 Homeowner signature / date

 KVI Construction / date