



# Into Constructions Pty Ltd

## **Complimentary guide for those who intend to build residential**

Questions to take to the Builder or Designer

### **Kitchen**

- Are the cabinets built to the ceiling line or bulkhead
- Are there enough power points for all appliances and extras - phone, toaster, kettle, charger
- What are the bench tops
- Are there over head Cupboards - and are they lined on the underside
- What type of catches and handles
- How many Drawers, what size, and what type of runner/closer
- What size is the pantry
- Is there room for recycling
- Where is the range hood vented to outside or ceiling space
- How high and what Color/Material is the kick boards

### **Bathrooms and Ensuites**

- Are the Showers recessed into concrete slab
- Is the bathroom recessed, enough for fall into the floor waste (no step at the threshold)
- Are the Vanities custom made or off the shelf
- Are the Mirrors full width of the vanity
- What walls are tiled and how high
- Shower screens - Framed - Frame less or semi- Frame less

### **Bedrooms**

- Are there bed side lamps (what height) or power point beside the bed
- Will your furniture fit
- Does every room have a robe or walk in robes or none
- Is there privacy lock on doors

### **Laundry**

- Is the Laundry Cabinet Custom made with a Bench and a drop in Tub
- Does the Laundry have linen storage
- Can you have a de-humidifier in the linen storage (power point required)
- Where is the Ironing Board does it fold away or is it built in (power supply)
- Does the builder fit the washing machine and dryer
- Is the Dryer vented to the outside

## **Garage**

- Is the car entry door Tilt or Roller and is it remote controlled
- Is there room for Shelves, Workbench and Storage
- Is the Door from the Garage to the Living Areas a Solid Door
- Are the walls between the garage and the living Areas Sound proof and/or Masonry Block
- What is the Wall linings in the Garage

## **Entry**

- What Type of Front Door
- Does the Front Door have a Cylinder or Mortice Lock
- Does the Entry area inside Work - (a place for bags, shoes, keys and things)
- Is there room for furniture or a cupboard near the entry
- Is the Entry Patio Tiled

## **Ceilings**

- What is the height in living areas and wet areas - 2.4 - 2.55 - 2.6 - 2.7 meters
- Are there any Vaulted Ceilings or Features to the Ceilings
- Is there Fiber Insulation in the ceiling - or insulation Blanket to Roof
- What type of Cornice is used - there are many types and sizes
- Is there access to the Ceiling Space - where is it
- Type of Linings to Patio Areas

## **Walls**

- What Type of Skirting is used between floor and wall
- What type of Architrave is used around the doors
- Is there enough Blocking within Timber walls to mount Towel Rails, Coat Hooks & Future needs
- Do any Walls require Sound or Heat Insulation

## **Doors**

- What type of Door is used internally and externally
- What type of Door Furniture is use
- What type of Door stop is used - wall or floor type - plastic or metal

## **Robes**

- What type of Shelving - White Board, Wire or Other
- Are there Drawers
- Is there Double Hanging Space
- What Color is the Robe Door alloy frame - if Sliding - are there any Mirror Doors

## **Plumbing**

- Fittings - What Quality are they
- Hot Water / Solar or Gas - where is it best mounted
- How many External taps and where
- Will you have a pool in the future - will it be auto filling
- Rain water Tank - What size and where to place it
- Garden Irrigation (auto) Extra tap may be required for permanent mounted system
- Will you have Taps in the Kitchen for a dishwasher and an Ice maker Fridge
- Have you planed for an internally mounted Air Conditioner, this would need the condensation to be plumbed into the sewer drain

## **Windows and External Doors**

- What Color are the frames
- Are they high enough
- Is there any Tint or color in the Glass
- Is there enough privacy - Will Standard size Blinds or Curtains be suitable for this
- What Type of insect and security Screens
- Is there enough Light and Ventilation to the building
- Is there any need for a Sky light - Consider hallways and bath rooms

## **Electrical Services**

- What Quality is the Fittings and is there enough Fittings –
- Is there an Electrical plan
- Any Two Way Switches
- Is there enough Cabling for Off Peak Power
- Do you need power to a Swimming pool pump in the future
- Will you have Irrigation - External GPO may be required
- Is there any Pre wiring for Air conditioning
- Does the plan show height of Bed Side or Wall Lamps for pre cabling
- Data Cabling - is there provision (smart housing)
- Phone Cabling and how many points
- TV Antenna and how many points
- Is this supplied Safety Switch
- Is there any External Lighting - Sensor Switches
- Will you have a Security System
- Smoke Detectors What type and where are they mounted

## **Tiling**

- Is Rubber based glue used
- Are the Bathrooms Waterproofed and Certified
- What are the splash backs - Tiles or Glass
- Are Expansion Gaps made around the perimeter of the tiling to wall joints (Flexible Joints)
- Are the Tiles suitable for the applications (holds color if scratched & non slip)
- Are the tiles taken down over the edges of patios

### **Applied Finishes**

- What are the types of Render
- What type of Product is used on Doors internal and External
- What type of Product is used on Skirting and Architraves
- What is used on Clear Finished Timbers internal and external - how many coats
- How many Coats of Paint go on Walls and Ceiling and what type

### **Landscape**

- Concrete Driveway - Does it have construction joints every 6 - 8 meters - what is the finish
- Letter Box - is it a Built one
- Fencing - what type
- Pathways - How many
- Cloths Line - what type - can it be under cover - is there concrete under the line
- Drainage - are the rainwater down pipes drained to the street
- Is there an area for waste and recycling Bins Storage

### **General**

- Roof Type What type - Iron (profile) - Tiles
- What Type Gutters & Down Pipes
- Over hang of Eaves - What size is it
- Roof Pitch & type - Gable or Hip
- Fascias - What Type of Material and Color
- Street Numbers - are they supplied and what quality
- Entry Gate - have you consider an entry Gate House and/or Auto Gates

### **Design tips**

- The Three Areas in a home that need Definition are
- Entry
- Public Areas
- Private Areas
- The interactions of these areas and movement between them will go along way to determine an effective design - It is a good starting point when starting a new design