



## MASTER SUITE CHECKLIST

### 1. 1. Establish a realistic budget.

**Things to decide about your master suite remodeling budget will include the following:**

- |  |  |
|--|--|
| <input type="checkbox"/> Closets                 | <input type="checkbox"/> Natural Light     |
| <input type="checkbox"/> Bathroom Amenities      | <input type="checkbox"/> Exterior façade   |
| <input type="checkbox"/> Expanded Square Footage | <input type="checkbox"/> Beverage Center   |
| <input type="checkbox"/> Ambient Lighting        | <input type="checkbox"/> Design Fee        |
| <input type="checkbox"/> Sitting Area            | <input type="checkbox"/> Installation Cost |

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### 2. Consider priorities and desired layout.

As people usually do not have an unlimited budget prioritize the items in the list above. Does the layout of your space need to be changed by removing interior walls, adding an addition etc. Staying within the existing footprint is almost always less.

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### 3. Choose a contractor who can design and build.

Find a reputable contractor who offers design-build services. Copartner with them to help you spend wisely and to make your remodeling experience efficient. Express your priorities and allow them to design your master suite.

- Good reputation
- Years of Experience
- Check BBB rating & Reviews
- Their website projects

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### 4. Receive a proposed estimate.

This will be based on the desired layout but will not be final until selections are chosen. Allowances can be provided with budget in mind for the items you have not selected.

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### 5. Make selections for the various components.

Work with your designer to make choices for your new master suite to fit in the proposed space and to coordinate with your personal style.

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### 6. Discuss timeline for project and procedures such as:

- |                               |                          |
|-------------------------------|--------------------------|
| • Keeping site clean and safe | • Changes during process |
| • Temporary bedroom set up    | • Payment Plan           |
| • Communication               | • Warranties             |



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### Things to think about that many homeowners may not consider:

- Decide which bedroom and bath you will temporarily use. If no guest room perhaps when a student is away at school their bedroom/bath space can be utilized.
- Is there a spare bedroom that can be accessed by removing a wall to use as a walk-in closet or expand the bathroom?
- How much storage do you need? His & Her Closets with space-saving shelving system? Other Shelving?
- Lots of Outlets.
- Mood lighting is often desired in a bedroom think about where to install and whether to have dimmers.
- Natural light is great for the bedroom for rising and the bathroom for getting ready for the day.
- Carpet or Hard Surface flooring?
- Do you want the closet adjacent to the bathroom or the bedroom?
- Consider privacy needs.
- Spa master bath? Luxury amenities? Soaking tub or Walk-in shower or both?
- Fireplace (gas or wood) and sitting area space
- High-end finishes such as tray ceilings, custom woodwork, architectural finishes
- If expansion outside the footprint of the home think about the exterior façade that will need to blend with the rest of the house exterior.
- Expert Design Professionals can save money in the long run by avoiding costly mistakes.
- Communication and chemistry with your contractor are important to build a good relationship. They will be in your home day in and day out for weeks from early morning and a comfort level with children and pets is important.
- Answers to questions regarding keeping the driveway clear, debris removal, lavatory needs for workers, care for pets when coming and going, respect and comfort for your neighbors during the process are important.
- What are Homeowners Association requirements and do they require approval in advance of moving forward with construction if outside the footprint of the home. Many HOA by-laws state that they review design plans of construction especially if exterior walls are affected.
- Are there benefits in purchasing products such as cabinets, tops, hardware, flooring, and such from the contractor if available?



410.781.7022 • [www.owingsbrothers.com](http://www.owingsbrothers.com)