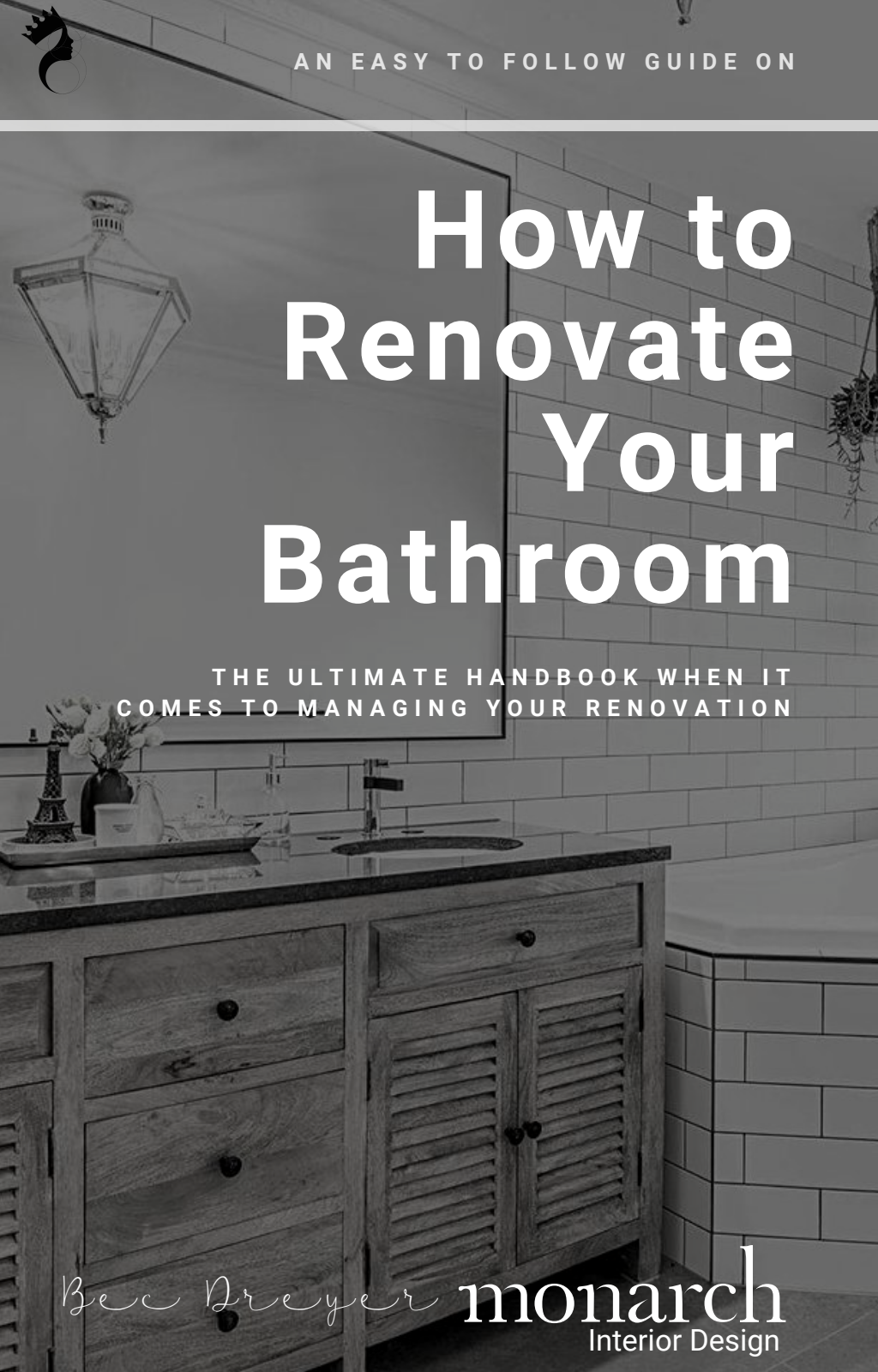




AN EASY TO FOLLOW GUIDE ON

How to Renovate Your Bathroom

THE ULTIMATE HANDBOOK WHEN IT COMES TO MANAGING YOUR RENOVATION

Bec Dreyer **monarch**
Interior Design



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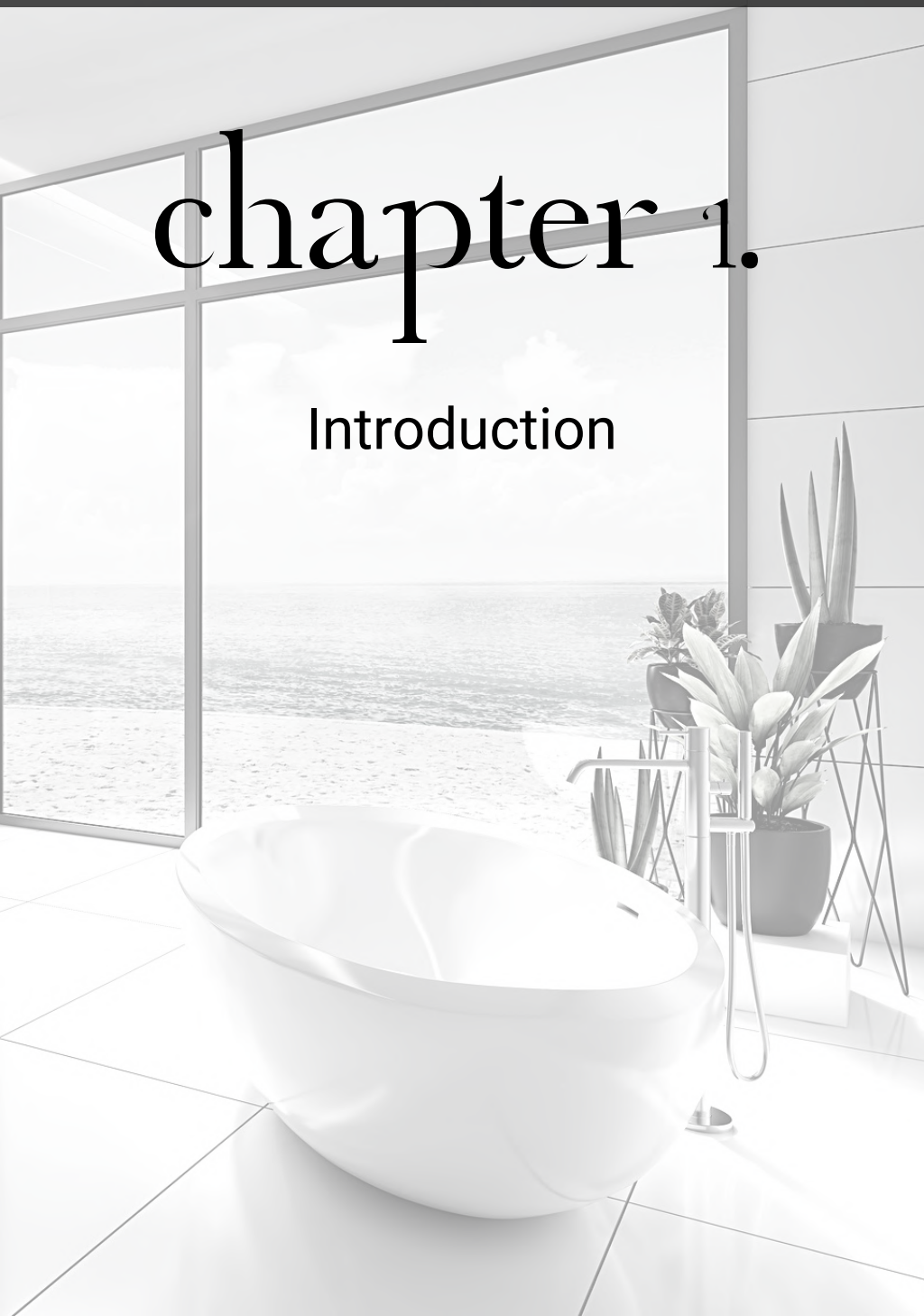
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chapter 1.

Introduction





You've finally bitten the bullet and decided your bathroom is due for renovation. You've been thinking about all the aspects of your current bathroom that are so lack lustre and you've got your eye on some things you'd like to include in your new plan. But now what?



When it comes to major renovations like a bathroom remodel, the process/ order is imperative to a successful and stress free experience.

Renovations are one of the most stressful things you can undertake in your home. The biggest test on your stress levels are when things go wrong.



This E-book takes you through the process of a bathroom renovation step by step to set you up for a successful project.

Whether you decide to DIY or hire trades to labour for you, this information guide will give you the tools you need to either project manage the process or make sure you are completing things in the right order.

We will run through what trades to hire, when to engage them and tips and tricks along the way.

Even if you hire an Interior Designer to handle this for you, this is a great reference to know what comes next.





Start your Interior Design project right.

Speaking of Interior Design, working with an Interior Designer comes with many benefits including saving you money. Cast aside the idea that an Interior designer is only for the rich and famous, designers can help you avoid costly mistakes, give you access to trade discounts and add value to your home.



Budgeting and Planning

A designer can keep you on budget and save you time and energy. Your designer know who and where to go to, to get your project completed just right.



Attention to Detail

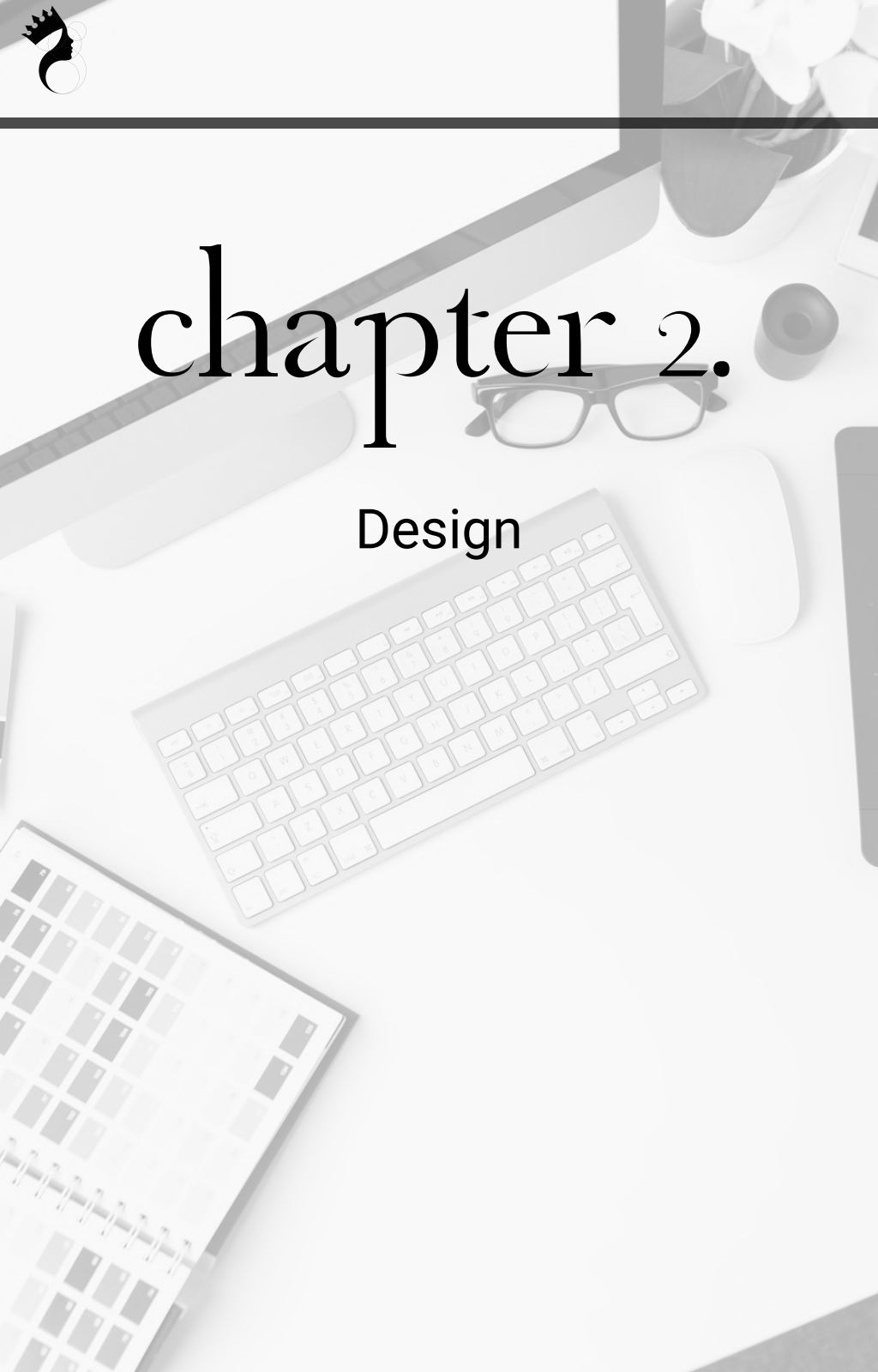
Designers are professionals who have an eye for detail, colour and texture. Whether you want warm and cosy or bright and minimalist, they'll know exactly how to execute the perfect space.

Liaison

Your designer is your go between for trades and other resources to save you the stress of managing multiple parties on your project.



Call me if you would like me to design and manage your renovation for you. 0408 590 285



chapter 2.

Design



You will need work out what you want to achieve, the feeling you'd like to create, the look that you're going for, what elements you'd like in the room, whether you want a toilet in your bathroom, etc, etc.



Once that is sorted out, a design/ floor plan needs to be drawn up.

Knowing exactly how much space you have will determines what products you can choose for the space. The most fun part is choosing all the elements





that will go in the Bathroom eg: Shower Screen, Tap Ware, Basins, Vanity and Tiles. Save yourself a fair chunk of time by doing a preliminary "catalogue shop" then head off to see everything in person.



Once you have all the products in quote form, you know where everything's going, that everything is going to fit, where your plumbing and electrical needs to go or be moved to: the design is done.

If this is not something that you are particularly skilled in, I would recommend that you work with an Interior Designer to help you nail the design.



Some things you need to consider in your design are:

- Wet areas - If you choose an open shower/Bath what can or will get wet if it's too close. For example Vanity or Timber Frame Windows.
- Ease of use - Don't choose something just for aesthetic purposes, if you're using a shower every day that's over a claw foot bath, getting in and out is going to wear on you really quick.
- Functionality - Will you get wet turning the shower on? How far do you have to go to get a towel? How much bench space will you have? Do you need Storage?



The importance of having an Interior Designer work with you is not just to make everything look amazing but make sure your bathroom will also be practical and "to Code".



chapter 3.

Plan





Once the design is finalised, before you put sledge hammer to tiles, you will need to have a plan in place.

"Failing to Plan is Planning to Fail"



Now that you have all your products quoted you will need to engage the following trades in your renovation if applicable:

- Electrician
- Plumber
- Builder
- Tiler
- Glazier
- Plasterer
- Painter

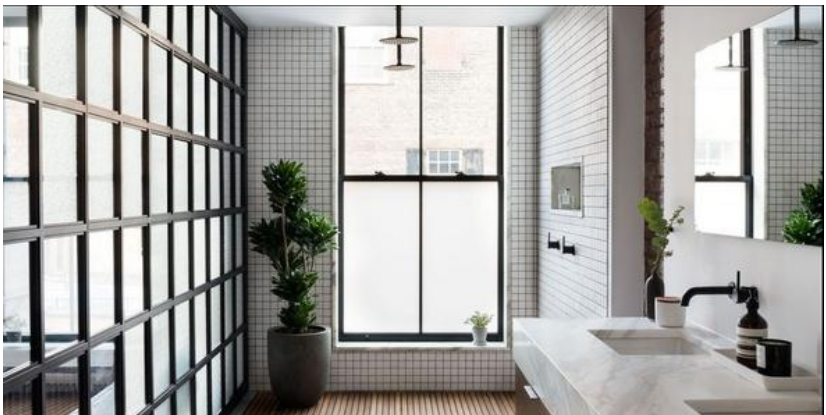


Get these trades to quote on your design and the fittings & fixtures you have chosen.

Ask them when they are available to start and communicate with them when you would be ready for them to start.

Give them a tentative time to start and make sure you book them in the right order.
(Read ahead for that)

Just remember that your timeline is fluid, things can/ will go wrong and you need to be flexible. Trades understand this and you'll save yourself a lot of heartache if you do too.





Important to Note:

When you speak to your *Tiler*, you need to find out if they're going to do everything that you need them to do. So, some Tilers won't Waterproof, some will. Some Tilers will Screed, some won't. Ideally find someone that can do everything or sometimes they work with someone that does those components.

You just have to make sure that you know before you start because you don't want to have ripped your bathroom out, it be unusable and be waiting to have all those details sorted out.



chapter 4.

Order





Once you've planned everything, you've got all your quotes, you then order *everything*, as sometimes there's a bit of a lead time. You need to find out what your ETA's are for your Basins, Toilet, etc, because then you can work around it. Everything **MUST** be ordered before you start your demo or Murphy's Law; you will get yourself into trouble if you don't.

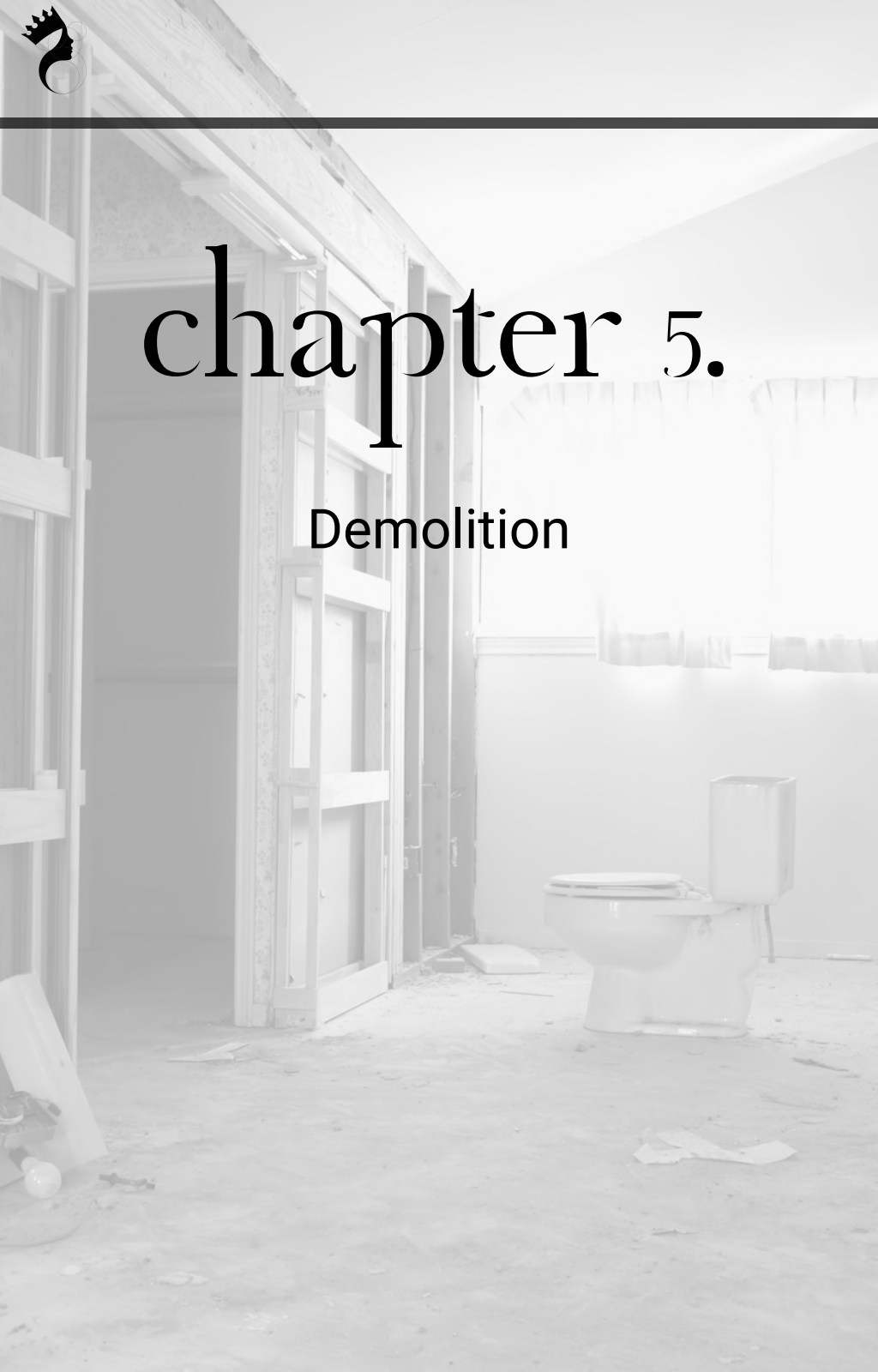


So if in your planning process you were able to make concrete decisions, you will just be able to action the quotes you received. If not, now is the time to hit the pavement and shop up a storm.



It's good to order at least a month in advance in case you've got long lead times, as that's probably a maximum time unless something is custom-made then you might be waiting for quite a bit longer. Try to prepare somewhere to store your items or sometimes the store that you order them from can hold them until you're ready.

Once that is all organised and you know your timeline, you can start the DEMO!



chapter 5.

Demolition



Demo time!

Trades you will need in this section:

- Builder
- Plumber
- Electrician

You can either hire a builder to demolish your old bathroom, or if you're handy, you can do that yourself. Just make sure you're really careful when you doing everything. Inside walls there are live wires and pipes you could rupture.

If you don't know what you're doing, get someone to do this for you.



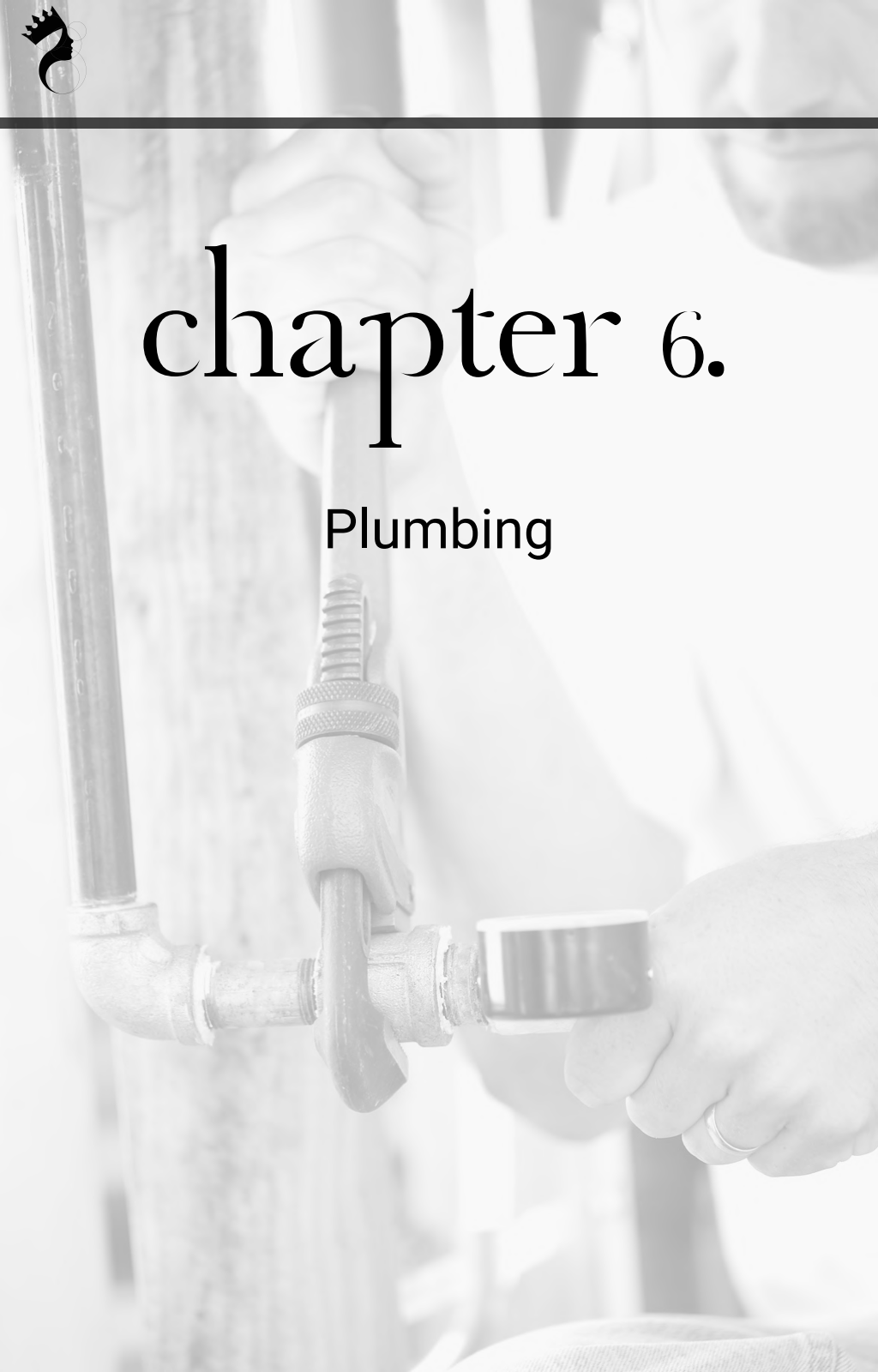


Before you go putting a steel crowbar through the wall into who knows what, turn the mains power off at your switch board or get your electrician to isolate the power in that area of the house.

At this point of your demo, you will need to get your plumber in to cap off your taps, your toilet if there's a toilet in there and all other water outlets, to make sure that you're not going to pull something out and flood your house.



Then you can tear all the tiles down, rip everything else out and have a really great time. You may have to engage your electrician at this point to disconnect if you have things like heated towel rails or an illuminated mirror, but that's not too common.



chapter 6.

Plumbing



Trades you will need in this section:

- Plumber

This is "rough in" time, this is the foundations for the Bathroom.

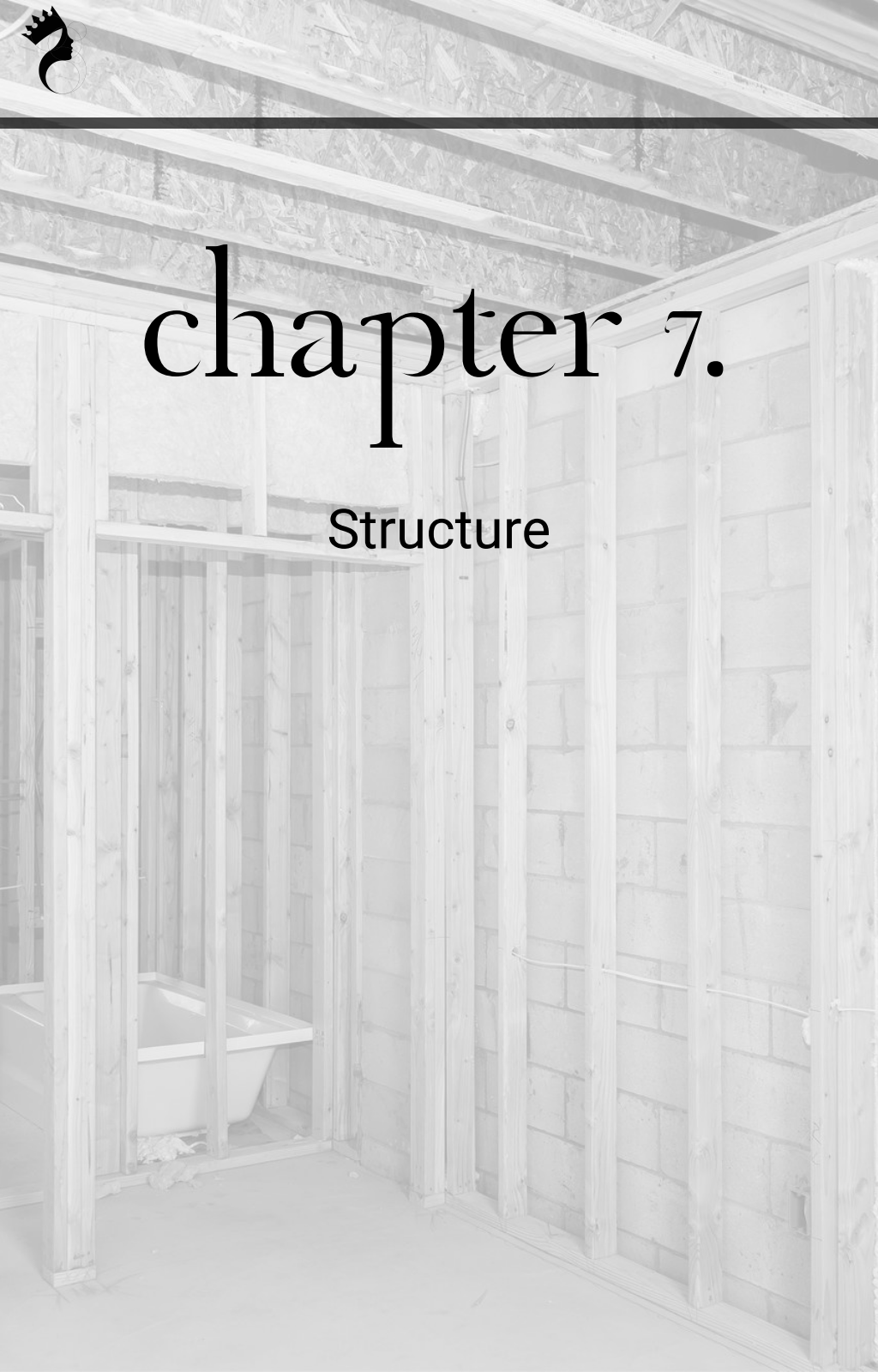
I must note that you may need most of your Tap Ware for the Plumber to install the in wall components. Also, if you are installing an In-wall Cistern Toilet this will also need to be part installed at this point.

The Plumber will refer to the plan you have drawn up and make sure everything is in the right spot on the floor and in the walls.



For the Plumber to check-measure everything, you will need the Basins and Vanity or the spec sheets for these so that the plumbing can be installed properly the *first time*.

There would be nothing worse than having your Tiling completed and about to fit everything, only to find that your Tap Ware is 100mm out and have to rip out Tiles to fix the error.



chapter 7.

Structure

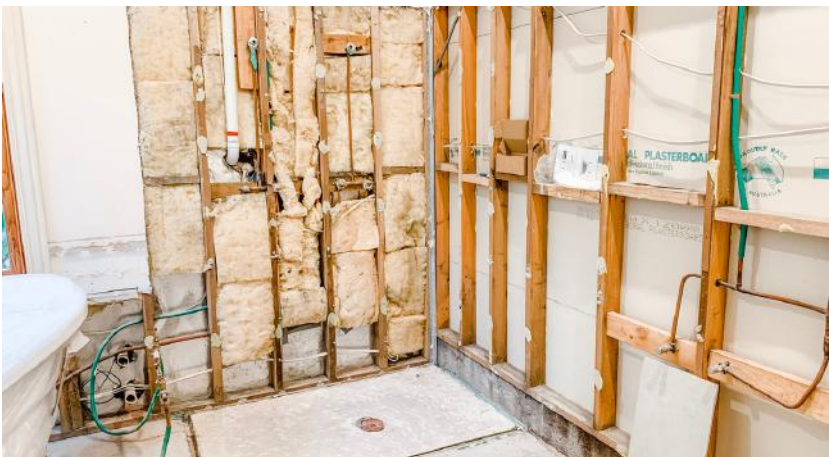


Trades you will need in this section:

- Builder
- Plumber
- Concrete Cutter (optional)

This is your Builders cue to enter stage left. A few considerations need to be made when it comes to structure. Note: the Builder and the Plumber may need to work together at this point, but it will depend on your particular project.

In most cases the floor will have to be dropped to allow for sufficient fall in the Shower. Easy done if you are on stumps with a timber floor, not so easy if you are on a slab.





Concrete cutting is a messy business (Sometimes the Plumber will do the concrete cutting) and will be a necessary evil if you're not using existing plumbing or existing shower footprint (or going with a raised shower base).

Noggins will need to be installed to support anything being screwed to the walls if there is no stud in the correct position. They may need to move studs and or noggins to make room for an in wall cistern or wall niches.



chapter 8.

Electrical



Trades you will need in this section:

- Electrician

Electrical is one trade that you CANNOT DIY. While you are working with bare walls, your Electrician will need to rough in you new power points, run power for under floor heating, illuminated mirrors and heated towel rails, not to mention the obvious ceiling lighting as well. (Don't forget about your exhaust fan/ heat lamps)





chapter 9.

Plaster





Trades you will need in this section:

- Plasterer

The plaster is now ready to be installed. In any of the wet areas (including shower niches), "blue board" or cement sheeting will need to cover the walls. You should not use normal plaster.

Tearing Tiles off the walls generally takes plaster with it so your Plasterer will need to make repairs at this point also.





The boards will need to be cut to allow the Tap Ware to protrude and the electrical cable to be poked through. They may have to patch the ceiling where you have moved fans or changed the lighting plan.

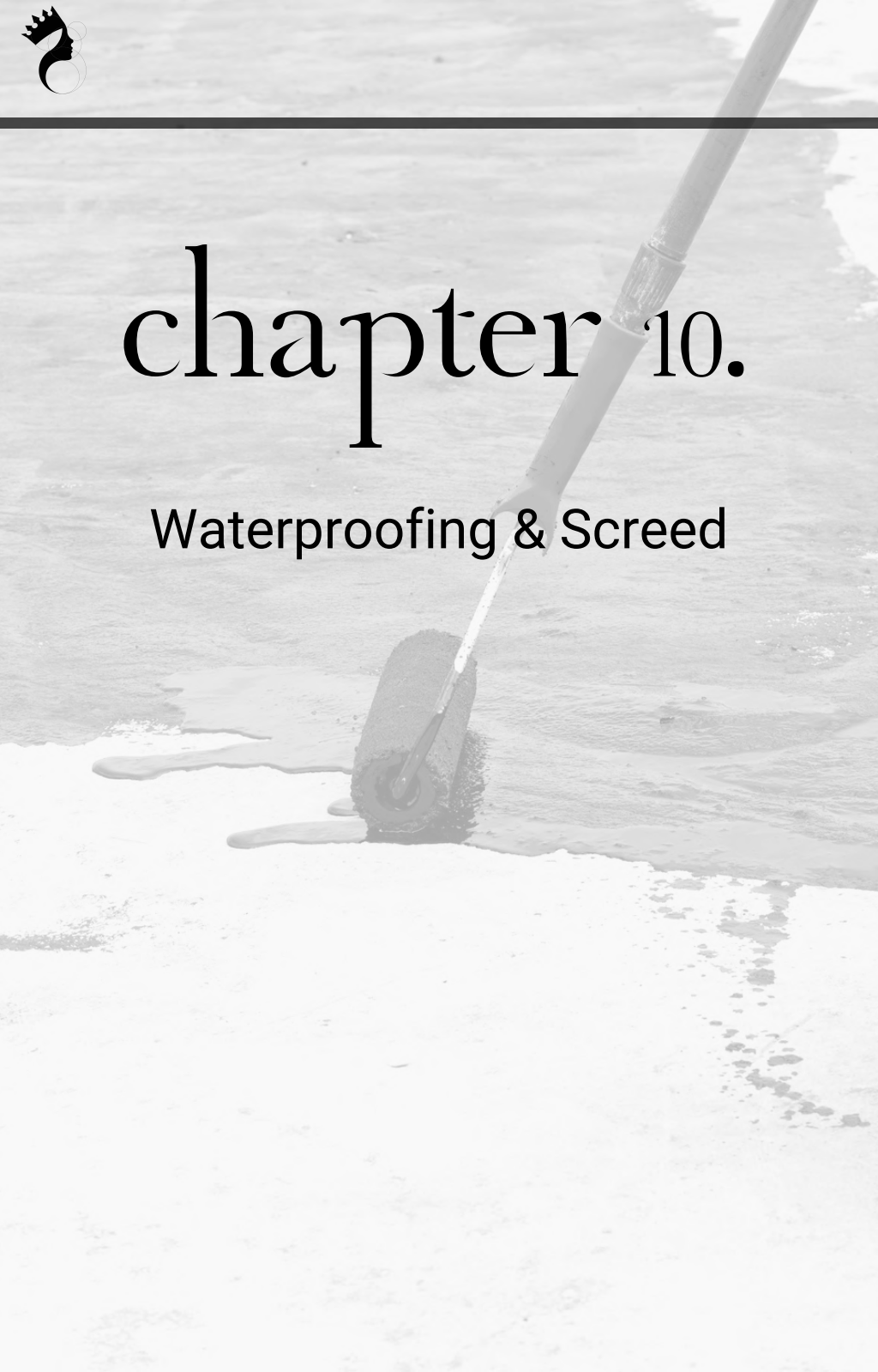


This process is a minimum of a few days as the top coat on the plaster needs to dry before it can be sanded smooth. Some thing to note is that this is a very dusty process. You might want to consider a solution to stop the dust leaving the bathroom.



chapter 10.

Waterproofing & Screed





Trades you will need in this section:

- Tiler

This is where I refer back to the planning stage, where you have either the Tiler doing the Waterproofing and Screed or you have separate trades doing each step.

So, whoever it is that will be doing the above, they will start with the screed. Screed is a cement type substance that is applied in the shower footprint to create the right amount of fall to allow the water to drain away properly, and not track out into the bathroom.





This is imperative to get right in an open shower so the water drains and doesn't sit on the tiles. This will need a few days to set depending on the weather and size of the Shower.

Waterproofing is next on the list and must be applied correctly to make sure you have a secure membrane between your tiles and the plaster. The waterproofing is "painted on" in your Shower, across the floor, above all the water points and a little way up the wall.





chapter 11.

Paint





Trades you will need in this section:

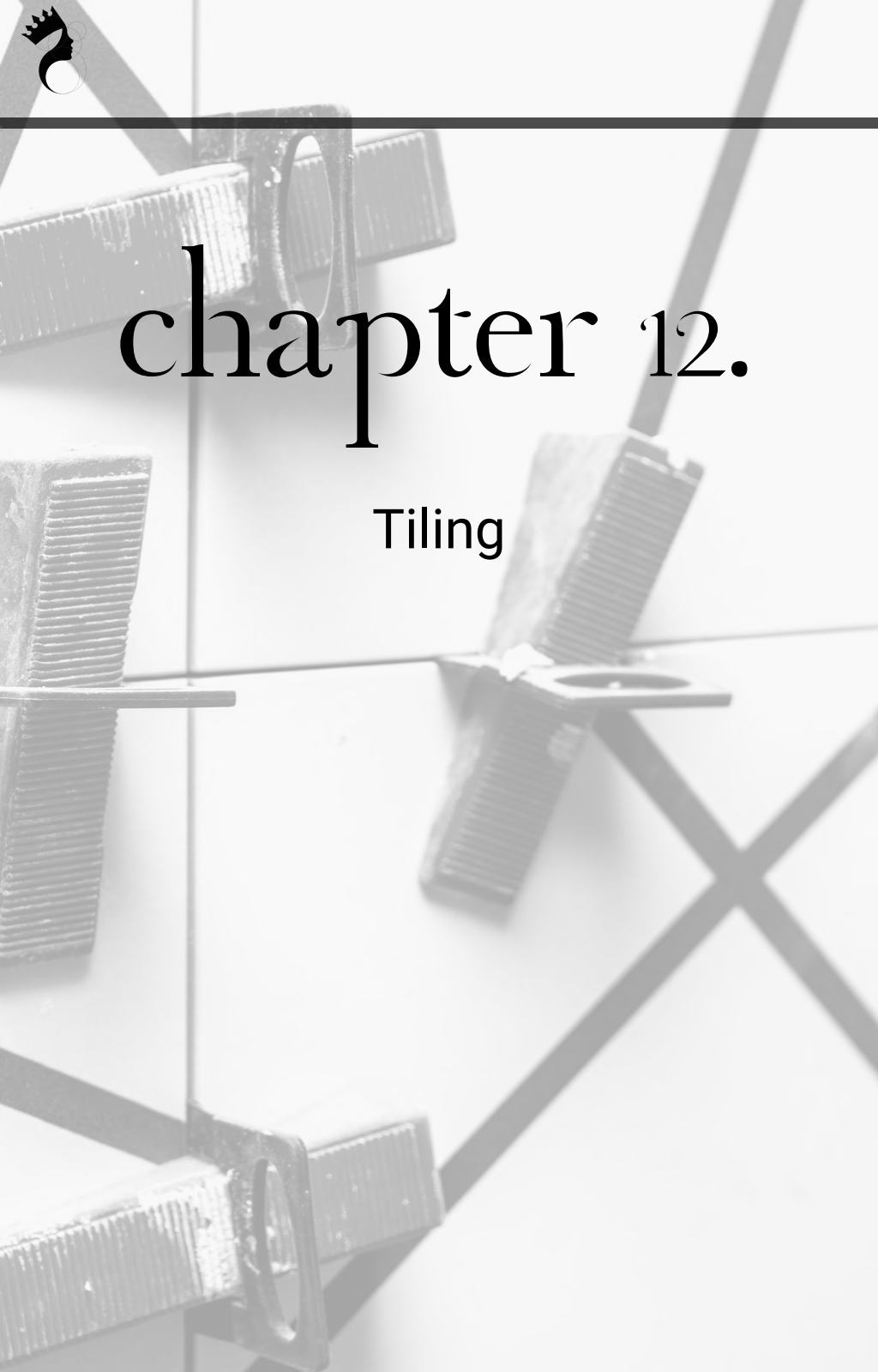
- Painter

This is not a rule as much as it's really a suggestion from experience. I would paint at this point so you don't have to run drop sheets over everything or worry about masking the tiles etc.

There still may be a need for touch ups at the end but this is where you will get the bulk of your painting done including the ceiling.



Just remember you don't have to paint over the waterproofing unless your trade was a little too happy with the application and went outside the tiled area.



chapter 12.

Tiling



Trades you will need in this section:

- Tiler

This seems like a fairly self explanatory step, however there may be some consultation with your Tiler involved when it comes to layout, drain placement and grout lines.

The floor is always laid first and allowed to set, then the walls will not pop the tiles on the side of the floor up when they rest on them.





If the tiling is not up to your standard, say something. It is a lot harder to fix down the track than the Tiler rectifying the problem straight away.

(As I was writing this book, this exact scenario happened to a client of mine, luckily the problem was noticed not too far into the job and was able to be rectified)

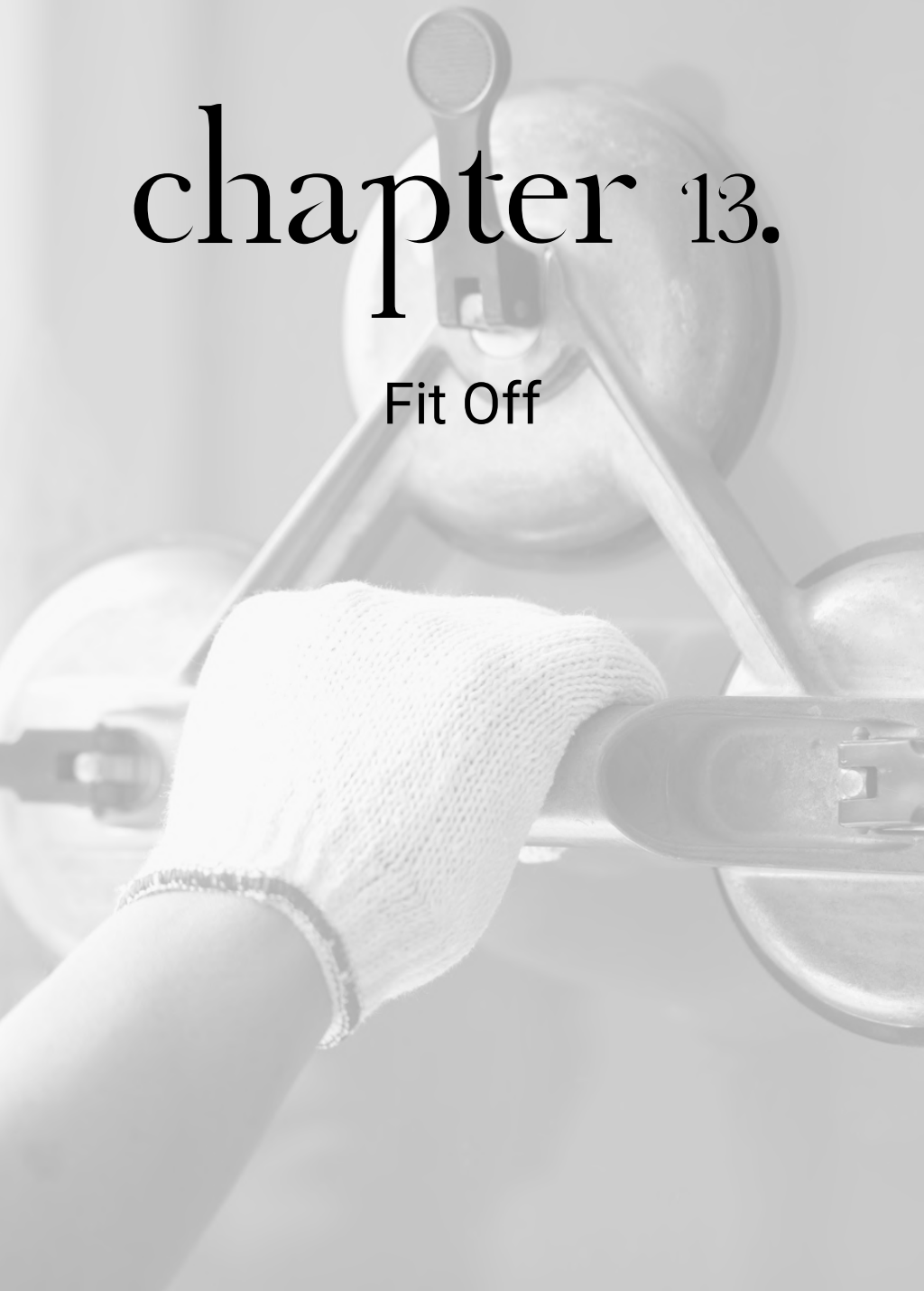


Side Note: Give your Glazier the heads up that you're ready for installation when the grout and caulking is complete. The shower screen will take approximately 2 weeks to make (unless otherwise specified) so you want to make sure you give them that much notice.



chapter 13.

Fit Off





Trades you will need in this section:

- Plumber
- Electrician
- Glazier

You'll be reacquainted with your plumber now and they have the task of installing your Toilet, Tap Ware, Shower and Bath.



Your Plumber may install your Vanity, or you may have to have your Builder pop around to do this for you.

When in place the Plumber can fit off the associated plumbing for the Vanity.



The Electrician will revisit to fit off the power points, wire up any lights or heating elements, or even install illuminated mirrors.

Normal Mirrors will either be hung by the Builder or the Glazier if they have been supplied by them. The Glazier will install the shower screen and silicone the edges for water tightness.





chapter 14.

Final Touches





There's just one last thing before you can enjoy the fruits of all your hard work, and that's to *style your bathroom*.

Treat yourself to some fresh new towels, and some decor items to set the room off nicely.

You may want to consider some Indoor Plants as there are a great variety that love a humid environment. Bathrooms, being so tile heavy can feel very sterile. Greenery is a refreshing way to soften the space.

Treating your shower glass with a product such as rain-x is a really good way to deter soap scum for as long as possible.

Now it's time to relax and unwind in your newly renovated bathroom. Enjoy!





This process may seem completely overwhelming and you may be thinking there is no way that I would be able to undertake a project of this size on my own. Well never fear, I am here.

Bathroom renovations are my wheelhouse and I am available to design and project manage your renovation. Our initial consultation would be a fact finding mission where we establish all your wants and needs in the space. I will work closely with you to make sure that your bathroom reflects your style, ticks all your boxes and adheres to code.

Managing your trades is a service that I offer so that you are only dealing with one person. I'll make the process stress free, fun and simple.

Call now for a free 15 min phone consultation to work through some of your design problems.

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