



Plan Your Bathroom

Before the Work Begins

Organize ideas, measurements, materials, costs, and contractor questions

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A bathroom project can get expensive fast when the layout, materials, measurements, and work sequence are not clear.

The Rainforest Pump House Bathroom Planning Kit helps you organize your ideas, record important dimensions, compare materials, track costs, and prepare better questions before speaking with a contractor.

How to use this page — Work top to bottom. Capture measurements first, then decisions, then budget and the work sequence. Bring the completed notes to contractor conversations.

1) Define the project (scope & goals)

Write a one-sentence summary of what you're renovating and why. Keep it specific enough to guide decisions.

- **Project type** — refresh (cosmetic), partial remodel, or full gut renovation
- **Primary goals** — storage, easier cleaning, better lighting, accessibility, improved ventilation, resale value
- **Non-negotiables** — items you will not compromise on (e.g., tile style, heated floors, tub, double vanity)
- **Constraints** — budget cap, timeline, noise restrictions, limited access, shared bathroom needs

2) Document existing conditions

Before designing, record what you're working with. Photos + notes now can prevent expensive surprises later.

- ☐ Take wide photos (all four walls) and close-ups (plumbing, electrical, vents, windows)
 - ☐ Note any water damage, soft spots, mold, cracked grout, or persistent leaks
 - ☐ Confirm how the bathroom is vented (fan ducted outside vs. recirculating)
 - ☐ Identify shutoff locations (fixture shutoffs + main shutoff)
 - ☐ List what must stay in service during the remodel (e.g., second bathroom access)
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3) Measure & verify (dimensions you'll actually use)

Accurate measurements drive layout, material quantities, and labor planning. Measure twice, then confirm again before ordering.

Measurement	Record	Notes
Room length × width	___ × ___	Measure at floor and at ~36" height if walls are out of square.
Ceiling height	___	Note soffits, sloped areas, or bulkheads.
Door width & swing	___	Confirm clearance to vanity/toilet; consider pocket door if tight.
Window size & sill height	___	Impacts mirror, shower glass, and tile layout.
Plumbing rough-in locations	___	Toilet centerline, supply lines, drains; confirm from two reference walls.
Electrical	___	Outlets, switches, vanity light box, fan wiring; note GFCI/AFCI needs.
Vent fan duct route	___	Where it exits; check access and any attic/ceiling constraints.
Floor area (sq ft)	___	Used for flooring/tile underlayment quantities.
Shower wall area (sq ft)	___	Used for waterproofing membrane + tile quantities.

Ordering buffer — Plan to buy extra tile (often 10–15%+) depending on pattern, cuts, and future repair needs.

4) Layout planning (make decisions in the right order)

Start with what can't easily move (structure, windows, venting), then work outward. If you want to relocate plumbing, confirm feasibility and cost early.

1. **Set wet-zone boundaries** — tub/shower footprint, waterproof areas, and door/glass locations
2. **Confirm clearances** — walkway space, door swing, shower entry, and toilet area comfort
3. **Place storage** — vanity drawers, medicine cabinet depth, niche(s), linen tower if needed
4. **Plan lighting layers** — vanity task lighting, overhead ambient, and shower lighting
5. **Lock the layout** — only then finalize finishes and place orders

5) Key selections (fixtures, finishes, and performance)

Use this section to compare options while keeping the practical details visible (dimensions, lead times, and what's included).

Item	What to decide	Size / spec	Notes
Vanity	Freestanding vs. wall-hung, drawers vs. doors, toe-kick, material	W ____ × D ____	Confirm plumbing clearance + countertop overhang.
Sink	Undermount, vessel, integrated, single vs. double	____	Check faucet reach + splash potential.
Faucet	Single-handle vs. widespread, finish, ADA needs	Hole count ____	Confirm included drain/stopper.
Toilet	One-piece vs. two-piece, comfort height, round vs. elongated	Rough-in ____	Confirm clearance from vanity and wall.
Tub/Shower	Tub, shower, or combo; curb vs. curbless; glass type	____	Waterproofing system should match substrate and tile.
Shower valve & trim	Pressure balance/thermostatic; number of outlets	____	Confirm rough-in valve matches trim kit.
Tile	Floor + wall tile size, pattern, grout color, edge trim	____	Large format may require flatter walls + leveling clips.
Ventilation fan	Sones rating, CFM, humidity sensor/timer	____	Duct to exterior; consider makeup air if needed.
Lighting	Vanity lights, overhead, shower-rated fixtures	____	Confirm color temperature and CRI for flattering light.

6) Budget & cost tracking

Separate **materials** from **labor**, and keep a contingency line item. This makes it easier to compare contractor bids and adjust scope without guesswork.

Category	Estimated	Actual	Notes
Demolition & disposal	—	—	Includes dump fees and protection of adjacent spaces.
Plumbing	—	—	Rough-in changes cost more than like-for-like replacement.
Electrical	—	—	GFCI/AFCI, fan wiring, lighting, heated floors.
Waterproofing	—	—	Membrane/system, drains, pans, sealants.
Tile & setting materials	—	—	Tile, trim, grout, thinset, backer board.
Vanity + top	—	—	Include delivery and installation.
Fixtures (toilet, faucets, shower trim)	—	—	Confirm what is included vs. purchased separately.
Paint & finishes	—	—	Mildew-resistant paint recommended.
Glass (shower door/panel)	—	—	Usually measured after tile is complete.
Contingency	—	—	Commonly 10–20% depending on unknowns.

Budget control tip — If you need to cut costs, reduce scope changes first (keep plumbing locations), then adjust finishes. Labor + layout moves are usually the biggest drivers.

7) Work sequence (high-level timeline)

Use this as a planning framework. Actual order may vary by contractor and building conditions, but the dependencies are consistent.

1. Protect adjacent areas; shutoffs; site setup
2. Demolition and inspection of framing/subfloor
3. Framing changes (if any)
4. Rough plumbing and rough electrical/venting
5. Inspections (where required)
6. Substrate prep (leveling, backer board, niches)
7. Waterproofing (shower, tub surround, wet areas)
8. Tile install + grout + cure time
9. Paint and trim
10. Install vanity, toilet, fixtures, accessories
11. Install glass and final sealants
12. Final punch list and cleanup

8) Contractor conversations (questions that save time and money)

Bring your measurements, the layout decision, and a shortlist of fixtures/finishes. Ask questions that reveal assumptions and scope gaps.

- **Scope** — What's included and excluded? Who supplies what materials?
- **Waterproofing** — What system will you use, and where exactly will it be applied?
- **Substrate & flatness** — How will you prep walls/floors for tile, especially large format?
- **Ventilation** — Where does the fan duct terminate? Will you replace/upgrade ducting?
- **Schedule** — Start date, working days, milestones, and what could delay the timeline?
- **Permits & inspections** — Who pulls permits and schedules inspections?
- **Change orders** — How are changes priced and approved?
- **Warranty** — What's covered for labor, waterproofing, tile, and fixtures?

9) Permits, building rules & access

Rules vary by location and building type. Even when permits aren't required, it's smart to follow safety and moisture-control best practices.

- ☐ Check if plumbing/electrical changes require permits
- ☐ Confirm condo/HOA requirements (work hours, elevator booking, insurance, debris removal)
- ☐ Confirm lead-time and storage plan for large deliveries (vanity, tile, glass)
- ☐ Plan for dust/noise control and daily cleanup expectations

10) Final pre-start checklist

Use this right before work begins to reduce delays and mid-project decisions.

- ☐ Layout is finalized (fixture locations and key clearances confirmed)
- ☐ All fixtures selected with model numbers, sizes, and finish colors
- ☐ Tile quantities confirmed (including overage) and delivery dates noted
- ☐ Budget includes contingency and a plan for scope changes
- ☐ Permits/inspections plan confirmed (if applicable)
- ☐ Access and protection plan agreed (floors, stairs, adjacent rooms)
- ☐ Communication plan set (who approves changes, how often updates happen)