

STEP BY STEP GUIDE

HOW TO AVOID **BUDGET BLOWOUTS** IN BUILDING PROJECTS

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Firstly, thank you for downloading your copy of our E-book, We have had so many clients waste money when their dreams and reality collide and so we have put this E book together to help you not make those same mistakes.



An architect's role is to interpret your ideas and wish lists and formulate them into a workable design WITHIN your budget.

To do this, he needs you to come to him with a well thought out list of your wants and needs, pictures of the “look” you like, things you don't like, what your space will be used for, and most importantly - how much have you got to spend on your total project.

What your budget will need to cover:

Architects fees

Design and Plans

Consent fees

Build costs of structure including site works, cladding, roofing, external joinery, plumbing, drainage and electrical

Finishing costs - kitchens, flooring, tiling, door hardware, wallpaper, landscaping, fencing.

Contingency of at least 10% of the quoted price

Your choices in all of the above will be reflected in the final cost of your project.

Let us explain more.....



1. ARCHITECTS



DO YOUR HOMEWORK, TALK TO FRIENDS FOR REFERRALS

Google architects in your area and look at their portfolios online. Is the type of work that they are showcasing similar to your vision?

Maybe you want to build a very “green” home?

Then narrow your google search to this - the same applies to other house styles.

Of course, architects can design anything you ask but it makes more sense to work with someone who has recent experience in your style.

Make a short list of 3 and visit each one. Discuss your dream with them, get a feel if they are on the same page as you and are easy for you to talk to and more importantly, that you understand what they are saying to you!

At this time, also discuss their fee schedule, what it covers, and how it is to be paid. Does it include organising council consents?

2. DESIGN AND PLAN

Before visiting your architect it is a great idea to talk to Irving Builders as their expertise will be able to help you design your project with costs in mind.

Visit show homes in your area and look at what you like, what you don't like.

Look on sites like Houzz and Pinterest for ideas
Then, discuss these with us. We can advise you if your ideas are workable within your budget or offer you some alternatives if they are not.





THINGS TO THINK ABOUT

The overall shape of your home will be reflected in the budget - the more complex, the more cost

Roof - the more “conventional” the better on the budget - both in shape and in materials used.

Cladding - Not only what you are using (timber, plaster, brick etc) but also the added “fine details”. The more “fiddly bits”, the more cost. Like Cedar? That's great but does it fit the budget?

External Joinery - Thermally broken? U-PVC? These are more expensive options. Do you need them? Timber reveals versus MDF?

Kitchen - a big ticket item in any project. Remember to factor in your appliances

Bathrooms - How high end are you going? Fully tiled? Tap ware?

Floor Coverings - Again - how high end do you want to go?

Don't forget the landscaping, fences, driveways, paths

3. CHECKLIST



On the following pages you will find a checklist to help in your planning stages. Use this in conjunction with the ideas that you have gathered from various places and fill it in with as much detail as possible.

Print off as many sheets as you need for each individual room.

By completing this list, it will help to clarify your thinking as to what you actually want in your home and assist us in evaluating your budget against the probable costs.

It will also be an excellent tool to see areas that can be pared back if required.

When Irving Builders come to discuss your project, we will use this document, along with any concept plans to give you an indication of costs and address any issues that we see at this early stage. Doing this now will save time and money for you and help to achieve your dream home or renovation with even less pain!

DESIGN CHECKLIST

EXTERIOR

Feature	Options/Ideas	Your Choice
House Type	Bungalow, 2 storey, split level, addition	
Cladding	Brick, Weatherboard, Cedar, Plaster, Iron	
Roofing	Coloursteel, Concrete Tiles, Architectural tray, Slate, Butynol	
Roof Style	Pitched, Monopitch, Flat	
Windows/Doors	Double glazed, thermally broken, U-PVC, Timber reveals, MDF reveals, Stacking, Sliding, Bifold	
Entrance Door	Wooden, fiberglass, single, double, sidelights	
Entrance door hardware	Make and Model	
Garage Door	Metal, Timber, Tilt, Roller, Sectional, Motorised	
Driveway	Concrete, Asphalt, Exposed Aggregate, Paved, Stamped Concrete, Coloured Concrete	
Paths	Concrete, Asphalt, Exposed Aggregate, Paved, Stamped Concrete, Coloured Concrete	
Site works	Large excavation, Retaining Walls, Fencing, Landscaping	
Out Buildings	Carport, Detached garage, Garden Shed	
Exterior Lighting	Remember to add to your electrical plan	
Taps etc	Remember to add to your plumbing plan	



DESIGN CHECKLIST

KITCHEN

Feature	Options/Ideas	Your Choice
Cabinet Style	Modern, Colonial, Statement, Cooks, Kitchen Island	
Cabinet Type	Melamine, Lacquer, Timber, Vinyl, Aluminium Frame, Glass	
Counter Top	Laminate, Granite, Concrete, Engineered Stone, Stainless Steel, Slate, Timber	
Storage	Butlers pantry, Pull outs, Rubbish/recycling, Wine rack, Spice Drawer, No upper cupboards, Open Shelving, Lazy susan, Basket drawers	
Details	Built in Microwave, Central Vacuum in toekick, Coffee bar	
Cabinet Handles	Knobs, Handles, Pulls, Hidden, Chrome, Black	
Splashback	Glass, tile, Stainless Steel	
Tile Pattern Splashback	Subway, Brickbond, Tile on tile, Herringbone	
Sink Style	Single, Double, Stainless, Black, Undermount, Extra large	
Faucet	Single, Double, Spray nozzle, Water filtration, Instant hot water	
Refrigerator	Fridge, Fridge freezer, Double, Water and Ice dispenser, Vintage, Stainless, Coloured	
Oven	Gas, Electric, Single, Double, Freestanding	
Cook Top	Gas, Electric, Induction, Size	
Dishwasher	Front loading, Drawers, Integrated	
Rangehood	Standard, Downdraft, Slideout, Feature	
Flooring	Ceramic tile, Wooden, Laminate Planks, Vinyl, Concrete	
Walls	Gib, Timber, Painted, Wallpaper, Tiled	
Ceiling	Cathedral, Flat, Beams, Skylight, Bulkheads, Painted, Timber	
Internal Joinery	Internal doors, Built in Cabinets, Scotia, Skirting, Architraves, Door hardware, Door stops	



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DESIGN CHECKLIST

BATHROOM

	Options/Ideas	Your Choice
Bathroom Type	Ensuite, Main, Kids, Guest, Wet room	
Vanity	Single, Double, Floor mount, Wall mount, Free standing, Pedestal	
Vanity Material	Laminate, Timber, Bespoke	
Vanity Top	Laminate, Porcelain, Glass, Stainless, Bespoke	
Splashback	Glass, tile, Stainless Steel, Mirror	
Tile Pattern Splashback	Subway, Brickbond, Tile on tile, Herringbone	
Sink Shape	Square, Round, Oval, Undermount, On Cabinet	
Faucet	Single, Double, Cabinet mount, Wall mount, Stainless, Black, White	
Bath	Size, Shape, Free standing, Claw Foot, Spa	
Bath Material	Plastic, Enamel	
Bath Tap	Single, double, wall mount, tub mount, position	
Shower	Enclosure, Over bath, Wet area, Tiled, Shape, Door type, Single, Double, Size, Wall niches	
Shower Tap Ware	Standard, Massage, Fixed, Rainfall, Stainless, Coloured	
Toilet	Floor mount, Wall mount	
Flooring	Ceramic tile, Wooden, Laminate Planks, Vinyl, Floor drain	
Walls	Gib, Timber, Painted, Wallpaper, Tiled	
Internal Joinery	Internal doors, Built in Cabinets, Scotia, Skirting, Architraves, Door hardware, Door stops	
Details	Storage Units, Heated mirror, Lighting, Heated floor, Ventilation, Heated Towel Rack	



DESIGN CHECKLIST

BEDROOM

	Options/Ideas	Your Choice
Type	Master, Child, Teen, Guest	
Ceiling	Cathedral, Beamed, Flat, Height	
Ceiling material	Gib, Timber, Tongue and Groove, Bulkhead	
Flooring	Ceramic tile, Wooden, Laminate Planks, Carpet	
Walls	Gib, Timber, Painted, Wallpaper, Tiled, Feature	
Heating/Ventilation	Heatpump, Fireplace, Underfloor, Fan	
Wardrobe	Single, Double, Walk In, Walk Through, Built in Cabinetry, Door Type, Mirrors, Shoe racks, Ironing Board	
Internal Joinery	Internal doors, Built in Cabinets, Scotia, Skirting, Architraves, Door hardware, Door stops	
Details	TV, Skylight, Built in Cabinets, Built in Seating, Wall niches, Lighting	



DESIGN CHECKLIST

LOUNGE/ LIVING ROOM

	Options/Ideas	Your Choice
Ceiling	Cathedral, Beamed, Flat, Height	
Ceiling material	Gib, Timber, Tongue and Groove, Bulkhead. Exposed beams	
Flooring	Ceramic tile, Wooden, Laminate Planks, Carpet	
Walls	Gib, Timber, Painted, Wallpaper, Tiled, Feature	
Heating/Ventilation	Heatpump, Fireplace, Underfloor, Fan	
Details	TV, Skylight, Built in Cabinets, Built in Seating, Wall niches, Lighting, Sound system, Automation	
Windows/Exterior Joinery	Feature windows/Stackers/Bifolds	
Internal Joinery	Internal doors, Built in Cabinets, Scotia, Skirting, Architraves, Door hardware, Door stops	



DESIGN CHECKLIST

DINING ROOM

	Options/Ideas	Your Choice
Ceiling	Cathedral, Beamed, Flat, Height	
Ceiling material	Gib, Timber, Tongue and Groove, Bulkhead. Exposed beams	
Flooring	Ceramic tile, Wooden, Laminate Planks, Carpet	
Walls	Gib, Timber, Painted, Wallpaper, Tiled, Feature	
Heating/Ventilation	Heatpump, Fireplace, Underfloor, Fan	
Details	TV, Skylight, Built in Cabinets, Built in Seating, Wall niches, Lighting, Sound system, Automation	
Windows/Exterior Joinery	Feature windows/Stackers/Bifolds	
Internal Joinery	Internal doors, Built in Cabinets, Scotia, Skirting, Architraves, Door hardware, Door stops	



DESIGN CHECKLIST

FAMILY/ MEDIA ROOM

	Options/Ideas	Your Choice
Ceiling	Cathedral, Beamed, Flat, Height	
Ceiling material	Gib, Timber, Tongue and Groove, Bulkhead. Exposed beams	
Flooring	Ceramic tile, Wooden, Laminate Planks, Carpet	
Walls	Gib, Timber, Painted, Wallpaper, Tiled, Feature	
Heating/Ventilation	Heatpump, Fireplace, Underfloor, Fan	
Details	TV, Skylight, Built in Cabinets, Built in Seating, Wall niches, Lighting, Sound system, Automation	
Windows/Exterior Joinery	Feature windows/Stackers/Bifolds	
Internal Joinery	Internal doors, Built in Cabinets, Scotia, Skirting, Architraves, Door hardware, Door stops	



DESIGN CHECKLIST

OFFICE/ STUDY

	Options/Ideas	Your Choice
Ceiling	Cathedral, Beamed, Flat, Height	
Ceiling material	Gib, Timber, Tongue and Groove, Bulkhead. Exposed beams	
Flooring	Ceramic tile, Wooden, Laminate Planks, Carpet	
Walls	Gib, Timber, Painted, Wallpaper, Tiled, Feature	
Heating/Ventilation	Heatpump, Fireplace, Underfloor, Fan	
Details	TV, Skylight, Built in Cabinets, Built in Seating, Wall niches, Lighting, Sound system, Automation	
Windows/Exterior Joinery	Feature windows, Stackers, Bifolds	
Internal Joinery	Internal doors, Built in Cabinets, Storage, Scotia, Skirting, Architraves, Door hardware, Door stops	



DESIGN CHECKLIST

ENTRY FOYER/ STAIRWELL/ HALLWAYS

	Options/Ideas	Your Choice
Ceiling	Cathedral, Beamed, Flat, Height	
Ceiling material	Gib, Timber, Tongue and Groove, Bulkhead. Exposed beams	
Flooring	Ceramic tile, Wooden, Laminate Planks, Carpet	
Walls	Gib, Timber, Painted, Wallpaper, Tiled, Feature	
Heating/Ventilation	Heatpump, Fireplace, Underfloor, Fan	
Details	Skylight, Built in Cabinets, Wall niches	
Internal Joinery	Internal doors, Built in Cabinets, Scotia, Skirting, Architraves, Door hardware, Door stops	
Staircase Style	Straight, Quarter Turn, Half Turn, Spiral	
Stair Balustrade/Handrail	Gib, Timber Newels, Wrought Iron, Glass, Wire, Tongue and Groove	
Storage	Cupboards, Built in Shelving, Coat Closet, Shoe Rack,	
Front Door	Single, Double, Glass Sidelights, Solid Door, Timber, Fibreglass, Door Hardware,	



DESIGN CHECKLIST

LAUNDRY

	Options/Ideas	Your Choice
Ceiling	Cathedral, Beamed, Flat, Height	
Ceiling material	Gib, Timber, Tongue and Groove, Bulkhead. Exposed beams	
Flooring	Ceramic tile, Wooden, Laminate Planks, Floor drain, Tile Pattern	
Walls	Gib, Timber, Painted, Wallpaper, Tiled, Feature	
Splashback	Tiles, Glass, Stainless, Tile Pattern	
Heating/Ventilation	Ducting for washer/drier, extractor fan	
Laundry Tub	Standalone, Integrated, Built in to Bespoke Cabinets	
Details	Built in Cabinets, Ironing Cabinet, Open Shelving	
Windows/Exterior Joinery	Feature windows/Stackers/Bifolds	
Internal Joinery	Internal doors, Built in Cabinets, Scotia, Skirting, Architraves, Door hardware, Door stops	



NEXT STEPS

If you want more information, or would like to talk to a Master Builder to get all your questions answered, call Lance on [\(03\) 318 1770](tel:033181770) or email him on lance.irving@irvingbuilders.co.nz

Check out what others are saying about working together with Irving Builders by [clicking here](#)

If you are ready to make your dream home a reality, [click here](#) to book a free design to build consultation with Lance or call **(03) 318 1770** to secure your spot