



pre-construction questionnaire

As you are deciding what to build, ask yourself the following questions. Some may not apply to your individual situation, but generally, they can help focus the decision making onto specific issues that relate to design and how you use space.

Describe your current home.

What do you like about it? What's missing? What don't you like?

What kind of spaces do you need?

Examples include: family room, bedrooms, expanded kitchen, bathrooms, and garage. How big should those spaces be? Are there any special requirements that come to mind immediately? Do you have special equipment or furniture that would influence the size or arrangement of a particular space?

Do you want to change the spaces you have?

If there are rooms or spaces you don't use or feel you could utilize better, what might make them more effective for you and your family?

Do you want to build a new home?

Why do you want to build a house, add to, and/or renovate your current home?

Do you need more room? Are children grown and moving on? Is your lifestyle changing?

What is your lifestyle?

Are you at home a great deal? Do you work at home? Do you entertain often? How much time do you spend in the living areas, bedrooms, kitchen, den or office, utility space, etc.? How important is personal privacy?

How much time and energy are you willing to invest to maintain your home?

How will you use your addition?

If you are thinking of remodeling and/or adding on, what functions/activities will be housed in the new space(s)?

How many of those spaces do you think you need?

What do you think the addition/renovation/new home should look like?

If adding on, should the exterior look of the existing building being changed? Should the addition blend with the existing architecture of the building? If building new, what should the building look like? Why?

If you are planning a new home, addition or remodeling, what do you envision that you don't have now?

How much can you realistically afford to spend?

Will you be applying for historic tax credits? If remodeling and/or adding on, how much of your budget should realistically be reserved for modifications to the existing parts of the house? Is your project budget the absolute "drop dead" limit, or would you spend more depending upon design possibilities? Have you figured the cost of land into your overall budget? Have you figured the cost of design fees into your overall budget? Any other costs unique to your project or situation?

What is the time frame for your project?

How soon would you like to be settled into your new home or addition? Are there rigid time constraints?

If you are contemplating building a new home, have you selected a site?

What are the key characteristic of your new site - a good view, proximity to services (shopping, hospital, restaurants), historic neighborhood, strong community association, etc.

What site modifications are you contemplating?

Examples include: driveways, walks, pools, gardens, terraces, decks, and gazebos. How much of your total project budget will you realistically spend on site improvements? How does your home and lifestyle relate to the outdoor spaces of your site?

Do you have strong ideas about design styles?

What are your design preferences? An architect can help sort through the many options.

Who will be the primary contact with the architect and contractor?

Are there any others involved in designing and building your project? (It is good to have one point of contact to prevent confusion and mixed messages.)

To what degree do you wish to be involved in the design and construction process?

Do you plan to do any of the construction work yourself? How much time do you have to spend discussing design options with your architect? To what degree can you tolerate the disruption that is typically involved in the work related to an addition or renovation?

Prioritize the goals and aspirations defined for your new or remodeled home.

Of the improvements you've listed, name some features you would consider sacrificing to keep the project within your budget. What features are absolute necessities if the project is to go forward?

What qualities are you looking for in an architect?

Budget driven? Schedule driven? Design driven? Is your architect involved in the community? Does the architect have experience in your project type and/or location?