



# THE BATHROOM GAME

**A Guide To Avoiding Common  
Bathroom Renovation Mistakes.**

**FlooringbySammer.com**

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## Welcome

Hello and Welcome. We believe in educating over selling. If you choose to become a client that's great!

With decades of experience, we feel the best way forward is to educate consumers on how to make a bathroom renovation as stress free as possible; all while ensuring they receive a finished product they will be thrilled with for years to come.

So we've prepared this brief booklet that contains critical information that will greatly benefit anyone considering a bathroom remodel.

Should you have any further questions we are happy to help! After all, our business is focused on serving home owners throughout DFW.

You get a unique combination of renovation expertise with veteran skilled tradesman throughout every step of the renovation process. Combined with more than 20 years of design and project management experience; you receive service beyond compare.

From concept to delivery we do NOT use any pushy commission salespeople. Everyone you deal with is a long-standing dedicated team member of Flooring by Sammer. Every team member understands that we are here to serve and educate.

## How Many Parties Are Involved in Your Bathroom Remodel?

Ever heard the old saying "Too many cooks in the kitchen spoil the broth"? One consequence of this shift towards trying to make price the primary focus of a renovation is how the project is managed and who is involved. Trying to cut costs at the expense of having one provider in charge from start to finish can cause major issues.

There is nothing worse than being in the middle of a project where everyone is pointing the finger if something goes wrong. Flooring by Sammer takes care of the project from start to finish and we have great relationships with all the suppliers needed for successful

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completion. Our team are long time experienced and trusted pros who specialize in their craft. We handle all project management in house.

Since the various specialists required will be in your home you want to make sure they are people you can trust. Ask the provider you are considering working with who actually project manages everything – this is very important! You can just imagine the extra layer of problems that might arise if sub contractors are being used to look after your project and something goes wrong.

If you've never dealt with a bathroom remodel you probably wouldn't know about these potential issues, and therefore, you'd be leaving yourself vulnerable to an unpleasant experience. Flooring by Sammer maintains the highest rating with our customers and even though this industry is unregulated, we want to hold ourselves and others in the business to the highest standards.

We're happy to answer any of these questions for our customers...all you have to do is ask!

## What other hidden costs/risks are involved?

It is a sad reflection on our industry that this point must be included. In the past few years advertising methods for renovations have sunk to new lows following trends in such industries as car sales. Price per project headlines in ads are getting lower and lower yet oddly the cost of buying, transporting and delivering a great product has increased. How is this possible?

Simple. Bait and switch tactics and a laundry list of hidden fees are being used to pad the final price, or even worse the contractor in question has no intention on completing the project after receiving the deposit. There is also a churn and burn mentality that has struck our industry. There is real cost to providing proper project management, customer

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service, follow up calls and taking responsibility for mistakes. These areas are the first to be abandoned when competing solely on price. Repeat offenders drive a company's reputation until the wheels fall off then set up shop under a different name. If you are lucky and everything goes just right, you may save a few bucks by going the route of discount renovation providers.

Here is what we are willing to say about our pricing and approach. WE ARE VERY FAIR.

Do we really cost more than the other guy? Possibly but we never compete on price as it depends on what you're comparing.

If you are referring to a company that doesn't know how to put a bathroom together, doesn't correctly waterproof your walls, will take shortcuts and not service client issues, then we are probably more expensive. The truth is we charge competitively while allowing our customers to get incredible value and as stress-free an experience as possible.

We ask you to ignore the hype around lowball pricing nonsense and consider the following:

- We refuse to install inferior products, use unqualified installers or cut corners that could potentially cause dangerous situations in your home.
- Your bathroom isn't needing tile or grout; it's needing an experienced eye to tie everything together.
- And finally, we have unrivaled client satisfaction rates. If we were not competitive in all aspects of our business this simply would not happen.

# The Renovation Process. What You Should Expect:

## 1. Demolition

OK, first step is the demolition process.



Depending on what you need done, whether it's just the shower or the whole area, demolition can range from tearing out walls to stripping the entire bathroom. All the old flooring, walls, sheetrock, cabinets and even tubs and fixtures come out.

The goal at this stage is to just rip out what's not going to be needed for the future bathroom. It also gives us the opportunity to examine any damage behind your walls that you may not have been aware of.

We often find damaged 2 x 4's and water damage to many parts of the walls once tear out is complete.

That way, you can see what the damage is before the repairs are done.

## 2. Plumbing and Electrical

Stage two of the process is to get your plumbing and electrical work squared away.



This usually involves roughing in your shower valve and any other required plumbing like sprayers and so forth.

Now the plumber will have to return later for some final finish out work. Their initial visit, however, is to complete all plumbing that goes behind your walls. This includes running new lines or rerouting them in case any fixtures need to be moved such as commodes, vanities, etc.

The electrician at this stage can run their wires in case you want to install lighting such as cans and it also gives them the opportunity to examine your existing wiring.

I've lost count the number of times we uncovered faulty wires, poor workmanship and even outright hazards. One of the most common problems we ran across was previous contractors "backstabbing" wires into the back of switches instead of securely wrapping them around.

This is also a chance to have your GFI looked at, as every bathroom must have one according to code. Anything relating to plumbing and electrical that goes behind your walls is done at this point.

So far, you can see how methodical the process is. It allows you to check as you go in case something needs attention whether it's during the demolition, plumbing or electrical phase. That way, you will always know what is going on before the next stage.

### 3. Shower and Tile



This is when you start building the shower unit and/or tile the floor, depending on the installer. Since this is when your shower starts coming together, it's important to let the installer know what sort of shower set up you would like.

For example, go over the dimensions to make sure it's exactly as you want it. Point out where you would like the soap niche/s (aka built in shampoo boxes), steps, bench and details of this nature. Even the direction of the tile should be finalized. Do you like it straight, on a diagonal, offset or custom pattern?

Once this has been figured out, a competent installer will start building the shower pan ensuring to use the correct liner and run it high enough up the wall for future moisture protection. Most importantly though is they float the pan with concrete and get the angles right. If they use concrete as the base of your pan to float (hardly anyone uses acrylic/ cheap builder's grade materials anymore), it will need 12-24 hours to dry.

While this is drying, they have some time to take care of any other minor construction you need in your bathroom like a pony wall or frame for a drop-in tub. Once the shower pan dries, they return to tile the walls and put in the shampoo niches as well as tiling the shower pan and ensuring the edges have the correct finishing with bullnose.

Something to keep in mind, is not all tile comes with coordinating bullnose pieces. If the installer is experienced however and knows what they are doing, they should be able to fashion bullnose pieces out of the existing tile providing it is either stone or porcelain.

Once the shower unit is completed tile wise, they should bring the shower glass contractor to measure for the unit as this takes between 7 to 10 days from the order date to install. That way, you have a head start so can be installed right after everything else is done.

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## 4. Wall Work

This of course, will depend on what you're looking to get done. You may just need a fresh coat of paint or you may need all the sheetrock replaced. If you are getting your whole room's sheetrock replaced, make sure the insulation is to your satisfaction. In bathrooms where it can get colder than other rooms, good insulation is important for all types of weather. This is the stage to replace it.

Once the sheetrock goes in, the painter/s will then tape and bed it and complete all their wall prep prior to painting. Be sure to specify what sort of texture (if any) you want on the walls prior to painting. Up until this point we have all the demolition, electrical, plumbing and shower work done. Now the rest of the bathroom really starts coming together!

\*The next phase is a matter of taste leaving painting to dead last since they want behind the vanities and mirrors to be painted; others do not care so much.

## 5. Final Stages



Whether you paint before the vanities go in or after, there are some minor items that need attention:

If the countertops are separate from the vanities, then the dimensions of the vanity/ies must be measured by the contractor during the initial stages of the project. That way, they can go in as soon as the vanity/ies are installed. Yes, the vanities need to be installed first so the fabricator can measure for their precise cuts and edges.

You may need to bring out the plumber and electrician again to trim out your shower, install commodes, your vanity sinks and faucets as well as any required lighting trim. Any final finish work like baseboards and caulking is usually done by the painter/s but it's a detail that's often overlooked during a larger sized project. Don't forget!

## 6. Shower Glass

The shower glass portion is usually the very last thing that goes in.



As mentioned earlier, it takes between 7 to 10 days to get the unit ordered, cut and installed. Yes, you can order pre-made ones, but you better be sure your specifications are exact as the slightest variance can mean leakage.

Make sure you specify what color hardware you want on your unit for things like the handles, hinges and if required, the top frame.

95% of units we do are frameless and if you can do it, I would strongly recommend the same.

## Final Tips

Here are three handy tips to keep in mind that I have shared with clients over the years:

### 1. Don't Spend Too Much on Faucets

Now that may seem counterproductive for someone who remodels bathrooms to tell you that, but in all honesty, they are artwork. You are better off shopping a well-known brand like Delta, Moen or Kohler rather than go for some hyper exotic brand imported from Germany.

The main reason why I say this is the feedback from plumbers over the years has always been the same. The more expensive it is, the harder it is to get parts for it if something goes wrong. I have had cases where we had to special order a gasket for a faucet that was leaking, and we waited 2 1/2 weeks for it to arrive from Norway.

Stick with local, well-known brands.

### 2. Tile Size Matters

The larger the tile, the less grout you must worry about in terms of cleaning.

Now I understand some folks like the smaller, rectangular, subway type tile and that's fine too. I'm just saying if cleaning is an issue for you, then buy larger tile and install them both in the shower and the floor. It also makes the area look bigger.

### 3. Stone Remnants Can Help

If you're doing just a couple of vanities, you don't need to purchase an entire slab of stone like marble or granite.

Ask your contractor about any remnant pieces they may have at the shop as they often have them and for significantly cheaper than buying an entire new slab. Once you buy

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the whole slab, it's best to use it all. Otherwise, the fabricator will sell it off as a remnant, so you may as well use it!

## HOW CAN WE HELP?



We would love the chance to work with you but even if you don't choose us, we are happy to give you the benefit of our experience.

A simple call to us can save you a ton of heartache and frankly we LOVE talking renovations (that probably makes us a bit weird!).

In minutes we can help you determine the right fit for your application. Is it a rental unit? Investment property? Forever home?

Tell us a bit about your vision and we will happily provide some no pressure advice and options. If you do decide to work with us, you have our guarantee you will be treated like family and of course receive our 12-month workmanship industry leading warranty.

Contact us now at:

**T: 214-650-8030**

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