



Tips for a Well-Built Bath

Whether you are renovating a bathroom or building one from scratch, these tips will keep your bath looking “new” longer, minimize maintenance, and keep your home healthy.

1. Rough in:

- If you have a soaking tub, oversize the joists and water heater.
- Add in-wall framing to mount grab bars around tub/shower and toilet for elderly. Even if you don't need grab bars now, we recommend prepping for it because it's only a few dollars now, versus lots more after the tile is up.
- Make sure outlets are on a GFCI circuit breaker, to prevent shock.
- Clear old plumbing waste and vent lines of any blockage, or replace if inadequately sized.
- Add an isolation joint between old lead and new copper plumbing lines, or replace the lead lines all together.
- Vent the bath fan to the exterior with rigid pipe and not into attic above. Otherwise, you'll set up an ideal situation for mold!

2. Finishes and Fixtures:

- Make sure shower door and toilets are sealed to prevent water spills and floor rot.
- Avoid wood floors; it is too much maintenance to keep them dry.
- Avoid composite wood cabinets and trim, as they do not hold up well in moist environments.
- Don't scrimp on fixtures; cheap ones can wear out quickly. I like to purchase at plumbing and lighting supply stores - the quality and warranties are better.
- Use a large, quiet ventilation fan on a timer to avoid moisture build-up and moldy walls.
- Use gloss, enamel or scrub-able paint for easy clean-up. Avoid “flat” paint.

3. Green Tips:

- Before remodeling, test for asbestos vinyl flooring and lead base paint on windows and trim, especially if home-built before 1978.
- Countertops are a great place to use innovative green products – from composites such as Icestone, to recycled metal tiles, or salvaged wood from a bowling alley!
- Consider water saving shower heads and fixtures.

**For more in our “Well Built” series, visit the Resource Page at DLRees.com.
Or, call us for a free consultation at 206-719-9566**