

FIRST UTAH BANK NEW CONSTRUCTION TIPS OR

Why didn't I think of that?

A survey was done for homeowners who recently built a new home. Below are items they wish they would have included in their plans.

Closet & Organization

- Plugs in several closets
- Make sure your closet has enough space for both double hung rods, and singles to accommodate long clothes
- Full size broom cupboard in pantry or laundry room to hide all the cleaning items away from sight.
- More closet/linen space than you think you'll need
- Cubbies in mudroom with an outlet in each one
- Motion sensor on pantry and closet lights

Bath

- Plug in master toilet closet for night light
- Outlets inside vanity cabinets (upper and lower) in bathroom for dryer etc.
- Heated towels racks
- Make use of the pony wall in a bathroom by turning it into storage.
- Appliance garage on counter

Outdoor

- Run conduit under the driveway for future wiring or plumbing needs
- Prewire speakers both indoor and outdoor
- Ensure you have hose outlets and power on all 4 sides of your house, and on top of any raised areas
- Hot/cold outdoor water is good for washing pets
- Motion sensor pre-wire for selected exterior lights
- Keypad entry on garage door (Keypad entry on front door is great as well)
- Gas line to grill

Kitchen

- Plugs in kitchen pantry for charging, or for items that may end up living there
- Recess the fridge
- With wide islands put cabinets on the both sides. While they are not easy to get to, they are good for storing seldom used items.
- Built in paper towel holder
- Custom storage organization in kitchen drawers
- Pantry entrance near both kitchen and garage
- Custom shelves and a place to plug in appliances in pantry
- Plugs above cabinets for Christmas lighting
- Set up for both gas and electric appliances
- Pantry door on swivel
- Pantry light on motion sensor
- Copper tubing for your ice maker from the freezer and until it's out of the kitchen wall
- Drawer microwave
- Knife drawer
- Pull-out garbage/recycling/laundry (for dirty dish towels/napkins/bibs!)
- Paper towel holder in drawer slot
- Drawers for all lower cabinets (more efficient use of space)
- Two soap pumps at sink (one for hand soap, one for dish soap)
- Easy-access place to store frequently used appliances

Electrical & Plumbing

- Prewire security system & cameras
- Run wire and prepare roof for future solar
- Run a 2" PVC pipe up from the basement to the attic for future wiring needs, some suggested double conduits.
- Pre-wiring for music and speakers, inside and outside
- iPad controllers in the walls to control whole house music systems
- Pre-wire for generator to essential areas
- Carbon monoxide unit on the wall upstairs
- Make sure plumbing in bathrooms are done correctly. One commenter's toilet was placed too close to the tub pipes so I couldn't get the deeper tub because they didn't allow room.
- Cast iron pipes for the plumbing drops from the second floor cuts down on noise
- Take pictures of all the walls before Sheetrock went up so you knew where all the wiring was in case you needed to add or change anything.

- Include a 220V to garage (tools, future electric car etc.)
- Measure the location of anything under the slab, and various utilities out in the yard.
- Run an electrical line with a few floor outlets, especially since we have very open floor plan and couch sets are not against a wall
- Plumbed for a built-in drinking fountain,

Lighting

- Light switch to the attic in the hallway (and remember lights in attic in general)
- Solar tubes in areas that don't get natural sunlight
- outside lights on timers
- Make sure you check the cost ratings of ceiling fans
- Check all remotes for ceiling fans prior to construction completion
- 3 way switches where helpful
- Master switch from master that controls all exterior lights
- A master switch at each exit (Front, back or garage), that turns off all of the power to the switches/lights in the house, so that you can turn off all lights without going to each room and/or light switch.

Master

- 4 plug outlets near the bed in the master
- A light switch at the head of your bed so you can turn out the light once you are in bed.

Holiday

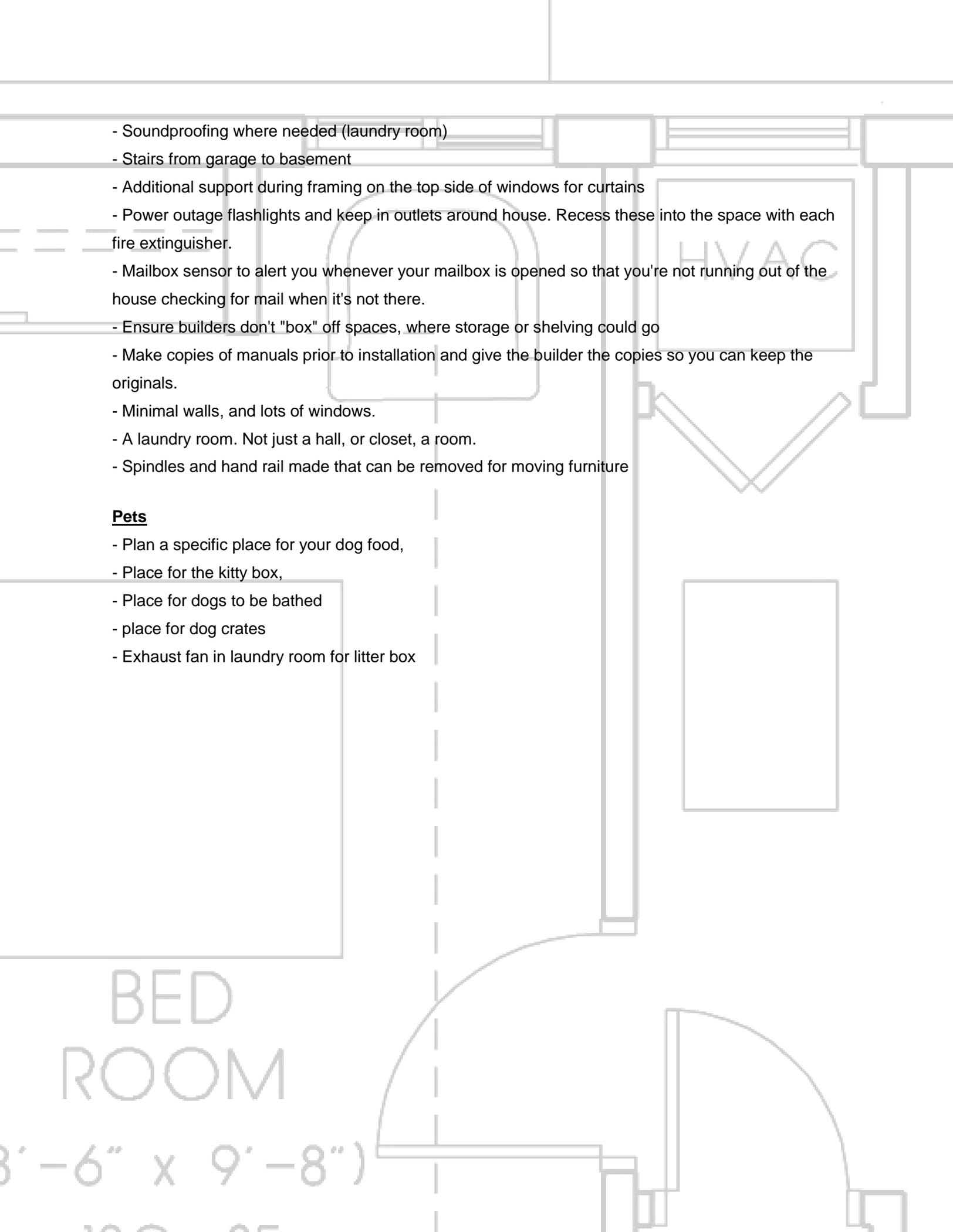
- Plugs under eaves for holiday lights, with a switch inside to turn on and off.
- Enough storage for Christmas decorations
- Seasonal closet with hangers for wreaths, and space for Rubbermaid storage boxes.
- Plugs for Christmas lights: over cabinets, in stairway, in porch ceiling, under eaves

Heating, Cooling, and Vacuums

- Central Vac with vac pans, if you have hardwood floors - get a Hideahose
- Plan where furnace vents will go instead of letting the builder decide
- Hepa filtration for allergy sufferers
- WarmFloors heating

Overall

- Receptacles for fire extinguishers. Maybe plan some cutouts so they are flush to the wall.
- Where possible pocket doors

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- Soundproofing where needed (laundry room)
 - Stairs from garage to basement
 - Additional support during framing on the top side of windows for curtains
 - Power outage flashlights and keep in outlets around house. Recess these into the space with each fire extinguisher.
 - Mailbox sensor to alert you whenever your mailbox is opened so that you're not running out of the house checking for mail when it's not there.
 - Ensure builders don't "box" off spaces, where storage or shelving could go
 - Make copies of manuals prior to installation and give the builder the copies so you can keep the originals.
 - Minimal walls, and lots of windows.
 - A laundry room. Not just a hall, or closet, a room.
 - Spindles and hand rail made that can be removed for moving furniture

Pets

- Plan a specific place for your dog food,
- Place for the kitty box,
- Place for dogs to be bathed
- place for dog crates
- Exhaust fan in laundry room for litter box