



Home Building Questionnaire

Home Owner:

Name: _____
Tel: _____
Cell: _____
Email: _____
Site Address : _____

Stand or Erf No: _____
Current Address: _____

What's the cost to

Build at the Right price !!

Management and careful planning of your Budget is one of the most essential considerations when building

It is therefore vital for you having your Budget in mind, when considering the wide range of options that is available, whilst you complete our "New Home Questionnaire"

*Specialists in on-site building Supervision
.....and Project Management*

.....
Director: JeVon van Wyk



With the emphasis on your home having the additional facilities of private enjoyment areas and places of sanctuary is important. Having all this in mind combined with very practical "Green Built" designed elements to suit your lifestyle, and more than ever your individual preferences **but most of all your Budget.**

i. Overview of the Stand

a) What is the exact size of your stand/erf or plot?

b) What is the incline of, or slope of the soil on you stand?

c) Any large rocks or dolomite formations visible on your stand?

d) How many large trees or scrubs that needs to be removed from your stand?

e) Does the actual stand have easy access for large construction trucks ?

f) Must a boundary wall with entrance gates be constructed?

g) Do you have a set of plans clearly showing the boundary wall design with "side" views and full specifications?

h) What is the length and height of the boundary wall to be build?

i) During construction will it be possible for construction workers to sleep on the stand/site?

ii. Specification's

The following information and correctness of your answers is very important to be able to determine and arrive at a "true and accurate" costing estimate of your project

a) What Roof structure and design do you require?

- Standard upstand "A" frame roof trussers _____
- Gable wall "Triangular" roof trusses _____
- Flat roof design with wooden laminated beams and purlins _____
- Flat roof design with steel "I" beams and girders _____
- Roof trusses with "Bali" design _____
- Roof trusses to be manufactured as "Exposed" roof trusses with bolted on steel plates, bolts and nuts as a feature _____
- Concrete slab as final roof top _____
- Concealed roof skylight _____
- Concrete slabs as "water gutters" (Specify) _____

b) What Roof top Coverings do you require?

- Ultra modern - roof "shingle" tiles _____
- Slate "stone" roof tiles _____
- Concrete "marley" tiles _____
- Clay roof tiles _____
- "Harvey" tile - steel roof sections _____
- Chromadek - steel sections _____
- IBR - galvanized steel sheeting _____
- Corrugated galvanized steel sheeting _____
- Concrete roof top - with waterproofing _____
- Grass "thatching" as main roof _____
- Other "roof covering" (Specify) _____

c) What Brickwork do you require?

- "Green Built" brickwork with wall cavities _____

- “Green Built” brickwork with wall insulation
build into wall cavities _____
- Clay NPF stock brick’s _____
- Clay semi-face brick’s _____
- Clay face brick’s _____
- Clay face brick’s and plastered
stock bricks combined _____
- Cement stock brick’s _____
- Cement “face” brick’s _____
- “Shuttered” concrete wall sections _____
- Natural rock-as brick’s _____
- Wall cladding - exterior _____
- Wall cladding - interior _____
- Other (Specify) _____

d) What Plaster finishing do you require?

1) Wall finishing - Interior

- Plastered - smooth and float _____
- Plastered - “Scratch” plaster _____
- Plastered - “Terralene” machine finish _____
- Plastered - “Rhinolite” smooth finish _____
- Plastered - thin gauged “bag wash” _____
- Plastered - Italian “cracked” plaster _____
- Plastered - for wall paper _____
- Plastered - for wall paneling _____
- Other - finishing (Specify) _____

2) Wall finishing - Exterior

- Plastered - smooth and float _____
- Plastered - “Scratch” plaster _____
- Plastered - “Terralene” machine finish _____

- Plastered – thin gauged “bag wash” _____
- Plastered – Italian “cracked” plaster _____
- Other plaster/finishing (Specify) _____

e) What Windows do you require?

- Aluminium windows _____
- Aluminium “sliding” window openings _____
- “Swartland” wooden “cottage” pane windows _____
- “Swartland” wooden “Standard” windows _____
- Steel windows _____
- PVC windows _____
- Other windows (Specify) _____

f) What Doors do you require?

- Wooden – door frames _____
- Aluminium – door frames _____
- Steel – door frames _____
- Solid – wooden doors _____
- “Hollow core” – wooden doors _____
- Swartland wooden sliding doors _____
- Aluminium – “glass paneled” doors _____
- Aluminium – sliding doors _____
- Aluminium – sliding “stack” doors _____
- Aluminium – mediteranian louver “stack” doors _____
- Other doors (Specify) _____

g) What Ceilings do you require

- Rhino board - ceilings _____
- Nutec board - ceilings _____
- Meranti "tung and groove" - ceilings _____
- Isoboard (Green Built) - ceilings _____
- Camfly decorative - ceilings _____
- Concrete (plastered) - ceilings _____
- Exposed trusses - with "shutter board" ceilings _____
- Decorative ceilings _____
- Overhead "bulk head" sections _____
- Ceiling insulation material's (Specify) _____
- Other Ceilings (Specify) _____

h) What Flooring do you require?

- Ceramic tiled floors _____
- Porcelain tiled floors _____
- Clay "terracotta" tiled floors _____
- "Marble" stone floors _____
- Natural stone floors _____
- Slate stone floors _____
- Carpeted floors _____
- Carpet "tiles" floors _____
- Laminated - wooden floors _____
- Solid hardwood - wooden floors _____
- Solid "bamboo" - wooden floors _____
- "Parkay" wooden blocks - flooring _____
- "Marley" PVC vinyl - flooring _____
- Lino PVC - flooring _____
- Cement screeded floors _____
- Resin "epoxy" coated floors _____
- Cemcrete "coloured" floors _____

- Africote “coloured” floors _____
- Other flooring (Specify) _____

iii. Special “requirements”

a) Kitchen detail

- Do you require a pantry? _____
- Must a breakfast nook be installed? _____
- Do you require a “island” unit for your stove combination? _____
- The installation of a gas line and gas stove? _____
- Kitchen cupboard’s (Specify) _____

- Do you require lots of “packing” space? _____
- Does your fridge or freezer need a cold water tap connection? _____
- Under floor heating? _____
- Kitchen accessories (Specify) _____
- Other specifications (Specify) _____

b) Bathroom detail

- Do you require a separate bidet? _____
- The installation of “frameless” glass shower doors? _____
- Heated “towel” railing unit? _____
- Allowance for a bathroom “load speaker” for music or intercom? _____
- Bathroom fully tiled to ceiling height? _____
- Only “half-way” tiled? _____
- Granite top - vanity units? _____
- Under floor heating? _____
- Other specifications (Specify) _____

c) Bedroom detail

- Build-in cupboards (Specify) _____

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- Build -in cupboards with sliding glass “mirror” doors _____
 - Under floor heating? _____
 - Air conditioner? _____
 - Kitchenette with under counter fridge? _____
 - “Prep” bowl with water tap? _____
 - Wall mounted TV unit/bracket? _____
 - Built-in Security jewelry “safe” box and Alarm control panel box?

 - Intercom system _____

iv. Theme

- a) What Architectural styles do you like? i.e. Contemporary “Green-Built” design, Tuscany, Farm Style, Flat Chromadek Roof, with “I” Beams or perhaps just Concrete, Glass and Stainless steel, etc.

- b) Would you prefer a more “Open Plan” feel or a private/defined feel in your home?

- c) Describe what you would like visitors to see as a “first impression” when they enter your home

v. Exterior/Garden Area

- a) Keeping the Cost factor in mind, please make an “x” next to the exterior features you feel that are most important to you, for your home

- _____ Additional - Garden security
- _____ Garden flood lights

- _____ Solar heating panels
- _____ Spa/Jacuzzi
- _____ Braai Area
- _____ Boma/Lapa
- _____ Sun deck/private patio area
- _____ Additional covered parking
- _____ Clothing washing line
- _____ Bar/Outdoor kitchen
- _____ Fountain/Water feature
- _____ Irrigation system
- _____ Septic tank/Lilli Put
- _____ Other (List):

It's All About Lifestyle

vi. Interior - Features

- a) Do you prefer high ceilings (3 meters +) or low ceilings (2.400 - 2.600 meters)?

- b) Do you need a "recessed" wall to display Art or other collection items?

- c) Does the bedrooms need to have extra space in the rooms for desk space, computer equipment or gym equipment, etc.?

- d) Keeping the Cost factor in mind, please mark an "x" next to the interior features you feel are most important to you, for your home
 - _____ Hi-Fi or home theatre system
 - _____ Under floor heating
 - _____ Bar with seating
 - _____ Bar (basic)

- _____ Bar with “prep” bowl and water tap
- _____ In-door fountain or water fall, feature
- _____ Fireplace in living or TV room
- _____ Fireplace in lounge area
- _____ Additional prep bowl or fridge in main bedroom
- _____ Separate cupboard in main bedroom suite (for kettle and cups)
- _____ Intercom system
- _____ Alarm system
- _____ Gas line for gas appliances
- _____ Other (List)

vii. Technology

- a) What kind of lighting do you want in your home? How many lighting control switches do you wish to have (ex: whole house system, zoned or single-switched or two-way switched)?

- b) Do you want a Central Vacuum system with vacuum cleaning points in every room?

- c) Do you want a Home Automated system? If so, what functions should be automated? Audio/Hi-Fi, Lighting, Awnings, Sunscreens, Security, Gates, Irrigation system or Solar water system

viii. New Home Plans / Drawings

- a) Have you had a set of house plans or drawings drawn-up for your proposed new Home or Renovation project? _____
- b) Was this done by a registered Architect? _____
- c) Have the plans been “approved” by the local Town Council or Municipality?

- d) Have the plans been “approved” by the Estates, Body Corporate or Home Owners Association? _____
- e) Does the plans clearly indicate all the electrical “points” and light fitting positions?

- f) Does the plans clearly show the complete waste sewer line and plumbing configuration? _____
- g) Could you let us have a copy of your set of approved plans/drawings?

- h) **What is the Size of the entire House together with the Outbuildings measured in square meters?**
 - To be newly constructed _____
 - To be renovated or additions added _____

After you have answered all of the above questions, it comes to “mind” and one realizes the massive variety of choices that you have, just looking at the wide range of building materials or products that is available. Not only the selection of materials but the many choices of interior features and design that could certainly change your Lifestyle

You will surely agree that there is no quick and easy formula to be able to calculate the actual cost of your particular project. It is therefore impossible for any reputable Construction Company to quote on, or to determine the correct Building cost based on

the Size of your House calculated in square meters times the going “Builders building rate” formula, calculated in “Rand” value.

In many instances of Bad building experiences that people often talk about, this old and outdated formula of quoting has created a substantial Money loss, that was directly related to poor quality of workmanship. This however can be avoided by You, being made fully aware of all the Costs involved, for the variety of selected detail relating to your Project**Before You Start Building!**

For a relative small or nominal fee we could assist you to have a “true and accurate” plan costing estimate done by Professional plan costing estimators where a list of all building materials and quantities such as bricks required, packets of cement, liter’s of paint, lengths of skirting’s, etc. are listed. All labour rates are also included such as the cost to lay bricks, plaster walls, erect the roof, hang doors, paint walls, fix tiles, etc. All the material and labour rates are also split onto separate spread sheets covering the various Building stages under separate sections such as foundations, then super structure or roofing etc.

The above information as completed on the “New Home Questionnaire”, together with a comprehensive and accurate BUILD-AID plan costing Estimate will be the acceptable documents, that will be welcomed by the Banks or Financial Institution’s because of it’s detail and accuracy, when they process your Home Loan or Bond application.

Thank you for taking the time and effort to complete this New Home Questionnaire.

THE LIFESTYLE BUILDING GROUP

Since 1983 **Building your Lifestyle**

Visit our website: www.lifestylebuilders.co.za with more than 180 photo clips to view

Email or fax it to the address as listed below

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