



## New Home 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?

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

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

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

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

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

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

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

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

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## 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.

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

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

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**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):

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## It's All About Lifestyle .....

### vi. Interior - Features

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

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

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

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- 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)

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**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)?

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

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- 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

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**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

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