



Custom Home Questionnaire

Date: _____

Part One: Personal Information

Contact Information

Name: _____

Home Address: _____

Phone Number: _____

E-mail Address: _____

What is your preferred method of contact? Call Text E-mail

Family Members: _____ Adults _____ Children _____ Teenagers _____ Elderly

Do any of these occupants have special needs or requirements, or would you like to plan for any in the future?

Do you have any pets that are a part of your home life? Do they need any special space?

Do you have guests stay with you in your home? How many? How often?

Do they prefer to share your space or have a private area to themselves?

What is your entertaining lifestyle?

- We entertain at least a few times per month, sometimes as large gatherings. It's important that our home flows well with a large number of people.
- We entertain smaller groups during the summer months and holidays.
- We entertain occasionally, but do not need to design our home around our infrequent gatherings.
- We rarely entertain. We'd rather go out to meet friends/family.

What rooms or areas of the home do you prefer to entertain in? (Check all that apply)

- Kitchen
- Dining Room
- Living Room
- Family Room
- Garage
- Theater/Media Room
- Other



Custom Home Questionnaire

Financing Information

What is your approximate budget range for your new home?

What is your financing approval status & approval amount?

(Once approved, we will need a copy of your financing approval letter.)

Note: special assessments will not be included in purchase price but will be factored into your loan approval amount.

What are you comfortable with for a down payment amount?

Will the construction loan be taken out by you or T&M? (If lot is owned by Homeowner and loan is taken out by T&M, the lot will need to be deeded to T&M during construction and will be deeded back at closing.)

Personally Torres & McClane



Part Two: Site Information

Lot Information

If you already own a lot or plan to purchase one, we will need a **site plan** (which shows easements and building setback lines), a **plot map and an address**. Yes No

Lot Location (Address, City & Directions):

If a lot needs to be purchased, are there any certain specs or locations you prefer (flat, walkout, daylight, etc.)? Which direction do you want the house to face?

Is the lot included in the price? Yes No

Are there any architectural control restrictions which govern your property?

(If so, we will need a copy of the HOA or deed covenants for review and the name of the architectural review board.)

City Lot: City water/sewer? Yes No

Need to include sidewalk/approach in purchase price? Y N

Assessed/Installed by City? Yes No

Rural Lot: Propane? Yes No

Natural Gas? Y N

Private Septic System: Y N

Community Septic? Y N

Rural Water? Y N

Well? Y N

Lift Station: Y N

Road Building: Y N Length? _____

Approach: Y N

Culvert: Y N

Approximate distance of house from utilities (electricity, water): _____

Additional utilities allowance (used to bring utilities up to the property): _____

“Home is the nicest word there is.” – Laura Ingalls Wilder



Part Three: General Information

When would you prefer to start? _____

Would you like to use one of our floor plans or make changes to one?
If so, which plan and what changes would you like to make?

What architectural style/design would you like? (Circle all that apply and/or describe. Send pictures.)

Colonial (Dutch, French, Spanish, Georgian, Adam, Early Classic Revival)

Modern (Prairie, Craftsman/Bungalow, Modern/Art Deco, International/Contemporary)

Barn-dominium (metal exterior with interior build out)

What type of front entrance features do you prefer? (Check all that apply)

- Grand and dramatic Simple and welcoming
- Large patio Country porch

What approximate square footage do you have in mind for your home? _____

Would you like a: basement slab on grade crawlspace?

Would you like a: one story two story split level multi-level

What do you prefer in your ideal home?

- One large, open space for the kitchen, eating area, and living area
- A relatively open kitchen, dining area, and living area, but each with its own definition of space and characteristics
- Separated or partially obscured kitchen from living area, with a somewhat formal dining room and an informal eating area off the kitchen

What room(s) do you spend the most time in? (Check all that apply)

- Great Room/Living Room/Family Room Kitchen
- Hobby/Media/Recreation Room Shop/Garage
- Study/Library/Office Other

Do you have a special interest or hobby that requires a particular space in your home?



Custom Home Questionnaire

Do you have any special or oversized pieces of furniture you would like incorporated into the design of your home?
(ex: piano, China hutch, etc.)

Are there any collections or displays you would like to feature in any part of your home?

Downsizing

Investment/Dream Home

Need More Space

Relocation

Other:

What garage orientation do you prefer? Left Right Rear TBD No Preference

How many garage spaces do you prefer? One Two Three Four No Preference



Part Four: Interior Options

Walls and Ceilings

- Main Floor Height: [] 8ft [] 9ft [] Other Finished? _____ [] Y [] N
Second Floor Height: [] 8ft [] 9ft [] Other Finished? _____ [] Y [] N
Basement Height: [] 8ft [] 9ft [] Other Finished? _____ [] Y [] N [] Partially

Will any other rooms have different wall heights?

[Empty text box for wall height details]

Foyer/Entry/Hallway

What approximate size would you like?

[Empty text box for approximate size]

What type of ceiling would you like?

- [] 8' [] 9' [] 10' [] _____
[] Vaulted [] Second story height [] Two stories
[] Beamed [] Tray [] Coffered
[] Other:

[Empty text box for ceiling type details]

Would you like any special ceiling treatments or other ceiling details? (Include picture of detail)

[Empty text box for special ceiling treatments]

Do you want a staircase? [] Y [] N [] Open [] Closed

Do you have a preference on the shape of the stairs? (straight, U shape, L shape, curved)

[Empty text box for staircase shape preference]

What type of floor finish would you like?

- [] Stained Concrete [] Tile [] Laminate [] Marble
[] Stone Tile [] Hardwood [] Vinyl Plank [] Other: _____

Do you want a message center or storage cubicles? [] Yes [] No



Custom Home Questionnaire

Kitchen *Send pictures of kitchen ideas and cabinet style.*

What approximate size kitchen would you like? _____

Would you like any vaulted ceilings or other ceiling details? Yes No *(Include picture of detail)*

What appliances would you like? *(Check all that apply)*

- | | |
|---|--|
| <input type="checkbox"/> Fridge/freezer combination (standard) | <input type="checkbox"/> Combination range (standard) <input type="checkbox"/> Gas <input type="checkbox"/> Electric |
| <input type="checkbox"/> Microwave above stovetop (standard) | <input type="checkbox"/> Dishwasher (standard) |
| <input type="checkbox"/> Built in range top | <input type="checkbox"/> Built in double range |
| <input type="checkbox"/> Stainless steel range hood above cooktop | <input type="checkbox"/> Cabinetry hood above cooktop |
| <input type="checkbox"/> Built in microwave above stove | <input type="checkbox"/> Built in microwave (no venting) |
| <input type="checkbox"/> Warming drawers | <input type="checkbox"/> Separate fridge/freezer |
| <input type="checkbox"/> Double oven | <input type="checkbox"/> Other: _____ |

How do you want the kitchen shaped? Open U shape L shape with island Galley

Do you want the kitchen open to another room? Y N *(Which room?)* _____

Do you want the sink located near a window? Yes No

Do you want the sink located on an island? Yes No

Do you want an extra sink? Y N *(In work island or anywhere else?)*

How do you want the island shaped? Square L shape C shape

Do you want a raised bar-top or a same-level breakfast bar? Yes No

How many seats? 2 3 4 4+

What type of wood would you like for the cabinets?

- | | | | |
|----------------------------------|---------------------------------|----------------------------------|--------------------------------------|
| <input type="checkbox"/> Painted | <input type="checkbox"/> Oak | <input type="checkbox"/> Red Oak | <input type="checkbox"/> Knotty Pine |
| <input type="checkbox"/> Poplar | <input type="checkbox"/> Cherry | <input type="checkbox"/> Pecan | <input type="checkbox"/> Maple |
| Style: | <input type="checkbox"/> Closed | <input type="checkbox"/> Open | <input type="checkbox"/> Glass |

Do you want upper cabinets to the ceiling? Yes No

What type of countertops and backsplash would you like?

- Marble \$\$\$
- Quartz \$\$\$
- Granite \$\$
- Corian \$\$
- Concrete \$\$
- Laminate \$



Custom Home Questionnaire

Kitchen (cont'd)

What level of plumbing fixtures would you like?

- High-end
- Mid-grade
- Standard

Would you like a walk-in pantry in or near the kitchen? Yes No

Would you like a pot filler in the kitchen? If so, where? _____

What type of floor finish would you like?

- Stained Concrete
- Tile
- Laminate
- Marble
- Stone Tile
- Hardwood
- Vinyl Plank
- Other _____

Do you plan on spending a lot of time in the kitchen? Yes No

Do you need a desk or recipe center? Yes No

Do you want a garbage disposal? Yes No

Do you want a trash compactor? Yes No

Do you have any other special requests for the kitchen?



Custom Home Questionnaire

Primary Bedroom

What level is the master bedroom on? Main Floor Second Floor

Would you like it away from other bedrooms? Yes No

What type of ceiling would you like? Vaulted Flat Coffered Tray Other: _____

Would you like an exterior door in the primary bedroom? Yes No

How many furniture walls will you need? _____

What sizes of furniture do you have? _____

Would you like any custom built-ins?

Sitting area Fireplace TV/entertainment center Shelving

Other:

What type of floor finish would you like?

Stained Concrete Tile Laminate Marble Stone Tile

Hardwood Vinyl Plank Carpet Other:

Do you have any other special requests for the master bedroom?



Custom Home Questionnaire

Primary Bathroom

How many sinks would you like? 1 2 *Include pictures of layout ideas.*
Separate vanity Same vanity

What type of wood would you like for the cabinets?

- Painted Oak Red Oak Knotty Pine
- Poplar Cherry Pecan Maple

What type of countertops would you like?

- Marble \$\$\$
- Quartz \$\$\$
- Granite \$\$
- Corian \$\$
- Concrete \$\$
- Laminate \$

What level of plumbing fixtures would you like? *(Send pictures/specs of choices once made.)*

- High-end Mid-grade Standard

What type of shower/tub & features would you like? *(Check all that apply)*

- Standard fiberglass tub and/or shower unit
- Custom walk-in tile shower with glass doors
- Fiberglass tub deck with tile surround
- Soaking tub
- Whirlpool tub
- Other:

What type of shower system would you like?

- Single head Multiple head Steam Body jets Rain heads
- Other:

What type of floor finish would you like?

- Stained Concrete Tile Laminate Marble
- Stone Tile Hardwood Vinyl Plank Other:

Would you like any special ceiling treatments or lighting?

Do you want to separate the toilet areas from the rest of the bathroom? Yes No



Custom Home Questionnaire

Do you have any other special requests for the master bathroom?

How many closets would you like? 1 2 3

Approximately how much hanging space do you need?

Would you like any custom built-ins? *(Check all that apply)*

Standard closet shelving Custom closet shelving Other *(drawers, ironing board, etc.)*

Would you like a dressing area with wall mirror? Yes No

Do you prefer access from the: Bedroom Bathroom Between

Do you want a washer/dryer in the primary suite area? Y N

What type of floor finish would you like?

Stained Concrete Tile Laminate Carpet
Hardwood Vinyl Plank Other:

Do you have any other special requests for the primary closet?



Custom Home Questionnaire

Great Room/Living Room/Family Room

What approximate size would you like?

What type of ceiling would you like?

8' 9' 10' Vaulted Second story height

Two stories Beamed Tray Coffered Other:

Would you like any special ceiling treatments or other ceiling details? *(Include picture of detail)*

Do you need any base cabinets or bookcases? Yes No

Would you like a built-in entertainment center? Yes No

Would you like a fireplace? Yes No *(Send pictures of ideas.)*

Would you like a wet bar? Yes No If so, do you want a large sitting area or a small cabinet bar?

What appliances would you like? (Full sized fridge, dishwasher, under cabinet fridge, bar sink, full sink, etc.)

What type of floor finish would you like?

Stained Concrete Tile Laminate Carpet
 Hardwood Vinyl Plank Other:

Please describe your preferred view. Front Back
 Windows Doors

Do you want a deck or patio adjoining? Yes No



Custom Home Questionnaire

Breakfast Room/Dining Room

Do you want a separate breakfast/dining room? How many people will it need to accommodate?

What approximate size would you like?

Would you like any vaulted ceilings or other ceiling details? *(Include picture of detail)*

Will you need room for anything other than the table/chairs?

(hutch, baker's rack, butler's pantry, China cabinet etc.)

Are there any special features you would like incorporated?



Custom Home Questionnaire

Laundry/Utility Room

What level of the home would you like the laundry room on? *(Check all that apply)*

- Basement Main Floor Second/Upper Floor

What size would you like the room to be?

Which side should the dryer be on? Right of washer Left of washer Not a concern

Would you like a laundry sink? Yes No

Would you like cabinets? Yes No

What type of floor finish would you like?

- Stained Concrete Tile Laminate Marble
 Stone Tile Hardwood Vinyl Plank Other _____

Are there any additional built-in features you would like?

(ironing board, wet hanging closet, laundry chute, desk, folding table, etc.)

Would you like a special designated area for pets? *(dog shower, litter box space, doggy door to outside, etc.)*

Do you have any other special requests for the laundry room?



Custom Home Questionnaire

Secondary/Guest Bedrooms

How many bedrooms on main floor, including master (if applicable)? 1 2 3 4 5+ Sizes?

How many bedrooms on second floor, including master (if applicable)? 1 2 3 4 5+ Sizes?

How many bedrooms in basement? 1 2 3 4 5+ Sizes?

Approximately what size will the additional bedrooms need to be?

Would you like one of the guest bedrooms secluded from the other bedrooms? (*Mother-In-Law Suite*)

Yes No

Would you like a guest bedroom (*Check all that apply*)

Upstairs With a balcony Without a balcony

What type of closet would you like in the secondary bedrooms? (double hung French doors, walk-in)

Would you like any custom built-ins? (desks or study niche, bookcases, seating area, shelving, TV center)

What type of floor finish would you like?

Stained Concrete Tile Laminate Carpet
Hardwood Vinyl Plank Other: _____

Do you have any other special requests for the secondary bedrooms?



Custom Home Questionnaire

Secondary/Guest Bathrooms

How many bathrooms on main floor? 1 2 3 4 5+ Sizes?

How many bathrooms on second floor? 1 2 3 4 5+ Sizes?

How many bathrooms in basement? 1 2 3 4 5+ Sizes?

How many additional bathrooms will be full/half?

Would you like a “Jack and Jill” (walk through bath) between any rooms?

Do you want direct access to any of the bedrooms?

How many sinks would you like? 1 2 Separate vanity Same vanity

What type of wood would you like for the cabinets?

Painted Oak Red Oak Pecan Poplar Cherry Pine Knotty Pine

What type of countertops would you like?

- Marble \$\$\$
- Quartz \$\$\$
- Granite \$\$
- Corian \$\$
- Concrete \$\$
- Laminate \$

What level of plumbing fixtures would you like? *Send pictures/specs of choices once made.*

- High-end
- Mid-grade
- Standard



Secondary/Guest Bathrooms (cont'd)

What type of shower/tub & features would you like? (Check all that apply)

- Standard fiberglass tub and/or shower unit
- Custom walk-in tile shower with glass doors
- Fiberglass tub deck with tile surround
- Soaking tub
- Whirlpool tub
- Other:

What type of shower system would you like?

- Single head
- Multiple head
- Steam
- Body jets
- Rain heads
- Other:

What type of floor finish would you like?

- Stained Concrete
- Tile
- Laminate
- Marble
- Stone Tile
- Hardwood
- Vinyl Plank
- Other:

Do you want a linen closet in or nearby?

Do you have any other special requests for the secondary baths?



Custom Home Questionnaire

Study/Library/Office

Do you want a study/library/office? Y N If so, what size?

Do you want cabinets and bookcases? Yes No

Do you want a fireplace? Yes No

Where would you like this room located?

Would you like a private bathroom connected? Yes No

Would you like closet space? Yes No *(Yes, allows it to be considered a bedroom for resale purposes)*

Sunroom/Solarium

Do you want a sunroom? Yes No If so, what size/shape?

Would you like any special ceiling treatments or other ceiling details? *(Include picture of detail)*

Which room(s) would you like it to connect to?

Basement (may not be feasible in some areas)

Do you plan to finish the basement or other areas now, in the future, or not at all?

(Note: building code may require us to sheetrock the ceiling and insulate the foundation walls)

What rooms do you want in the lower level?

Theater/Media room Bar area Pool table *(13' x 16' minimum space needed)*

Family Room Bedrooms 1 2 Bathrooms 1 2 Other:



Custom Home Questionnaire

Garage

How many garage stalls would you like? 1 2 3 4+

What approximate square footage would you like?

Where should the garage be located? (Check all that apply) Front Left side Right side

What garage door sizes would you like? 9' 10' 16' 18'

How tall do you want the garage doors to be? 8' (standard) Other height: _____

Do you need a golf cart or workshop space? Yes No (If so, what size?)

Would you like an extra fridge/freezer space in the garage? Yes No

Would you like space or a room above the garage? (guest/hobby room or bonus room)

If so, describe the features it should include:

Would you like the garage to have central heat/air? Y N

Would you like the garage insulated? Y N

Would you like the garage to be Sheetrocked and taped? Yes No

Would you like the garage to be textured and painted? Yes No

Would you like a utility sink with hot/cold water? Yes No

Do you want floor drains in the garage? How many? 1 2 3

Would you like a normal entry door to the garage? How many? Where? 1 2

Would you like access to the basement through the garage? Yes No

Do you have any other special requests in the garage?



Custom Home Questionnaire

Drywall/Tape/Texture/Paint

What type of drywall finish would you like for the walls?

Smooth Orange peel texture Knockdown Custom/Other

What type of drywall finish would you like for the ceiling?

Smooth Orange peel texture Knockdown Custom/Other

What type of corners would you like? Chamfered Bullnose Square

Would you like a custom paint job with multiple colors? If so, what colors and where?

Trim and Doors

What type of trim would you like?

Painted Oak Red Oak Pecan Poplar Cherry Pine Knotty Pine Cedar Rough Cedar
Other:

Would kind of interior doors would you like? Hollow-core Solid-core

What style doors would you like? 6 panel 3 panel 2 panel Other: _____

What interior door height would you like? 6' 8" (normal) 7' 8' _____



Part Five: Mechanical

Plumbing

What kind of water heater would you like? Gas Electric

Tankless 40-gallon 50-gallon 80-gallon

Would you like a recirculating pump (for faster hot water)? Yes No

Would you like a hot water faucet outside? Yes No

Heating & Air

How efficient would you prefer your unit? High Mid Low Seer Rating _____
(Higher efficiency units cost more upfront but should save over time)

Do you want a two-stage variable speed furnace? Y N

Would you like multi-zoned heating? Yes No

(Note: recommended over 1800 sq. ft. per level or 2 story homes)

What type of heat options would you like? (Check all that apply)

Geothermal Gas forced air (standard) Electric forced air Gas heat pump system

Electric heat pump system Air exchanger (needed for homes with foam insulation)

Wi-Fi thermostat Humidifier/dehumidifier Other:

Would you like a: Gas fireplace Woodburning fireplace Pellet stove Woodburning Stove
(Check all that apply)

If so, where? _____

Insulation

What type of insulation would you like? (Check all that apply)

Batt walls and blown in ceilings (standard)

Blown in wall insulation

Foam rim joist

Foam entire house

SIP wall panels

Insulated concrete forms

Insulate exterior concrete walls with foam board

Radiant Heat Barrier



Custom Home Questionnaire

Electrical

Would you like home automation? What would you like controlled? (audio, heat, air, light, security, etc.)

Would you like the whole house with zoned audio? Yes No Zones in which areas?

Will we need to supply the audio/video equipment? In which areas?

Would you like recessed lights? If so, how many? (standard or LED)

What kinds of lights would you like? Do you prefer natural lighting, can lighting, decorative fixtures, or a combination? (Please describe or provide pictures for reference.)

Are you interested in scene lighting with different levels of intensity depending on use?

Are you interested in designer lighting in the kitchen? (under the cabinets, in drawers, in cabinets, etc.)



Part Six: Exterior Options

Windows

What type of windows would you like? (Check all that apply)

- Vinyl wrapped wood (Andersen 400 series = standard)
- Vinyl
- Fiberglass
- Wood
- Aluminum
- Composite

What brand of windows would you like?

- Andersen 400 series (standard)
- Marvin
- Integrity
- Pella
- Lindson
- Jeld-Wen

Where do you prefer window grills, if any?

- All windows
- Front windows only
- None

What type of window interior would you like?

- Prefinished white (standard)
- Stained
- Painted

What style of windows would you like?

- Casement (standard)
- Double hung
- Slider

Do you prefer large picture windows? If so, where?

Exterior Doors

What type of exterior door would you like?

- Paintable fiberglass
- Stainable fiberglass
- Steel

What style of exterior door would you like? 2 panel 3 panel 6 panel Other: _____

What type of front door features would you like? (Check all that apply. Please provide pictures.)

- Paintable fiberglass
- Stainable fiberglass
- Steel

Height & Style: 6'8" 7' 8' Transom Sidelights

What type of patio door would you like, if any?

- Single door with shades
- Sliding door
- French door
- None



Siding

What types siding materials would you like? (Check all that apply)

- Prefinished James Hardie cement fiber
- Prefinished LP Smartside
- Board and Batten
- Cedar (*consult your insurance company*)
- Shakes
- Vinyl
- Steel
- Stucco/Dryvit/EIFS
- Brick/Stone

Roofing

What roofing materials would you like?

- CertainTeed Landmark asphalt shingles (standard)
- Asphalt shingles
- Metal panels
- Cedar shingles or shakes (*consult your insurance company*)
- Concrete/clay tiles
- Recycled rubber or composite tiles
- True copper panels or tiles
- Fiberglass shingles LM

Do you prefer steeper pitched roofs? Y N What pitch? _____12



Concrete/Patio/Decking

Would you like exterior concrete in any additional areas? What size? What does HOA allow?
(parking or camper pad, deck landing pad, walkout patio pad)

What material would you like the front entry porch to be made of?

- Concrete Composite decking Cedar decking Treated wood decking Other

What material would you like the deck/patio to be finished with?

- Concrete Composite decking Cedar decking Treated wood decking No deck Other

Would you like a front, back, or side location? If so, do you want it enclosed?

Would you like the deck posts unfinished or wrapped? What type of material?

- Cedar Composite Color matched metal Brick/stone Leave treated (lumber exposed)

Landscaping/Backyard

Would you like any of the following around the exterior of the home? (Check all that apply)

- | | |
|--|---|
| <input type="checkbox"/> BBQ/Fire pit | <input type="checkbox"/> Game area/Playground |
| <input type="checkbox"/> Garden/Greenhouse | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Gazebo | <input type="checkbox"/> Deck/Pool/Hot Tub |
| <input type="checkbox"/> Retaining walls | |

What type of final landscape would you like included?

- | | |
|--|----------------------------------|
| <input type="checkbox"/> Final grade only (standard) | <input type="checkbox"/> Topsoil |
| <input type="checkbox"/> Seed | <input type="checkbox"/> Sod |
| <input type="checkbox"/> Full landscaping plan | |

Do you have any other special requests for the exterior of the home?



Part Seven: Other/Miscellaneous

Will you need any other rooms finished? If so, what features will you need in these rooms?

(playroom, recreation or bonus room, media room or home theater, wine cellar, loft area, craft or hobby room, sauna, storm/safe room, exercise room, etc.) **If so, where would you like these rooms located?** (1st level; adjacent, 2nd level; overlooking, located over garage)

Will you need any other special features?

(storage closet, broom closet, boot bench, plant ledges, art niches with/without lighting, security or intercom system, glass transoms over 6'-8' interior doors, bay windows, central vacuum, floor or wall safe, crown molding in certain areas, etc.)

Are there any dislikes or features you do not want in your home?

Do you have any other special requests that you have for your custom home?

Additional Notes: