



Kurk Homes Pre-Design Questionnaire

This Pre-Design Questionnaire will be the first step in planning for your custom home.

You can print these questions as a guide to help us identify your goals as we design a home that fits your needs.

KURK★HOMES
Custom Builders

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Contact Information:

Name: _____

Phone: Home _____ Cell _____ Work _____

Fax _____ Email _____

How did you hear about us? _____

Site Information:

Are you basing your home on an existing floor plan? No _____ Yes _____

Do you already own the piece of property for this home? No _____ Yes* _____

**If yes, please fill out the section below.*

A. Lot _____ Block _____ Section _____ Community _____

B. Lot Sq Ftg (or Acreage) _____ Dimensions? _____

C. Street Address _____

D. Approximately how far off the road will your home be? _____

E. The following will be required for your lot:

i. Current Stamped & Signed Boundary Survey with "Benefit of Title"

(showing all easements and building set back lines)

ii. Soils Report w/in 100' of proposed home location

iii. Architectural Control/Deed Restrictions governing your property

iv. Minimum masonry percentage required by subdivision (if applicable)

v. Name of the companies that will be providing your water/electricity

vi. Topo Survey, Tree Survey, Engineered Drainage plan if required by

ACC or City

F. Is your property in the floodplain? No _____ Yes* _____

**If yes, the following items will also be required:*

1. Elevation Certificate(s)

2. Flood Insurance

3. Pier & Beam Foundation, Deeper Exterior Beams, and/or Extra Fill

G. Will there be any major site improvements? (pools, landscaping, tennis

courts, etc.) No _____ Yes (please list) _____

H. Would you like to include any outbuildings in the project? (Tool shed,

barn, stables, pool house, separate guest house, etc.) Please specify:

I: Additional site information comments: _____

General Information:

- A. How many total square feet is desired? 1st Floor _____ 2nd Floor _____
- B. What is your approximate construction budget for your home? _____
- C. What is the proposed date you would like to be in your new home? _____
- D. Will you finance or pay cash for this project? _____
- E. How involved would you like to be in the building process of your new home? _____

- F. Additional general comments: _____

Consultants:

- A. Would you prefer to have assistance with the selections for your new home? _____
- B. Are you currently working with an interior designer? _____
- C. Have you selected or interviewed any builders? If you have, please list the builders. _____
- D. Are you planning on bidding out your plans to multiple contractors? _____
- E. Additional consultant comments: _____

Exterior:

- A. What type of exterior style do you envision your home to have? (e.g. Mediterranean, Craftsman, New Orleans, Victorian, Colonial, Modern, Ranch & Farmhouse, Cottage, French Country, etc.) _____
- B. What exterior materials would you prefer? (e.g. nat'l stone, cultured stone, brick, hardie plank, hardie shaker, stucco, combination etc.) Front _____
Sides _____ Rear _____
- C. What type of roofing materials would you prefer? (e.g. composite shingles, clay tile, metal, slate, etc.) _____
- D. Do you desire front or back porch, or both? App size? _____

E. How many stories would you like in your new home? _____

F. Additional exterior comments: _____

Please be familiar with the requirements of your community and/or municipality when designing your home.

Floor Plans:

A. Garage

1) How many and what type of cars will your garage accommodate? _____

2) Would you prefer the garage to be attached or detached? _____

3) If detached, would you like a breezeway connection between the garage and main house? Yes _____ No _____

4) Would you like a porte-cochère? Yes _____ No _____

5) Would you like a workshop in the garage? Yes _____ No _____

6) Would you like extra storage space, if yes how much? Yes _____ No _____

7) Do you desire additional space for a boat, RV, golf cart, etc? Yes _____ No _____

8) If more than a 2 car, would you like a split garage? Yes _____ No _____

9) Would you prefer a front, side, or rear loading garage? _____

10) Would you like a garage apartment above? Yes _____ No _____ If yes:

i. Would the apartment be unfinished or finished? _____

ii. Would access to apartment be interior or exterior stairs? _____

iii. Additional garage apartment comments: _____

11) Additional garage comments: _____

B. Mudroom/Drop Zone

1) Would you like the mudroom adjacent to the garage? Yes _____ No _____

2) Would you like built-in shoe storage/cubbies? Yes _____ No _____

3) Would you like a built-in bench? Yes _____ No _____

4) Would you like upper cabinets, shelves, or clothing hooks? Yes _____ No _____

5) Would you like a washer and dryer in your mudroom? Yes _____ No _____

6) What type of flooring do you prefer in the mudroom? _____

7) Additional mudroom/drop zone comments: _____

C) Foyer/Entry

- 1) Approximately what size would you like the foyer to be? _____
- 2) Do you prefer a staircase in the foyer? Yes _____ No _____
- 3) What type of ceiling do you envision in the foyer? _____
- 4) What type of flooring do you prefer in the foyer? _____
- 5) Additional foyer/entry comments: _____

D) Stairs

- 1) Do you have a preference for staircase shape? (straight, "L," curved, spiral, flared, etc.) _____
- 2) Would you prefer a view from your stairs (living room, foyer, etc)? _____
- 3) What type of railing do you prefer? (wood, wrought iron, metal, etc) _____

- 4) Would you like closed or open risers? _____
- 5) Would you like a floating staircase? _____
- 6) What flooring do you prefer on the stairs? _____
- 7) Additional stair comments: _____

E) Powder Room

- 1) Would you like a half bath/powder room on the 1st floor? Yes _____ No _____
- 2) Would you prefer to have a full bath or walk-in shower instead?
Yes _____ No _____
- 3) Would you like more than one ½ bath for guests? Yes _____ No _____

F) Dining Room

- 1) Approximately what size would you like the dining room to be? _____
- 2) How many people will the dining room table seat? _____
- 3) What shape will the dining room table be? _____
- 4) Would you like any additional furniture in the dining room? (hutch, server, etc.) _____
- 5) Would you like space or built-in cabinets for china? Yes _____ No _____
- 6) Would you like any special ceiling treatment in the dining room? (vaulted, coffered, faux beam patterns, etc.) _____
- 7) What floor finish do you prefer in the dining room? _____
- 8) Would you like the dining room to be open to any other rooms? (living room, kitchen, etc) _____

G) Butler's Pantry (Upgrade)

- 1) Would you like matching cabinetry to the kitchen? Yes___No___
- 2) Any glass front cabinets or specialty wine/glass racks? Yes___No___
- 3) Would you like a bar sink and countertop? Yes___No___
- 4) Would you like undercounter wine refrigeration? Yes___No___
- 5) Ice machine? Yes___No___
- 6) Additional butler's pantry comments: _____

H) Kitchen

- 1) Approximately what size do you envision your kitchen to be? _____
- 2) Would you prefer the sink at a window or in the island or both? _____
- 3) Would you like a prep sink? Yes___No___
- 4) Would you like an overhang on the island for seating? If yes, how many seats? _____
- 5) Would you like the island raised or at the same level? _____
- 6) Do you desire to have more than one island? _____
- 7) Do you desire a built-in or freestanding refrigerator? _____
- 8) Would you prefer a single oven or double oven? _____
- 9) Would you like a builtC in or freestanding microwave? _____
- 10) What appliances do you have in mind?
 - i. Range or Cooktop? _____
 - ii. If range, would you prefer range top or freestanding? _____
 - iii. If cooktop, updraft, downdraft, gas, or electric? _____
 - iv. Refrigerator type and size? _____
- 11) Other options:
 - i. Warming Drawers? _____
 - ii. More than one dishwasher? _____
 - iii. built-in coffee maker? _____
 - iv. Pot filler? _____
 - v. Wine/Beer refrigerator _____
- 12) How would you like the kitchen to be shaped? ("U" shaped, "L" shaped, gallery, etc.) _____
- 13) Would you prefer stained or painted cabinetry? _____
- 14) Would you like solid or glass front cabinets? _____

- 15) What type of countertop material do you prefer for the main countertop?
(granite, marble, quartz, etc.) _____
- 16) Would you like the island(s) to have the same countertop material as the
main part of the kitchen? Yes___No___If no, what do you prefer? (different
color, marble, granite, quartz, etc) _____
- 17) What kind of flooring finish would you prefer? _____
- 18) Would you like the kitchen to be open to another room? _____
- 19) Do you desire a desk in the kitchen? How big? _____
- 20) Additional kitchen comments: _____
- _____

I. Breakfast Room

- 1) Would you like a separate breakfast room? Yes___No___
- 2) Would you like the breakfast room/nook open to the kitchen? Yes___No___
- 3) How many people should the breakfast table accommodate? _____
- 4) What size and shape table do you envision? _____
- 5) Would you like built-in banquette seating? _____
- 6) Do you need room for add'l furniture? (hutch, bakers rack, etc) Yes___No___
- 7) Is there a special ceiling treatment or feature you would prefer? _____
- 8) Additional breakfast room comments: _____
- _____

J. Pantry

- 1) Do you prefer a standard pantry, chef's pantry or walk-in pantry? _____
- 2) Where would you like the pantry located? _____
- 3) Would you prefer the pantry to be accessed directly from the kitchen or
through an adjacent space? _____
- 4) Would you like additional storage for any items that are not food items?
Yes___No___If yes, what items do you wish to store? _____
- 5) Additional pantry comments: _____
- _____

K. Family Room

- 1) Approximately what size would you like the great room to be? _____
- 2) Do you desire any built-in cabinets or bookcases? Yes___No___
- 3) Would you like a fireplace? Yes___No___If yes, what type of fireplace
would you prefer? (wood burning, direct vent, gas logs) _____

And which finish? (tile, brick or stone w or w/out hearth) _____

4) Will you have a TV in the family room? Yes___No___Where?_____

5) What floor finish would you like in this room? _____

6) Do you want any special ceiling treatment in this room? (vaulted, beamed, tray, drop ceiling, etc) _____

7) Do you want the great room open or closed off from the kitchen? _____

8) Additional family room comments: _____

L. Wine Room/Wet Bar – if applicable

1) Wet Bar:

i) Which room would you like the wet bar adjacent to _____

ii) Do you desire a wine/beer fridge _____

iii) What kind of storage/cabinetry do you prefer? _____

2) Wine Room

i) Which room would you like a wine room adjacent to _____

ii) How many bottles of wine would you need to accommodate? _____

iii) Will the wine room be refrigerated/climate controlled? _____

iv) Would you like seating/table and chairs for a tasting room? _____

3) Additional wine room/wet bar comments: _____

M. Study/Library - if applicable

1) Do you desire built-in cabinets or bookcases? Yes___No___ If yes, stained or painted grade materials? _____

2) Would you like a built-in desk or furniture piece? Yes___No___ If yes, what approximate size? _____

3) Would you like a fireplace in the room? Yes___No___ If yes, what type and materials would you prefer? _____

4) Where would you like this room located? _____

5) Would you like any special ceiling or wall treatments in this room?
(coffered ceiling, wood paneling, beams, etc) _____

6) Will this room need to serve as a possible bedroom? _____

7) What flooring would you prefer for the study/library? _____

8) Additional study/library comments: _____

N. Formal Living Room – if applicable

- 1) What size do you prefer the formal living room to be? _____
- 2) Would you like a fireplace? Yes___No___If yes, what type and materials would you prefer? _____
- 3) What floor finish would you prefer? _____
- 4) Would you like any special ceiling treatment? (height, vaulted, tray, two story, etc) _____
- 5) Would you like any built-in bookcases or cabinets? Yes___No___If yes, would you like them to be stained or painted? _____
- 6) Do you have a piano or a special piece of furniture to be featured in this room? _____
- 7) Additional formal living room comments: _____

O. Master Bedroom

- 1) Where would you like the master located? _____
- 2) Approximately what size would you want the master to be? _____
- 3) Do you desire a sitting area? Yes___No___If yes, would you like it to be part of the room or separate? _____
- 4) Would you like any built-in cabinets or bookcases? Yes___No___If yes, would you like them to be paint or stain grade? _____
- 5) Would you like any ceiling treatment in this room? _____
- 6) Do you desire a fireplace in either the bedroom, sitting room, or between the bedroom and the bath? _____
- 7) Will you have a television in the master bedroom? Yes___No___
- 8) What type of flooring do you prefer? _____
- 9) Additional master bedroom comments? _____

P. Master Bathroom

- 1) Would you prefer one large bath or separate his and hers? _____
- 2) Would you prefer a jetted tub or a soaker tub? _____
- 3) Would you like the bathtub to be built-in or freestanding? _____
- 4) Do you prefer separate or joined vanities? _____
- 5) Would you like knee space/sit down vanity? _____
- 6) Would you like to have a bidet? Yes___No___Urinal? Yes___No___

- 7) What type and size of shower would you like in your master bath? _____
Two heads? _____ Bench? _____ Std Door, Frameless or Doorless? _____
Obscure, Clear, or Rain Glass? _____ Rain showerhead? _____
Do you prefer the shower to be fully glassed or more enclosed? _____
- 8) Do you desire any special ceiling treatment or lighting in the master bath?

- 9) What type of flooring do you prefer? _____
- 10) Additional master bathroom comments? _____

Q. Master Closet

- 1) Approximately how many linear feet of hanging space do you require? ____

- 2) Do you prefer one large closet or separate his and hers closets? _____
- 3) Do you desire any built-in drawers or shelves in the closet? _____
- 4) Do you prefer to access the closets from the bedroom or bath? _____
- 5) Do you have any special items requested? Ironing board, add'l washer & dryer, cedar closets, etc? _____
- 6) Would you like a built-in mirror? _____ Island or packing station? _____
Safe? _____ Bench? _____ Shoe Storage? _____
- 7) Additional master closet comments: _____

R. Laundry/Utility

- 1) Where in the house would you like the laundry room located? (adjacent to garage, near the master bedroom) _____
- 2) Would you like a separate utility room by the garage? _____
- 3) Will your washer and dryer be stackable, front load, top load or pedestals?

- 4) Please circle all the features you desire in the laundry room: washer, dryer, refrigerator, laundry sink, folding counter, hanging closet, clothes rod, built-in ironing board, laundry chute, sewing table, broom closet, laminate countertop, other countertop material: _____
- 5) Additional laundry/utility comments: _____

S. Secondary Bedrooms

- 1) How many secondary bedrooms do you desire? _____
- 2) Approximately what size would you prefer these rooms to be? _____

- 3) Will these rooms have walk-in closets? _____
- 4) Will these rooms have built-in desks, bookcases, or window seats? _____
- 5) Additional secondary bedroom comments: _____

T. Secondary Bathrooms

- 1) How many of the secondary bedrooms would you like to have ensuites? __
- 2) How many full bathrooms would you like? _____
- 3) Will any of the bathrooms be Jack and Jill type? _____
- 4) If the bathroom is shared would you like separate vanities? _____
- 5) Do you prefer a tub/shower combo or walk-in shower? _____
- 6) What vanity top material do you prefer? _____
- 7) Additional secondary bathroom comments: _____

U. Game Room

- 1) Would you like a dedicated gameroom/playroom? _____
- 2) What type of flooring would you prefer in the game room/playroom? _____
- 3) Do you desire any built-in shelving or cabinets? _____
If yes, would you like them painted or stained? _____
- 4) Would you like to include any special features in this room? (window seats, built-in furniture, raised area, area for a pool table, etc) _____

- 5) Will the game room/playroom have a television? _____
- 6) Additional game room/playroom comments: _____

V. Media Room

- 1) Would you like a dedicated media room? _____
- 2) Besides a television, what other items would you like to include in this room? _____
Special speakers? _____ Lighting? _____ Seating for how many people? _____
Special acoustics? _____ Media storage? _____ Large viewing screen? _____
- 3) Would you like built-in shelving or cabinets? _____

- 4) What floor would you prefer the media room to be on? _____
- 5) What type of flooring finish would you like in this room? _____
- 6) Additional media room comments: _____
- _____

W. Other Rooms

- 1) Will you need any other room finished such as a recreation room, exercise room, sunroom, craft room, hunting room, etc? Please list the add'l rooms you would like along with preferred location, approximate size, preferred flooring, and any special ceiling treatment, etc. _____
- _____
- _____
- _____

X. Porches

- 1) Would you like a covered porch on the front of the house? _____ If yes:
What size would you prefer? _____
What flooring material would you prefer? _____
- 2) Would you like a covered porch on the back of the house? _____ If yes:
What size back porch would you prefer? _____
What flooring material would you prefer? _____
Would you like a summer kitchen area? _____
Would you like an outdoor fireplace or firepit? _____
Would you like access to the back porch through kitchen or family room or both? _____ Access from the master bedroom? _____
- 3) Do you desire any 2nd floor porches or balconies? _____ If yes:
What rooms would you like the porches/balconies to be accessed from? _____
What flooring material would you prefer? _____
Additional porch comments: _____
- _____

Y. Backyard

- 1) Do you envision having a pool or spa in your backyard? _____
- 2) Would you like any special irrigation or sprinkler systems? _____
- 3) Do you envision having a fish pond or water element in your backyard? _____

If yes, please describe: _____

4) Would you like any hardscape in your backyard? (tennis courts, basketball court, uncovered hardscape, etc.) _____

5) Additional backyard comments: _____

Z. Fencing

1) Would you like a fence in your front or backyard, or both? _____

2) Do you desire any type of motorized entry gate? _____

3) What material would you prefer your fence(s) to be? (Cedar, brick, iron, wood, specialty, etc) _____

4) Would you prefer a privacy or non-privacy fence? _____

5) How tall would you like your fences to be? _____

6) Additional fencing comments: _____

Systems

A. Do you have any heating systems preferences? _____

B. Do you have any A/C cooling systems preferences? _____

C. Are you interested in utilizing any solar panels for power or heating? _____

D. Would you like to have any home automation systems? (Security, lighting, audio, etc) _____

E. Would you like a whole home backup generator? _____

F. Do you prefer a certain type of insulation? _____

G. Are you interested in any alternative construction options? (reclaimed materials, water collection system, etc) _____

