

Renovation Intelligence Checklist

50+ Must-Have Features for Your Renovation or New Build










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How to Use This Checklist






Prioritize **function** → then enhance with **comfort** → then layer in **luxury**.

Kitchen





Top Priority (High ROI)


-  Smart layout (kitchen work triangle)
-  Hidden pantry or "Costco door"
-  Under-cabinet LED lighting
-  Soft-close drawers and cabinet organizers
-  Drawer outlets for coffee makers and toasters
-  Touchless, water-saving smart faucet
-  # Durable, low-maintenance countertops (e.g., quartz)
-  Full-height backsplash (easy to clean)
-  Built-in charging station

Mid-Range Enhancements

-  Induction cooktop
-  Recycled or sustainable cabinet materials
-  5 Plumbed coffee/espresso station
-  ID Pull-out spice racks and tray dividers
-  Toe-kick drawers








Luxury Upgrades

-  Warming drawer
-  1 Integrated refrigerator and dishwasher
-  Hidden appliance garage
-  Wine fridge or wine wall



 **Keywords:** kitchen renovation, sustainable cabinets, smart kitchen

Bathroom




Top Priority (Wellness & Comfort)


-  Radiant heated floors
-  Low-flow showerheads and dual-flush toilets
-  Anti-fog LED mirrors
-  High-efficiency exhaust fans
-  In-drawer outlets for hair tools and toothbrushes
-  Shower niches and towel warmer
-  Accessibility layout (zero-entry shower, grab bars)

Mid-Range Enhancements

- # Floating vanities with under-lighting
-  VOC-free paint and tile adhesive
-  Quartz or recycled countertops




Luxury Upgrades

-  Smart toilet with bidet
-  Wet-room layout (combined tub and shower)
-  Aromatherapy or steam shower system




 **Keywords:** bathroom remodel, radiant floor heating, smart toilet, accessible bathroom design

Living Room / Common Areas




Top Priority (Lifestyle & Resale)


-  Natural light optimization (window placement, solar tubes)
- Pre-wired CAT6 and smart tech compatibility
-  Custom built-in storage and display shelving
-  Biophilic materials (wood beams, stone, natural textiles)

Mid-Range Enhancements

-  Smart lighting (dimmers, app-controlled)
-  Acoustic insulation for sound comfort
-  LED path lighting






Luxury Upgrades

-  Hidden TV or projector system
-  Architectural ceiling details (coffered, beam, tray)
-  Built-in speakers with room zoning




 **Keywords:** smart home tech, biophilic design, energy-efficient lighting, living room renovation

Bedroom




Top Priority (Rest & Recovery)

-  Window orientation for sunrise/sunset balance
-  Integrated blackout shades or layered window treatments
-  Natural wall finishes (limewash, clay-based paint)
-  Air purification system
-  Noise-reducing insulation

Mid-Range Enhancements

-  Reading sconces with USB charging
-  Under-bed storage
-  Ceiling fan with remote





Luxury Upgrades

-  Walk-in wardrobe with climate control
-  Statement wall with natural materials (wood slat, stone)
-  Integrated aromatherapy diffuser



 **Keywords:** bedroom upgrade, wellness design, blackout shades, air quality home

Entry & Mudroom



Top Priority (Cleanliness & Organization)

-  Durable flooring (tile, sealed concrete)
-  Built-in bench with shoe storage
-  Hooks, cubbies, and charging station
-  Dog-wash or utility sink

Mid-Range Enhancements

-  Motion-sensor lighting
-  Wall paneling for durability





Luxury Upgrades

-  Heated floor mat area
-  Personal locker system with USB/power ports




 **Keywords:** mudroom design, entry storage, pet-friendly remodel, durable flooring

Outdoor / Landscape




Top Priority (Function & Value)

-  Permeable pavers for drainage
-  Native plant landscaping (low water use)
-  Covered patio with ceiling fan
-  Rainwater harvesting system

Mid-Range Enhancements

-  Raised vegetable beds
-  Solar-powered path lights
-  Outdoor outlets and hose bibs





Luxury Upgrades

-  Outdoor kitchen with sink and grill
-  Smart irrigation system
-  Green roof or rooftop garden



 **Keywords:** sustainable landscaping, outdoor living, rainwater collection, permeable paving

Whole-Home Systems




Top Priority (Energy & Control)

-  Smart thermostat (Nest, Ecobee)
-  Spray-foam insulation
-  Whole-home surge protection
-  Backup battery storage

Mid-Range Enhancements

-  Solar panel readiness or installation
-  Greywater plumbing (future retrofit-ready)

Luxury Upgrades

-  Full home automation system
-  Air-to-water heat pump
-  Central vacuum

 **Keywords:** smart home systems, energy-efficient renovation, sustainable home upgrades



Final Note

Prioritize function → Add comfort → Layer in luxury.

Your home should work *for* you — now and for years to come.



Want Help Applying This to Your Home?



[Book a Design Strategy Session with John Ross](#)

Let's map out your ideal renovation together.