Chicago Bathroom Remodeling Pros

Educational Resources for Chicago Homeowners
www.chicagobathroomremodelingpros.com

High-Rise Condo Bathroom Remodeling Planning Checklist

Your Complete Guide to Planning a Successful Chicago Condo Bathroom Remodel

Remodeling a bathroom in a high-rise condominium requires more planning than a typical home renovation. In addition to selecting finishes and hiring a qualified contractor, you'll need to coordinate with your HOA, building management, elevator reservations, product deliveries, parking, noise restrictions, and building access requirements.

Use this checklist to stay organized and avoid unnecessary delays.

Homeowner Information

Homeowner: _____

Building Name: _____

Unit Number: _____

Unit Floor: _____

Property Address: _____

Phone: _____

Email: _____

Desired Project Start Date: _____

Building Information

Building Superintendent: _____

Phone: _____

Email: _____

Water Shut-off Location (relative to Floor Unit Location): _____

_____

Property Management Company:

HOA Contact

Name: _____

Phone: _____

Email: _____

Project Overview

What improvements are planned?

☐ Complete Bathroom Remodel

☐ Walk-In Shower

☐ Tub-to-Shower Conversion

☐ New Vanity

☐ Flooring

☐ Tile Replacement

☐ Lighting

☐ Plumbing Fixtures

☐ Accessibility Improvements

☐ Custom Storage

Other:

HOA Requirements

Before signing a contract:

☐ Obtain HOA remodeling guidelines

☐ Review building renovation policies

☐ Verify remodeling hours

☐ Confirm approved work days

□ Determine quiet-hour restrictions

□ Ask about holiday work restrictions

□ Determine insurance requirements

□ Verify contractor registration requirements

□ Confirm security deposit requirements

□ Determine move-in/move-out fees (if applicable)

□ Submit renovation application

□ Receive written HOA approval

Approval Date:

Building Superintendent Coordination

Discuss the following:

□ Building access procedures

□ Loading dock procedures

□ Freight elevator reservation

□ Elevator protection requirements

□ Hallway floor protection requirements

□ Common-area protection requirements

□ Construction debris removal procedures

□ Water shutoff scheduling

□ Electrical shutdown requirements (if applicable)

□ Emergency contact procedures

Superintendent Notes:

Contractor Information

Company:

Project Manager:

Phone:

Email:

Emergency Contact:

Contractor Parking Plan

Where will contractor vehicles park?

□ Building loading zone

□ Street parking

□ Parking garage

□ Contractor parking permit

□ Reserved parking

Location:

Daily parking instructions:

Material Delivery Planning

Who will accept deliveries?

□ Homeowner

□ Contractor

□ Building Staff

Delivery Contact:

Building Delivery Requirements

□ Freight elevator reservation required

□ Loading dock reservation required

□ Delivery hours restricted

□ Packaging removal requirements

□ Pallet restrictions

□ Advance notice required

□ Certificate of Insurance required for delivery company

Delivery Notes:

Elevator Reservations

□ Freight elevator reserved

Reservation Date:

Reservation Time:

Elevator padding required

□ Yes

□ No

Elevator key required

□ Yes

□ No

Product Ordering Checklist

Flooring

□ Ordered Date: _____

□ Delivered Date: _____

Tile

□ Ordered Date: _____

□ Delivered Date: _____

Vanity

□ Ordered Date: _____

□ Delivered Date: _____

Countertops

□ Ordered Date: _____

□ Delivered Date: _____

Plumbing Fixtures

□ Ordered Date: _____

□ Delivered Date: _____

Lighting

□ Ordered Date: _____

□ Delivered Date: _____

Shower Glass

□ Ordered Date: _____

□ Delivered Date: _____

Accessories

□ Ordered Date: _____

□ Delivered Date: _____

Utility Coordination

□ Water shutoff scheduled Date: _____

□ Water shutoff approved Date: _____

□ Building notified Date: _____

□ Residents notified (if required) Date: _____

□ Plumbing inspection scheduled Date: _____

Protecting Common Areas

□ Elevator protection installed

□ Hallway floor protection installed

□ Wall protection installed

□ Door protection installed

□ Dust containment plan reviewed

□ Daily cleanup procedures established

Construction Schedule

Estimated Start Date:

Estimated Completion Date:

Daily Working Hours:

Weekend Work Allowed?

□ Yes

□ No

Neighbor Courtesy

- ☐ Adjacent neighbors notified
- ☐ Building notices posted (if required)
- ☐ Contact information provided
- ☐ Noise expectations discussed

Before Demolition

- ☐ Final design approved
- ☐ HOA approval received
- ☐ Contractor approved by building
- ☐ Insurance documents submitted
- ☐ Parking arranged
- ☐ Elevator reserved
- ☐ Materials delivered
- ☐ Temporary bathroom arranged
- ☐ Personal belongings removed
- ☐ Pets accommodated

During Construction

- ☐ Daily progress reviewed
- ☐ Common areas inspected
- ☐ Debris removed daily
- ☐ Elevator cleaned after deliveries
- ☐ Building rules followed
- ☐ Schedule updated if necessary
- ☐ Any change orders approved in writing

Final Walkthrough

- ☐ Bathroom inspected
- ☐ Fixtures tested
- ☐ Tile inspected
- ☐ Plumbing tested
- ☐ Lighting tested
- ☐ Exhaust fan tested
- ☐ Punch-list completed
- ☐ HOA final inspection completed (if required)
- ☐ Common areas inspected for damage
- ☐ Security deposit returned (if applicable)
- ☐ Warranty documents received
- ☐ Product manuals collected

Important Contacts

Contact	Name	Phone
Contractor	_____	_____
Project Manager	_____	_____
HOA Manager	_____	_____
Building Superintendent	_____	_____
Building Security	_____	_____
Emergency Contact	_____	_____

Project Notes

Condo Remodeling Tips

✔Obtain HOA approval before ordering custom materials.

✔Reserve freight elevators as early as possible, especially in busy buildings.

✔Schedule product deliveries only during approved building delivery hours.

✔Confirm where contractors may park before work begins to avoid delays or fines.

✔Keep your building superintendent informed of schedule changes, water shutoffs, and large deliveries.

✔Order all major materials before demolition to reduce the risk of project delays caused by backorders.

✔Protect elevators, hallways, and other common areas throughout the project to help avoid damage charges.

✔Maintain copies of HOA approvals, permits (if applicable), insurance certificates, warranties, contracts, and product manuals in one folder.

Chicago Bathroom Remodeling Pros

Bathroom remodeling in a Chicago high-rise requires experience, organization, and attention to detail. At **Chicago Bathroom Remodeling Pros**, we coordinate every aspect of your project—from HOA approvals and superintendent communication to freight elevator scheduling, contractor parking, product deliveries, and expert craftsmanship—so your renovation is completed as efficiently and professionally as possible.

Chicago Bathroom Remodeling Pros | www.chicagobathroomremodelingpros.com