

Project: Primary Bath Remodel

Primary Bathroom Remodel & Structural Repair

The primary bathroom at the Farm requires a full renovation, driven by the need to repair structural rot found during the home inspection and the desire to modernize the layout from its original ADA-focused design.

Current Challenges

- **Structural Rot:** Significant moisture damage exists under the shower area. The shower must be removed to replace structural components and sub-flooring.
- **Legacy ADA Layout:** Designed for wheelchair accessibility, featuring a curbless shower with a rubber bumper (the likely source of the leak) and open space under the vanities.
- **Plumbing:** The current 35gal water heater is located in the crawlspace and is insufficient for family needs.

The Vision

Layout Changes

- **The "Super Closet":** Combine the two existing small closets into one large utility and storage closet.
- **Water Heater Relocation:** Move the hot water source from the crawlspace into the new bathroom closet. Replace it with a **high-capacity 85gal electric tank**.

- **Modern Vanity:** Replace the open-bottom ADA vanity with a standard double vanity for more storage.

Fixtures & Finishes

- **Custom Shower:** Design and build a tiled, custom shower with a proper ledge to prevent future leaks.
 - **Smart Toilet:** Install a bidet beside the toilet or upgrade to a modern smart toilet with integrated bidet features.
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Planning & Documentation

For more technical details on the inspection findings that triggered this project, see the [Timeline & Key Dates](#) page or refer to `StructuralInspection.pdf` in Paperless.

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