



BUILDERMASTER-PLUS MATERIAL SELECTION STRATEGY CHART

VALUE-BASED SELECTION FRAMEWORK

Project Name: _____

Property Address: _____

Overall Budget for Materials: _____

PRIORITY ZONES IDENTIFICATION

Rank each area of your home from 1-5 based on:

- Visual impact (what guests notice first)
- Daily usage intensity
- Personal importance to you

5 = Highest priority (invest more) | 1 = Lower priority (save here)

ROOM/AREA	VISUAL IMPACT	USAGE INTENSITY	PERSONAL IMPORTANCE	TOTAL SCORE
Entry/Foyer				
Living Room				
Kitchen				
Primary Bathroom				
Secondary Bathroom				
Primary Bedroom				
Guest Bedroom				
Hallways				
Dining Area				
Home Office				
Outdoor Space				

HIGH-IMPACT MATERIAL DECISIONS

For each high-priority area (score 12+), identify the most important materials:

AREA	KEY MATERIAL	IMPORTANCE	BUDGET ALLOCATION	DESIRED LIFESPAN
Kitchen	Countertops	Pound		Years
Kitchen	Cabinets	Pound		Years
Kitchen	Flooring	Pound		Years
Living Room	Flooring	Pound		Years
Bathroom	Tile	Pound		Years
Bathroom	Fixtures	Pound		Years
Entryway	Flooring	Pound		Years
Throughout	Paint	Pound		Years
Throughout	Lighting	Pound		Years

LONG-TERM VALUE CALCULATOR

Calculate the true cost per year for material options:

MATERIAL TYPE	INITIAL COST	EXPECTED LIFESPAN	ANNUAL COST	NOTES
OPTION A:		÷ years		
OPTION B:		÷ years		
OPTION C:		÷ years		
OPTION D:		÷ years		
OPTION E:		÷ years		
OPTION F:		÷ years		
OPTION G:		÷ years		
OPTION H:		÷ years		
OPTION I:		÷ years		

Example: \$3,000 flooring lasting 10 years = \$300/year vs. \$5,000 flooring lasting 25 years = \$200/year

MATERIAL COORDINATION PLANNING

List all major materials to ensure they work together visually:

ELEMENT	MATERIAL/COLOR	SAMPLES COLLECTED?	WORKS WITH OTHER SELECTIONS?
Wall Paint		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unsure
Trim Color		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unsure
Flooring		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unsure
Countertops		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unsure
Cabinets		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unsure
Backsplash		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unsure
Hardware		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unsure
Fixtures		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unsure
Window Treatments		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unsure

SMART SAVING OPPORTUNITIES

Identify areas where you can save without compromising quality:

SAVING STRATEGY	ESTIMATED SAVINGS	IMPACT ON QUALITY/AESTHETICS
Example: Standard height cabinets instead of ceiling height	200	Minimal visual impact

MATERIAL SOURCING PLAN

List all major materials to ensure they work together visually:

MATERIAL	POTENTIAL SUPPLIERS	LEAD TIME	SPECIAL ORDERS?	ALTERNATIVES
			<input type="checkbox"/> Yes <input type="checkbox"/> No	
			<input type="checkbox"/> Yes <input type="checkbox"/> No	
			<input type="checkbox"/> Yes <input type="checkbox"/> No	
			<input type="checkbox"/> Yes <input type="checkbox"/> No	
			<input type="checkbox"/> Yes <input type="checkbox"/> No	
			<input type="checkbox"/> Yes <input type="checkbox"/> No	
			<input type="checkbox"/> Yes <input type="checkbox"/> No	
			<input type="checkbox"/> Yes <input type="checkbox"/> No	
			<input type="checkbox"/> Yes <input type="checkbox"/> No	

PROFESSIONAL TIP: Remember the 80/20 rule - invest 80% of your material budget in the 20% of spaces that matter most. For less important areas, choose durable but less expensive alternatives.

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Need expert help? Schedule your consultation:

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