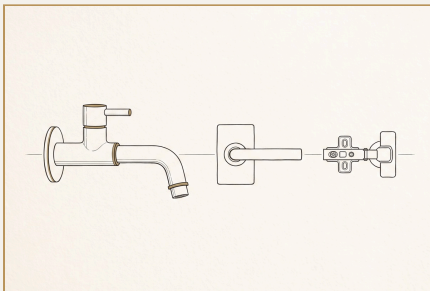


You touch a handle ten times **a day**.

Three pages. About three minutes. Read it before hardware is ordered.

Doors and hardware are the only part of a house you are physically in contact with every single day. **And they are almost always the last thing anybody decides, out of whatever is left.**

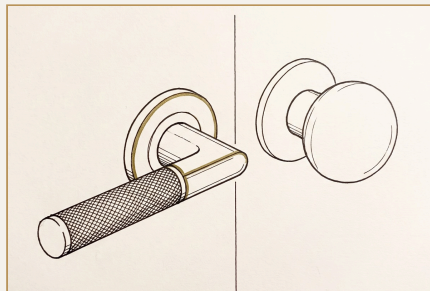
They are also cheap relative to everything else, which makes them the best value upgrade in the house.



1

The tapware colour decides your hardware

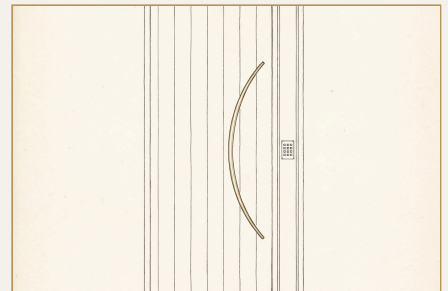
Every handle and every hinge follows the tapware. Brushed nickel is my default. This is why hardware feels like an afterthought. It is not a separate decision, it was made when somebody chose a tap.



2

Interior handles

Knurled is the default, for the texture in the hand. You feel it every time. A smooth round knob is the choice of somebody who has never thought about it.



3

The front door

A moon shape handle, plus a keypad. The front door is the only handle a guest touches. It is worth more than the rest combined.

Score your own selection. Name the handle in your bedroom, your kitchen and your front door. If they are all the same item from the same page of the same catalogue, nobody has thought about this yet.

The one that controls the rest

Bedroom joinery Knurled **T bar** handles.

Kitchen and laundry joinery **Shark nose finger pull.** Sleek, and nothing protrudes into a walkway.

The details that get skipped

The door pattern	A simple profile, e.g. three lined V grooves, on swing doors and pocket doors . Pocket doors get forgotten and then arrive flat while every other door has a profile.
Paint the inside face	Paint the inside face of the front door in the feature colour too, not just the outside. You see the inside of your front door far more often than the outside of it.
Door stops, properly	Annotate where every door stop goes on the floor plan. Half moon or normal, numbered, and counted. Then the total goes on the order. Otherwise they arrive short and somebody puts a rubber one on your skirting.
Removing a door buys space	On one home we removed a door entry and used the wall space inside to give two ensuites. It also freed the wall above for storage. A door is not free. It costs you a swing, a wall and a stop.
Study drawers away from the door	In a study, the drawer side goes away from the entry. Otherwise you open a drawer into somebody walking in, every time.

Why this is the best value page in the library. Upgrading every handle in a house is a four figure decision in a seven figure build. **It is the only finish where the cheap version and the expensive version are touched with the same frequency**, and the difference is felt rather than seen.

Take this to your hardware supplier

- ☐ What is the handle in each room, and do they all follow the tapware?
- ☐ Do the pocket doors carry the same profile as the swing doors?
- ☐ Is the inside face of the front door being painted?
- ☐ Where does every door stop go, and how many are on the order?
- ☐ Is there a door here that could simply be removed?

Want the cheap upgrades found in your plan?

That is part of the Pre-Build Call. Hardware is where a small budget shows the most return, and it is almost always decided last.

Book it: calendly.com/msndevelopments_plan