

EAT BREATHE TRAVEL *& Diy*
Explore Your World

Kitchen Renovation Planning Guide & Checklist



Introduction

If you are considering a kitchen renovation, you may one day describe that time in your life by saying "it was the best of times, it was the worst of times".

Well prepare yourself for what can quickly turn into a wild and crazy ride! Most people will tell you to set a budget, get three quotes and make a decision. Well I am not most people. Before you set a budget, go ahead and do some research.

I remember sitting with my fiance (now husband) discussing the budget for our wedding. We both had ideas about how much a wedding should cost but neither of us really knew how much it really would. We set a budget and spent the next six months feeling disappointed every time we were reminded of how poorly we set our expectations. To renovate a standard 10x10 kitchen (full demo with new cabinets, backsplash, countertops and appliances) expect to pay 20 thousand dollars plus. Sorry but that is the truth from my perspective.

I received six quotes and they ranged from 22 thousand to 45 thousand. I ended up somewhere in between. I could go on but what you really need to is review the checklists and begin thinking through your project in real terms.

Once you have completed the project questionnaire you will have the foundation for your project.

Preliminary Project Questionnaire

Whether this a new home and you want to do some upgrades or if it is a fixer-upper, closely examine why you are taking this step. Your responses will determine a few things. For example, if this is a home that you are moving into you might feel pressed for time or if this is an investment property you make make different decisions than if this is your primary residence. So, why are you doing this?

- Why are you doing this?
 - ❖ Making upgrades to sell a home
 - ❖ Forever homeowner who just wants a refresh or update
 - ❖ A high roller who renovates when new technologies and new styles emerge

- Who Are you?
 - ❖ DIYer who loves to take on projects
 - ❖ I want to hire a professional to do the job

- How much can I really spend and where is the money coming from ?
 - ❖ Savings
 - ❖ Selling assets
 - ❖ Loans

- What kind of cook are you ?
 - ❖ Do you need a chef's kitchen
 - ❖ Functional basics
 - ❖ Something in between

- Do you want/need new appliances?
 - ❖ Which brands fit your style
 - ❖ What functions do you need
 - ❖ Quality and style
 - ❖ Price point

Contractor Checklist

Selecting the right contractor is the difference between your dream kitchen and a nightmare. Make sure that you consider the following items outlined in the below checklist when selecting your contractor:

- ❑ Legal Documentation
 - ❖ Insurance
 - ❖ Business License
 - ❖ Clear contract
 - Scope of work and project description
 - Payment schedule
 - Price
 - Penalties
 - Project Schedule
- ❑ References
 - ❖ Contact a minimum of three client references
- ❑ Understand what the contractor specializes in
 - ❖ Cabinets
 - ❖ Kitchen and Bath
 - ❖ General
- ❑ Be clear on the condition that your home will be in during construction
 - ❖ Will they sweep and clean each day
 - ❖ Will the kitchen be partitioned off
 - ❖ How will dust and debris be disposed of
 - ❖ How will others areas of your home be protected from dust
 - ❖ Construction dumpster how will it be used, will it sit in front of your house for multiple days or will it be a one day demo with debris removal the same day

Design Checklist

I knew I wanted to redo my kitchen and I knew that involved making a few decisions such as cabinet type, color, backsplash, appliances ... however I had no idea that every one of those decisions has endless associated possibilities. Not to mention the decisions I did not know I had to make such as the type of sink I wanted (apron front, undermount, 16 gauge, single bowl, double bowl) oh the possibilities. Take some time to think about the following items. Considering your wants carefully. Having a true awareness of all of the decisions that must be made will help you decide whether or not to hire a designer or how to prepare to make these decisions on your own.

- ❑ Cabinets
 - ❖ Material (wood, non-wood) wood type
 - ❖ Style (shaker, double panel)
 - ❖ Color
 - ❖ Types of each cabinet and cabinet use (pot/pan storage) (storage for small appliances)

- ❑ Lighting and electrical
 - ❖ Cabinet lighting
 - ❖ Room lighting (recessed/ pendants, chandelier)
 - ❖ Hidden outlets /exposed outlets (cover style and color)

- ❑ Sink
 - ❖ Material
 - ❖ Style
 - ❖ Shape
 - ❖ Single bowl/double bowl (60/40) (50/50)
 - ❖

- ❑ Backsplash
 - ❖ Material
 - ❖ Color
 - ❖ Pattern

- ❑ Faucet
 - ❖ Style
 - ❖ Functions
 - ❖ Size
 - ❖ Accessories (soap dispenser, sprayer)

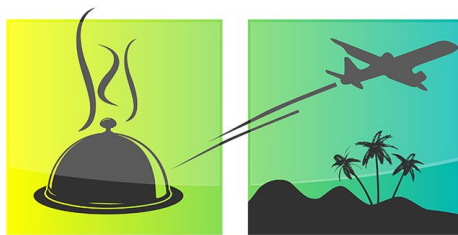
- ❑ Hardware
 - ❖ Finish
 - ❖ Material
 - ❖ Style
 - ❖ Quantity

- ❑ Countertop
 - ❖ Material
 - ❖ Edge cut

- ❑ Appliances
 - ❖ Color
 - ❖ Brand
 - ❖ Features

Answering these questions honestly and thoughtfully will put you ahead of the game and save you time and money in the long run.

Best wishes on your renovation!



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