

KICK-START YOUR KITCHEN REMODEL

HOW TO PLAN NOW FOR YOUR POST-HOLIDAY PROJECT

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MODERN DESIGN, SPLASHES OF COLOR, TRANSITIONAL OR TRADITIONAL? HAVE YOU BEEN ENVISIONING YOUR kitchen remodel for years, but continue to put it off? Home remodeling projects can be time consuming and stressful, but with advanced planning and the help of professionals the process can be fun and enjoyable. With the holidays around the corner, you should start planning now ensure a smooth remodeling process in early 2016. Most homeowners do not realize that the planning and design of a home remodel is the most important step and it takes time. If you are planning a remodel for the early New Year, no matter how big or small, now is the time to start. Here we've listed out some helpful guidelines to getting started in the design/build process and what you can expect. Happy Planning!

SCHEDULE A COMPLIMENTARY CONSULTATION

The best place to start a remodel is to schedule an appointment with a design consultant. A designer will come to your home and discuss what you are looking to do and help you consider your options. During your consultation, be sure to let your design consultant know what type of project you want as well as your style likes and dislikes. Start collecting inspiration from online sources such as Pinterest and Houzz to get some ideas. Working directly with a design/build team eases your stress and allows for a smooth communication between designer and contractor throughout your remodel helping your project stay within budget and on schedule.

ESTIMATE OF COST

Now that the design consultant has an understanding of the remodeling project you are looking to do, they can put together a rough budget estimate for you. Be leery of any contractor that presents a contract with a bottom line price or one with finish material allowances. Allowances rarely give you an accurate idea of what your final project cost will be which will result in surprise change orders and cost increase. It is worth the small upfront investment to work with your designer to create a space plan, select materials and put together a very accurate contract price prior to any construction taking place.

MATERIAL SELECTION AND DESIGN

Now for the fun stuff! Since both you and your designer have an understanding of the project budget, you should meet to put together a space plan. During this design process you have the opportunity to pick where your appliances will go and what cabinets you want for your personalized needs. After you have a design, you will need to select finish materials. Start with the big ticket items first choosing a cabinet door style and finish. Don't skimp on the quality of cabinets – all cabinets are made with different materials and you get what you pay for. After picking your cabinetry, continue with countertops, backsplash, flooring, lighting and work your way down to the small decisions like knobs and pulls. Once all your material selections have been made, your designer will put together a 3D color rendering of your project to give you a vision of what your project is going to look like. Remember, it is a lot cheaper to make changes on paper than during construction!

CONTRACT

You are almost there, but no one likes surprises. Make sure you have a contract that states all of your material selections so there is no mix-ups during construction. A thorough contract is critical in the remodeling process. Make sure your contract is very detailed and everything you have discussed is explicitly covered in writing. Remodeling



is a large investment, so make sure you protect yourself and avoid unnecessary change orders, saving you time and money.

CONSTRUCTION CAN BEGIN

Once you have a signed contract you should be given a start date. Upfront planning is important because depending on the cabinets you select, lead times can vary between four and six weeks. As this may seem like a long waiting period, it actually allows for your contractor to gather all of the other materials you will need for your project such as tile and plumbing fixtures to help speed up the amount of time your home is under construction. If these decisions are made in the planning phase, your construction time can be minimized. At this time your design drawings will be converted into installation instructions for construction crews. Your design/build company will pull any necessary city permits and ensure your HOA requirements are met. The great thing about this remodeling process is all the small, time consuming details are handled by the "dream team" – the designer handles design and construction is left to the experts. What more can you ask for!

THE DREAM TEAM

When all of your selected materials have been staged and are ready to go, you will be assigned a project manager who works with your designer to make the construction process seamless from beginning to end. The project manager is responsible for overseeing your jobsite on a daily basis to ensure your design comes to life in the highest quality. Remodeling can be an emotional roller coaster, but the key

to a successful project is your contractor's communication and how they handle issues that arise.

Construction for a typical kitchen remodel usually takes four to eight weeks depending on the scope of the project, so be patient and let the experts do their job correctly. Rushing this process will result in disappointment in quality.

CROSSING THE FINISH LINE

Your cabinets have been installed, and the last tile in your backsplash has been placed. Your countertops are gorgeous and the flooring is to die for. Your dream has now become your reality. Remember that any remodeling project, big or small, is an investment in your home and these things take time. Project planning is the most important step of a home remodel, so start early. If you fail to plan you will plan to fail! Rome wasn't built in day.