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## THE KITCHEN EXPRESSIONS KITCHEN REMODELING PRIMER

When you remodel your kitchen, you need to consider many factors. This checklist provides a brief, basic overview of the elements of a kitchen remodeling project. It is meant to educate you, the Homeowner, so that you understand the full scope of the project. Remodeling a kitchen is a wonderful collaboration between the Kitchen Designer and Homeowner; understanding all that is involved provides a solid foundation for an enjoyable project, with spectacular results!

- **CABINETRY** – One of the most important components of the project will be the Cabinetry. It will also be one of the elements that you see and touch every day, long after the renovation is completed. Cabinetry will also be one of the more significant cost elements of the overall project. The factors that will affect the cost of the cabinetry are:
  - **Brand** – There are numerous manufacturers in the marketplace, all at different price points. At Kitchen Expressions, we have carefully curated a wonderful product mix that covers all the bases and enables us to execute projects of all sizes, desired finishes and budgets.
  - **Cabinetry Construction** – The type of cabinet construction and the quality (and thickness) of materials utilized will influence the cost of the cabinetry (e.g., inset cabinet construction is more laborious and time-consuming for the manufacturer than frameless cabinet construction, and plywood costs more than engineered particleboard). As one would also expect, thicker materials cost more than their thinner counterparts.
  - **Finish** – One of the most important elements of the cabinetry (and one that will have a significant impact on its cost) is the finish. Finish involves three factors: substrate (the structural material that the doors, drawer fronts and finished sides of the cabinetry are made of (i.e., walnut, paint-grade wood or some specialty exotic or rare wood – generally all at various price-points), basic type of finish (stain or paint) and the artistic embellishments (high-gloss acrylic, glazing, rub-through, wire-brushing, etc.), all of which will generally add some degree of additional cost to the cabinet order.
  - **Details** – The devil is in the details! The quality and quantity of any specialty cabinetry pieces that may be incorporated into the kitchen will affect the cost of the cabinetry order. These items provide depth and texture to the space and add a level of uniqueness to the kitchen design. Special molding details, specialty



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glass doors, hutch ends, pilasters, etc. add wonderful details and can take a kitchen from beautiful to extraordinary!

- **Internal Accessories** – Whether a special base corner cabinet pull-out mechanism is utilized, or a few simple roll-out shelves are part of the mix, accessories make the kitchen function at its best! Each one is an “add-on” to a cabinetry order and accordingly, anything beyond the norm will likely increase the overall cost of the order.
- **Cabinetry Height** – Taller kitchens are usually subject to additional charges for utilization of longer materials and increased handling charges during delivery. From an engineering and warranty point of view, taller kitchens may require additional doors and additional structural elements within certain cabinets to allow the manufacturer to provide a warranty.
- **Installation** – The cost of the cabinetry installation is determined by the amount of cabinetry to be installed and the complexity of the installation (e.g., the complexity of the molding details).
- **COUNTERTOPS** – There are many materials available for use as a countertop. These include: natural stone (granite, marble, quartzite, etc.), quartz (Caesarstone, LG Viatera, Aureastone), wood (traditional hardwoods, exotics and “live-edge”), glass (regular and thermo-formed, concrete, metal, engineered paper (Richlite/Paperstone), laminate (Formica, Wilsonart, etc.), solid surface (Corian) and more. Your Kitchen Designer will explain the differences, benefits and caveats, and costs.
- **APPLIANCES** – There are a wide variety of appliances to choose from, at different price levels. Many clients elect to utilize professional-level appliances such as Wolf, SubZero, Thermador and Miele, while others opt for appliances made by GE, KitchenAid, Jenn-Air, LG and Samsung. Some clients also choose to use well-known (but more rarely used) appliances such as La Cornue, Aga and Gagganeau. Your Kitchen Designer and appliance dealer will explain the differences, benefits and caveats, and costs.
- **KITCHEN VENTILATION** – Where possible, it is always recommended to ventilate the cooking exhaust to the exterior of the residence. This can be accomplished through the use of a range hood (equipped with either an internal, in-line or external blower system),



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over-the-range microwave, down-draft unit or a specialty ceiling-mounted ventilation system. Your Kitchen Designer and appliance dealer will explain the differences, benefits and caveats, and costs.

- **MAKE UP AIR** - One thing to also consider is that many municipalities require a “make-up air system” where ventilation hoods in excess of 400 cubic feet per minute are utilized and vented to the exterior of the home. Make-up air systems replace the air that is vented from the kitchen to the exterior by the hood, to eliminate negative pressure in the house (which can cause carbon monoxide gases to backflow into a home when the heating system is on and the ventilation hood is in use). The system involves venting and synchronizing an electrically operated damper into the return air ducting of your a/c system (where a central a/c system is present). Alternatively, to eliminate the need for a make-up air system, a recirculating ventilation hood may be utilized whereby the filtered air from the range hood is recirculated back into the kitchen, so no air actually leaves the residence.
- **FLOORING** – There are a wide variety of materials available and which material will be used will be an important discussion between the Kitchen Designer and the Homeowner. Some of the more popular materials are porcelain tile, wood and natural stone. Your Kitchen Designer will discuss the durability, maintenance and installation differences with you.
- **BACKSPLASH** – The backsplash protects the wall surfaces behind the cabinetry and adds another layer of beauty to the kitchen. There are different materials that can be utilized for a backsplash – natural stone, quartz, wood, tile, glass and metal to name a few. The use of a particular material would be dictated by the desired look and feel of the kitchen and the Client’s budget – your Kitchen Designer will explain the differences, benefits and caveats, and costs.
- **OTHER REQUIRED PROJECT ITEMS:**
  - Kitchen Sink(s) – How many? What type? What material?
  - Kitchen Faucet(s) – How many? What type? What brand? What finish?
  - Waste Disposal Units – Does your municipality or building permit the use of a waste disposal unit with your kitchen sink?



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- Undercabinet and Internal Cabinet LED Lighting – provides task lighting and decorative lighting elements to a kitchen.
- Water Filtration Systems (Including Instant-Hot Units and Water Chiller Units) – Some Clients wish to enjoy on-demand filtered cold and near-boiling water for tea and other beverages.
- Decorative Hardware – Knobs and/or pulls for your cabinetry and matching handles for appliances that can incorporate decorative cabinetry panels.

- **LIGHTING**

- General Lighting – round recessed lighting (4", 5" and 6") is generally provided by the contractor as part of the construction elements of the typical kitchen remodel. Other types are available.
- Decorative Hanging Fixtures – This would generally cover ceiling-mounted hanging lighting fixtures over a kitchen island and/or a kitchen table.

- **CONSTRUCTION** – This significant part of the remodel consists of the labor required to:

- Apply for (and obtain) all required permits. Certain projects will also require stamped plans from an architect licensed to work in the state where the job site is located. The cost of such plans is generally not included in the construction element of the remodel.
- Remove the existing cabinetry, countertops, appliances, flooring, wall and ceiling surfaces
- Remove all job site refuse on a daily basis
- Execute all required framing and structural changes (if any)
- Install the new electrical wiring, outlets and switches



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- Install the new plumbing (changing the p-traps and valves, relocating gas and water lines as required)
  - Install new insulation in exterior walls and ceilings and sound blanket in interior partition walls
  - Schedule and attend all required rough inspections
  - Install gypsum board wall and ceiling surfaces and the taping and spackling of the same
  - Prime and painting the Job Site
  - Install all non-cabinetry molding and trim work
  - Install Homeowner's appliances (unpacking, assembling, setting, leveling and installing together with all required electrical and plumbing connections)
  - Install backsplash materials
  - Schedule and attend all required final inspections
  - Complete all required punch-list items
  - Conduct final courtesy clean-up of the Job Site
- **CONCLUSION** – A kitchen remodel involves a variety of elements that need to be carefully and thoughtfully addressed and coordinated. At Kitchen Expressions, our highly-experienced and talented Designers navigate our Clients through each and every element so that the completed project exceeds their expectations!

Kitchen Expressions is an award-winning, nationally-recognized, full-service kitchen and bath design/build firm that offers complete turn-key solutions and project management for all of our clients' renovation or new-construction needs. We are conveniently located in the heart of downtown Summit, New Jersey and service clients throughout the tri-state area and beyond. Our mission is to provide our clients with exceptional design and an extraordinary renovation experience for any area of their home or place of business. From initial consultation through



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design, installation and the completed project, the entire Kitchen Expressions team works tirelessly to ensure that your project receives the dedicated attention and superior craftsmanship it deserves, and results in your complete satisfaction.

**Welcome to Kitchen Expressions – We Design. We Build. You’re Happy.**

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