homewyse smart home decisions

Project Guide: **Dining Room Restoration**

Dining Room Restoration - Recommendations, Reminders And Popular Design Ideas

- To maximize return on the Dining Room Restoration project, limit cost to no more than 1.9% of home's total, post project value
- For best home resale value, follow a consistent design and decorating theme throughout the home
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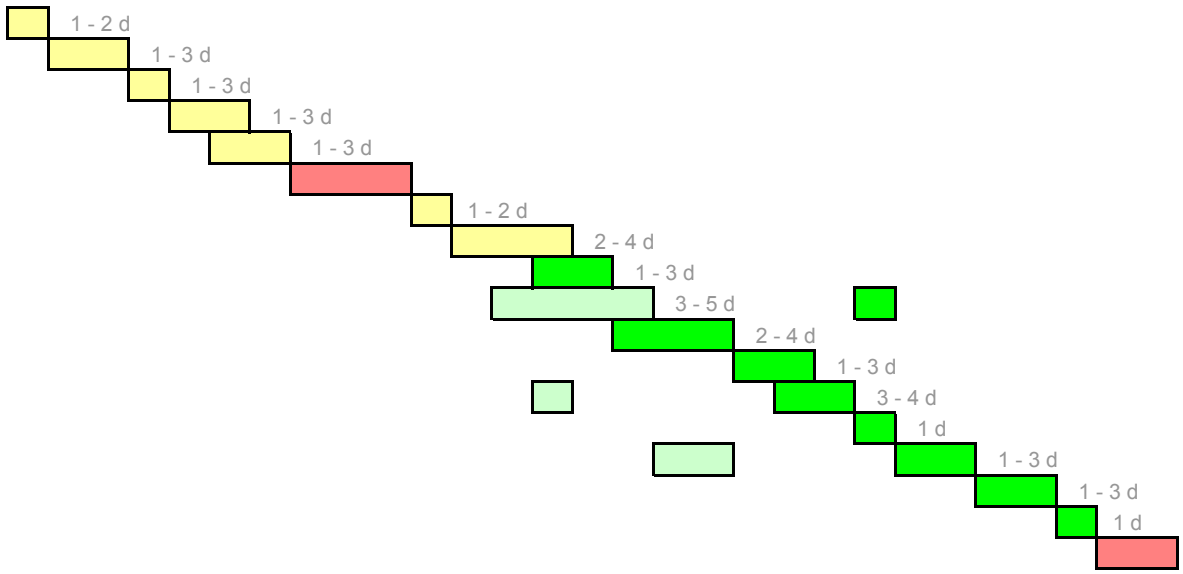
- For best resale value, select a taste neutral design for your Dining Room Restoration
- For best resale value, select components, appliances, finishes and fixtures of comparable quality
- Use bright lighting to make a small room appear larger
- Use furniture, fixtures and accessories scaled appropriately to the room size
- Decorate with light color shades to make a small room appear larger
- Select finish treatments that harmonize with furniture and statement accessories
- Choose wall mounted elements with narrow depth to maximize spaciousness in a small room

Dining Room Restoration Project Overview

Phase	Contractor	Phone	Timeline
Demolition	_____	(___)___-_____	1 - 2 d
Framing	_____	(___)___-_____	1 - 3 d
Door and window	_____	(___)___-_____	1 - 3 d
Plumbing changes	_____	(___)___-_____	1 - 3 d
Electrical changes	_____	(___)___-_____	1 - 3 d
Permit inspection 1			
Insulation	_____	(___)___-_____	1 - 2 d
Drywall, plastering	_____	(___)___-_____	2 - 4 d
Cabinetry	_____	(___)___-_____	1 - 3 d
Tile and stonework	_____	(___)___-_____	3 - 5 d
Flooring	_____	(___)___-_____	2 - 4 d
Millwork & finish carpentry	_____	(___)___-_____	1 - 3 d
Countertop	_____	(___)___-_____	3 - 4 d
Plumbing fixtures, faucets	_____	(___)___-_____	1 d
Paint and wallpaper	_____	(___)___-_____	1 - 3 d
Finish electrical, media	_____	(___)___-_____	1 - 3 d
Window coverings	_____	(___)___-_____	1 d
Final permit inspection			



* Hardware finish options: AB - Antique Brass PB - Polished Brass SS - Stainless Steel SN - Satin Nickel PC - Polished Chrome OB - Oil Rubbed Bronze WI - Wrought Iron

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Flooring

Manufacturer _____
Product ID# _____
Finish ☐ gloss ☐ matte ☐ _____
Subfloor ☐ backer ☐ plywood ☐ mortar
Underlayment ☐ 15# felt ☐ foam ☐ _____
Coverage _____ sqft sqyd sqm
Qty _____
Notes _____

Installation / Options

- ☐ Remove existing flooring
- ☐ Level subfloor prior to installation
- ☐ Check flooring for asbestos before removing
- ☐ Install on sleepers over vapor barrier
- ☐ Install felt pads on furniture feet
- ☐ Matching flush floor vent grill
- ☐ Transition strip (circle one): bevel square
- ☐ Attach: glue face nail blind nail
- ☐ Waterproof (concrete slab) subfloor

Quality Checks & Reminders

- ▶ Verify finished flooring height relative to adjacent flooring before installation
- ▶ Finished flooring to be flat to within 1/8" along any 10' direction
- ▶ Finished flooring to be level to within 1/8" along any 10' direction
- ▶ Approve: layout of plank / tile floors; seams & nap direction of sheet flooring
- ▶ All material from same production run or lot
- ▶ Solid underfoot, no squeaks, flexing or bounces
- ▶ Order material 6 - 8 weeks prior to installation
- ▶ Confirm material delivery 2 weeks prior to installation

Molding / Millwork

	Molding 1	Molding 2	Molding 3
Vendor			
Model			
Size/Type			
Location			
Qty			

Paneling/Wainscoting
Vendor _____ Height _____
Model _____

Installation / Options

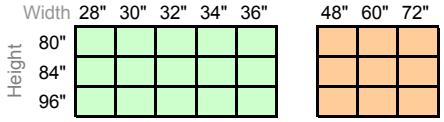
- ☐ Secure: glue face nail
- ☐ Pre-primed molding
- ☐ Back prime panels and molding
- ☐ Reveal: 1/8" **1/4"** 3/8" ____
- ☐ Caulk molding edge gaps with paintable caulk
- ☐ Nail to framing/blocking every : 12" **16"** 18"
- ☐ Casing corner joint: 45° miter 90° butt
- ☐ Acclimate wood products indoors for 3+ days

Quality Checks & Reminders

- ▶ Similar moldings will be from same manufacter lot
- ▶ Material runs of 16' or less will be continuous (no joints)
- ▶ Corner joints for crown and base will be coped, not mitered
- ▶ Molding joints will be gap free, with continuous molding profile match along joint
- ▶ Molding will be 100% free of mill runout & other defects
- ▶ Nail holes will be filled and sanded smooth
- ▶ Molding will be set flush to wall and framing, with a consistent reveal
- ▶ Order material 4 weeks prior to installation

Doors

	Door	Lockset	Hinge
Vendor			
Model			
Size	see below		3" 3 1/2" 4"
Prehung	y n		y n
Qty	see below		



Installation / Options

- ☐ Trim Finish*: AB PB SS SN PC OB
- ☐ Bottom edge to floor clearance: 1/4" 3/8"
- ☐ Strikeplate center to floor: 36" existing
- ☐ Door to jam gap: 1/16" **3/16"** 1/8"
- ☐ Doors factory pre-primed
- ☐ Route all hinge and strike plate mortisses
- ☐ Fill & finish smooth holes from hinge routing jig
- ☐ Set lockset keyway in "6 o clock" position
- ☐ Acclimate wood products indoors for 3+ days
- ☐ Refurbish existing hardware finish

Quality Checks & Reminders

- ▶ Verify door size, thickness, swing, and lock backset compatibility before ordering
- ▶ Confirm hinge location and door swing before installation
- ▶ Strikeplate, hinges & lock set in mortises, with surface flush to door edge
- ▶ Prime / seal top and bottom door edges
- ▶ Doors operate quietly & freely; no binding, rubbing or damage to adjacent molding
- ▶ Doors will latch closed with light effort and have no "play" when latched
- ▶ Doors will remain stationary at any point where placed
- ▶ Order material 6 - 8 weeks prior to installation
- ▶ Confirm material delivery 2 weeks prior to installation

Paint / Stain

Brand								
ID								
Sheen								
Apply**	B	R	S	B	R	S	B	R	S
Wall		☐			☐			☐	
Trim		☐			☐			☐	
Door(s)		☐			☐			☐	
Ceiling		☐			☐			☐	
Cabinets		☐			☐			☐	
_____		☐			☐			☐	

** B - Brushed R - Rolled S - Sprayed

Installation / Options

- ☐ Remove switchplates, grills, trim and fixtures
- ☐ Protect adjacent surfaces and flooring
- ☐ Remove existing paint/finish: _____
- ☐ Remove existing texturing: _____
- ☐ Fill and finish holes to match adjacent surface
- ☐ Approve finish VOC level(s) before use
- ☐ Primer: PVC Stain blocking Other_____
- ☐ Apply thin, smooth bead of caulk to all gaps
- ☐ Apply mildecide to paint
- ☐ Finish coats: 1 **2** 3

Quality Checks & Reminders

- ▶ Finish will be free of brushmarks, sags and drips
- ▶ Finish will have uniform color depth and sheen
- ▶ Paint at borders and edges will be straight, sharp and crisp
- ▶ Adjacent surfaces, trim plates and wall mounted fixtures will be paint - free
- ▶ Wood grain pattern will not be visible through painted wood surface
- ▶ Label and save a portion of each finish for touch ups

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Lighting / Electrical

Fixture Brand			
Fixture Model			
Fixture Type			
Fixture Finish			
Fixture Lamp ^	F I H L	F I H L	F I H L
Fixture Qty	____	____	____
Switch Brand			
Switch Model			
Switch Dimmer			
Switch Color			

^ **F** - Flourescent **I** - Incandescent **H** - Halogen **L** - LED

Installation / Options

- ☐ Switch height from floor: 44" 46" 48" 50"
- ☐ Outlet height from floor: 12" 14" 16" 18"
- ☐ GFCI: outlet circuit breaker
- ☐ Light fixtures will be uniformly spaced
- ☐ Insulate recessed lighting per manufacturer
- ☐ Update / install new lighting circuit wiring
- ☐ Child-safe electrical receptacle(s)
- ☐ All electrical plates 1"+ away from millwork
- ☐ Support / reinforce ceiling fan electrical box

Quality Checks & Reminders

- ▶ All work complies with local building code
- ▶ Switches and dimmers operate quietly, without excessive heat generation
- ▶ Lighting circuits will not dim when other appliances or circuits are used
- ▶ Uniform lighting levels on work and eating surfaces
- ▶ Total wattage of lighting circuit less than switch rating or 50% of circuit maximum
- ▶ Trim pieces and plates secure, aligned and uniformly flush to surrounding surface
- ▶ Switches and receptacles secure and uniformly flush to switch covers / plates
- ▶ Order fixtures, switches & trim plates 6 - 8 weeks prior to installation
- ▶ Confirm material delivery 2 weeks prior to installation

Window Treatment

Brand / Model	#1	#2
Location		
Size (W x H)	____ x ____	____ x ____
Qty | Side for controls	____ | L R	____ | L R
Blind _____/_____	☐	☐
Shutter _____/_____	☐	☐
Shade _____/_____	☐	☐
Drapery _____/_____	☐	☐
Valance _____/_____	☐	☐
Rod _____/_____	☐	☐

Installation / Options

- ☐ Motor controlled opening, closing, adjustment
- ☐ All screws set in framing or expansion bolts
- ☐ UV fade resistant materials
- ☐ Tieback; height from floor: 32" 36" 40" 44"
- ☐ Child safe cord installation
- ☐ "Open" stack must not block window
- ☐ Drapery / blind clearance from finished floor: 1/8" 1/4" 3/8" 1/2" 5/8"
- ☐ Hardware Finish* AB PB SS SN PC OB WI

Quality Checks & Reminders

- ▶ Window treament level to within 1/16" over its length
- ▶ Uniform centering and opening overlap of all window treatments
- ▶ Controls will operate smoothly, with light force
- ▶ Mounting hardware securely attached and remains rigid when opening/closing
- ▶ All visible hardware will have the same, specified finish
- ▶ Order and save replacement blind vanes
- ▶ Draperies close with full overlap of adjacent panels
- ▶ Order treatments and mounting hardware 6 - 8 weeks prior to installation
- ▶ Confirm material delivery 2 weeks prior to installation

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