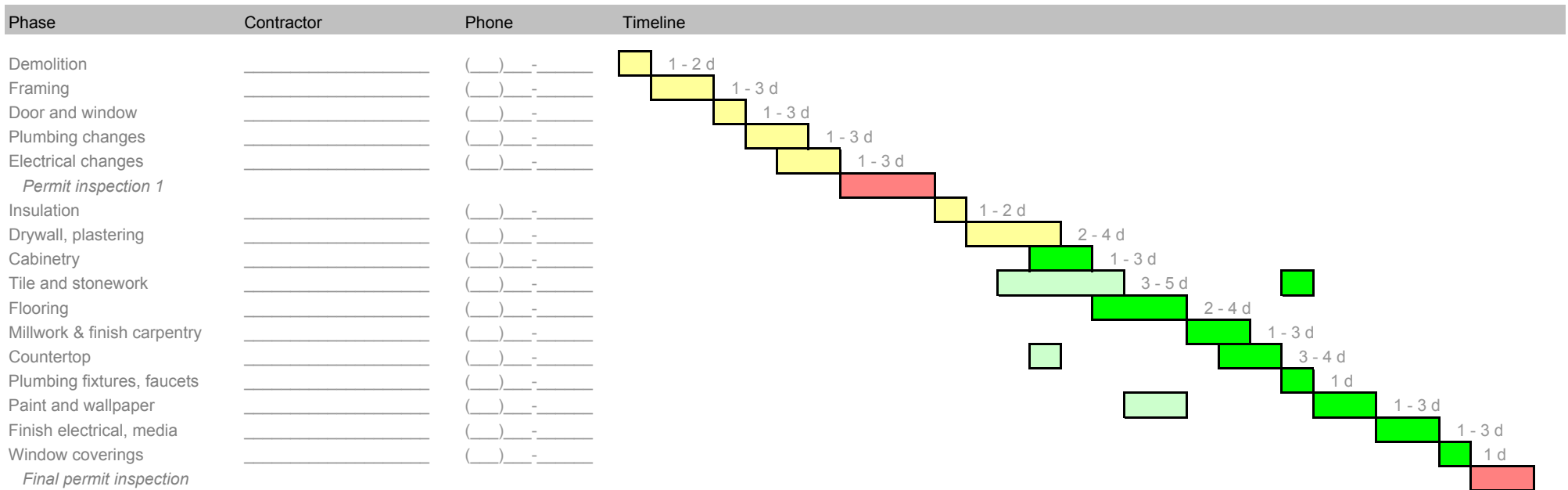


Kitchen Remodeling - Recommendations, Reminders And Popular Design Ideas

- To maximize return on the Kitchen Remodeling project, limit cost to no more than 18% of home's total, post project value
- Match appliances and fixtures to electrical circuit, hot water and gas capacities
- To keep Kitchen Remodeling costs low, do not move walls or relocate plumbing fixtures or electrical boxes
- To reduce Kitchen Remodeling costs, do not install flooring under base cabinets or permanent appliances
- Perform major Kitchen Remodeling work with permits to help protect value at resale time
- Mount low profile fixtures underneath wall cabinets for inconspicuous, countertop task lighting
- Use low voltage interior lighting to illuminate pathways used at night
- Hide HVAC vents in cabinet kickspace for a cleaner, more streamlined look
- Install a built-in media hub to centralize storage and access of audio, video, media, internet
- Install built-in cabinet storage for trash and recycling

Kitchen Remodeling Project Overview



Flooring	Manufacturer	_____			Installation / Options	<input type="checkbox"/> Remove existing flooring	Quality Checks & Reminders	▶ Verify finished flooring height relative to adjacent flooring <u>before</u> installation
	Product ID#	_____				<input type="checkbox"/> Level subfloor prior to installation		▶ Finished flooring to be flat to within 1/8" along any 10' direction
	Finish	<input type="checkbox"/> gloss	<input type="checkbox"/> matte	<input type="checkbox"/> _____		<input type="checkbox"/> Check flooring for asbestos before removing		▶ Finished flooring to be level to within 1/8" along any 10' direction
	Subfloor	<input type="checkbox"/> backer	<input type="checkbox"/> plywood	<input type="checkbox"/> mortar		<input type="checkbox"/> Install on sleepers over vapor barrier		▶ Approve: layout of plank / tile floors; seams & nap direction of sheet flooring
	Underlayment	<input type="checkbox"/> 15# felt	<input type="checkbox"/> foam	<input type="checkbox"/> _____		<input type="checkbox"/> Install felt pads on furniture feet		▶ All material from same production run or lot
	Coverage	_____ sqft	_____ sqyd	_____ sqm		<input type="checkbox"/> Matching flush floor vent grill		▶ Solid underfoot, no squeaks, flexing or bounces
	Qty	_____				<input type="checkbox"/> Transition strip (circle one): bevel square		▶ Order material 6 - 8 weeks prior to installation
	Notes	_____				<input type="checkbox"/> Attach: glue face nail blind nail		▶ Confirm material delivery 2 weeks prior to installation
		_____				<input type="checkbox"/> Waterproof (concrete slab) subfloor		

Molding / Millwork		Molding 1	Molding 2	Molding 3	Installation / Options	Quality Checks & Reminders		
	Vendor	_____	_____	_____			<input type="checkbox"/> Secure: glue face nail	▶ Similar moldings will be from same manufacturer lot
	Model	_____	_____	_____			<input type="checkbox"/> Pre-primed molding	▶ Material runs of 16' or less will be continuous (no joints)
	Size/Type	_____	_____	_____			<input type="checkbox"/> Back prime panels and molding	▶ Corner joints for crown and base will be coped, not mitered
	Location	_____	_____	_____			<input type="checkbox"/> Reveal: 1/8" 1/4" 3/8" _____	▶ Molding joints will be gap free, with continuous molding profile match along joint
	Qty	_____	_____	_____			<input type="checkbox"/> Caulk molding edge gaps with paintable caulk	▶ Molding will be 100% free of mill runout & other defects
	Paneling/Wainscoting	_____	_____	_____			<input type="checkbox"/> Nail to framing/blocking every : 12" 16" 18"	▶ Nail holes will be filled and sanded smooth
	Vendor	_____	Height	_____			<input type="checkbox"/> Casing corner joint: 45° miter 90° butt	▶ Molding will be set flush to wall and framing, with a consistent reveal
	Model	_____					<input type="checkbox"/> Acclimate wood products indoors for 3+ days	▶ Order material 4 weeks prior to installation

Doors		Door	Lockset	Hinge	Installation / Options	Quality Checks & Reminders		
	Vendor	_____	_____	_____			<input type="checkbox"/> Trim Finish*: AB PB SS SN PC OB	▶ Verify door size, thickness, swing, and lock backset compatibility before ordering
	Model	_____	_____	_____			<input type="checkbox"/> Bottom edge to floor clearance: 1/4" 3/8"	▶ Confirm hinge location and door swing before installation
	Size	see below	_____	3" 3 1/2" 4"			<input type="checkbox"/> Strikeplate center to floor: 36" existing	▶ Strikeplate, hinges & lock set in mortises, with surface flush to door edge
	Prehung	y n	_____	y n			<input type="checkbox"/> Door to jam gap: 1/16" 3/16" 1/8"	▶ Prime / seal top and bottom door edges
	Qty	see below	_____	_____			<input type="checkbox"/> Doors factory pre-primed	▶ Doors operate quietly & freely; no binding, rubbing or damage to adjacent molding
							<input type="checkbox"/> Route all hinge and strike plate mortises	▶ Doors will latch closed with light effort and have no "play" when latched
							<input type="checkbox"/> Fill & finish smooth holes from hinge routing jig	▶ Doors will remain stationary at any point where placed
							<input type="checkbox"/> Set lockset keyway in "6 o'clock" position	▶ Order material 6 - 8 weeks prior to installation
							<input type="checkbox"/> Acclimate wood products indoors for 3+ days	▶ Confirm material delivery 2 weeks prior to installation

Width	28"	30"	32"	34"	36"	48"	60"	72"
Height								

Appliances		Brand	Model	Size	Installation Options	Quality Checks & Reminders		
	Oven	_____	_____	_____			<input type="checkbox"/> Install new / move / upgrade electrical circuit	▶ Electrical and gas service to be fully compliant with local code
	Refrigerator	_____	_____	_____			<input type="checkbox"/> Install new / move / upgrade gas connection	▶ Cooktop surface level to with 1/16" in all directions
	Vent hood	_____	_____	_____			<input type="checkbox"/> Calibrate oven temp. in range: 250 F - 500 F	▶ Appliance fronts uniformly flush to adjacent cabinets
	Dishwasher	_____	_____	_____			<input type="checkbox"/> Set refrigerator temp. (F): 36 38 40	▶ Appliance doors open without hitting cabinets or walls
	Compactor	_____	_____	_____			<input type="checkbox"/> Set freezer temp. (F): 0 5 10	▶ Oven heats to 450 F within 1 minute and maintains temperature to within 10 F
	Microwave	_____	_____	_____			<input type="checkbox"/> Gas connection sized to 100% rating	▶ High output burner will boil 7 quarts of water within 5 minutes
	Cooktop	_____	_____	_____			<input type="checkbox"/> Route vent exhaust to home exterior (not attic)	▶ Refrigerator seal will "grip" piece of paper when closed - around door perimeter
		_____	_____	_____				▶ Order appliance 10 - 12 weeks prior to installation
								▶ Confirm appliance delivery 6 & 2 weeks prior to installation

* 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

Countertop	Brand / Vendor _____	Installation / Options	Quality Checks & Reminders
	ID / Description _____	<input type="checkbox"/> Counter height: 30" 32" 34" 36" 38" _____	▶ Natural stone materials will be inspected, selected by owner
	Finish _____	<input type="checkbox"/> Front edge thickness: 1" 1 1/2" 2" _____	▶ Approve material layout and seam location
	Finish <input type="checkbox"/> polished <input type="checkbox"/> honed <input type="checkbox"/> _____	<input type="checkbox"/> Attach with: screw adhesive mortar	▶ Verify that sink, faucet cutout locations will be accomodated by cabinet
	Edge <input type="checkbox"/> square <input type="checkbox"/> beveled <input type="checkbox"/> rounded	<input type="checkbox"/> Grout: epoxy sanded _____	▶ All visible edges will have the same finish texture as the counter surface
	<input type="checkbox"/> ogee <input type="checkbox"/> eased	<input type="checkbox"/> Offset / overhang for undermount sink(s): 1/4" 3/8" 1/2" 5/8" _____	▶ Locate seams and cutouts away from veining (natural stone slab)
Backsplash	<input type="checkbox"/> Front edge offset from cabinet 1/2" 5/8" 3/4" 1" _____	▶ Finished counter top to be level to within 1/32" in 10'	
Height <input type="checkbox"/> 3" <input type="checkbox"/> 4" <input type="checkbox"/> 6" <input type="checkbox"/> _____	<input type="checkbox"/> Apply sealer: granite grout stone	▶ Linear cuts will be straight to within 1/32"	
Edge <input type="checkbox"/> square <input type="checkbox"/> beveled <input type="checkbox"/> rounded		▶ Counter top and backsplash to be solidly attached to cabinets and wall	
<input type="checkbox"/> ogee		▶ Select / order material 8 - 10 weeks prior to installation	
		▶ Confirm material delivery 2 weeks prior to installation	

Cabinets	Brand / Vendor _____	Installation / Options	Quality Checks & Reminders
	Model ID _____	<input type="checkbox"/> Attach to framing: #9 or #10 wood screws	▶ Verify that wall cabinets have vertical recess to hide undercabinet lighting
	Finish - Outside _____	<input type="checkbox"/> Attach with 4 screws/cabinet; at least 2 screws/cabinet must be set in wall framing	▶ Verify sink & faucet fit properly in cabinet and are accessible for repairs
	Finish - Inside _____	<input type="checkbox"/> Fasten adjacent cabinets frames together	▶ Double check proper opening sizes for built in appliances when ordering
	Hinge / Handle Finish * <input type="checkbox"/> PB <input type="checkbox"/> SS <input type="checkbox"/> AB	<input type="checkbox"/> Install hvac vent in cabinet kickspace	▶ Double check direction and range of swing for all cabinet doors when ordering
	<input type="checkbox"/> SN <input type="checkbox"/> PC <input type="checkbox"/> OB <input type="checkbox"/> _____	<input type="checkbox"/> Scribe end panels for no gap at wall and floor	▶ Check each door and drawer for easy, smooth, noise-free operation
	Width 15" 18" 24" 30" 36" 42" 48" 60" 72" _____	<input type="checkbox"/> Install bump pads where door meets cabinet	▶ Verify cabinet edge alignment and uniform spacing between doors / drawers
	Height 24" 30" 34" 84" _____	<input type="checkbox"/> Install self closing drawer mechanisms	▶ Fully loaded wall cabinets remain fully flush to wall and adjacent cabinets
		<input type="checkbox"/> Wall cabinet bottom from: floor ceiling 18" 24" 30" 36" 42" 48" 54"	▶ Cabinet fronts will be vertically plumb to 1/16"
		<input type="checkbox"/> Magnetic cabinet door catch	▶ Adjacent cabinet face frames will be continuously flush to each other
		▶ Cabinet doors will remain open to location they are placed	
		▶ Order cabinets, cabinet trim 10 - 12 weeks prior to installation	
		▶ Confirm material delivery 6 & 2 weeks prior to installation	

Paint / Stain	Brand _____	Installation / Options	Quality Checks & Reminders
	ID _____	<input type="checkbox"/> Remove switchplates, grills, trim and fixtures	▶ Finish will be free of brushmarks, sags and drips
	Sheen _____	<input type="checkbox"/> Protect adjacent surfaces and flooring	▶ Finish will have uniform color depth and sheen
	Apply** B R S B R S B R S	<input type="checkbox"/> Remove existing paint/finish: _____	▶ Paint at borders and edges will be straight, sharp and crisp
	Wall <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Remove existing texturing: _____	▶ Adjacent surfaces, trim plates and wall mounted fixtures will be paint - free
	Trim <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Fill and finish holes to match adjacent surface	▶ Wood grain pattern will not be visible through painted wood surface
	Door(s) <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Approve finish VOC level(s) before use	▶ Label and save a portion of each finish for touch ups
	Ceiling <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Primer: PVC Stain blocking Other _____	
	Cabinets <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Apply thin, smooth bead of caulk to all gaps	
	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Apply mildecide to paint	
** B - Brushed R - Rolled S - Sprayed	<input type="checkbox"/> Finish coats: 1 2 3		

Lighting / Electrical	Brand _____	Installation / Options	Quality Checks & Reminders
	Model _____	<input type="checkbox"/> Switch height from floor: 44" 46" 48" 50"	▶ All work complies with local building code
	Type _____	<input type="checkbox"/> Outlet height from floor: 12" 14" 16" 18"	▶ Switches and dimmers operate quietly, without excessive heat generation
	Finish _____	<input type="checkbox"/> GFCI: outlet circuit breaker	▶ Lighting circuits will not dim when other appliances or circuits are used
	Lamp ^ F I H L F I H L F I H L	<input type="checkbox"/> Light fixtures will be uniformly spaced	▶ Uniform lighting levels on work and eating surfaces
	Qty _____	<input type="checkbox"/> Insulate recessed lighting per manufacturer	▶ Total wattage of lighting circuit less than switch rating or 50% of circuit maximum
	Brand _____	<input type="checkbox"/> Update / install new lighting circuit wiring	▶ Trim pieces and plates secure, aligned and uniformly flush to surrounding surface
	Model _____	<input type="checkbox"/> Child-safe electrical receptacle(s)	▶ Switches and receptacles secure and uniformly flush to switch covers / plates
	Dimmer _____	<input type="checkbox"/> All electrical plates 1"+ away from millwork	▶ Order fixtures, switches & trim plates 6 - 8 weeks prior to installation
	Color _____	<input type="checkbox"/> Support / reinforce ceiling fan electrical box	▶ Confirm material delivery 2 weeks prior to installation
^ F - Fluorescent I - Incandescent H - Halogen L - LED			

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Window Treatment

Brand / Model	#1	#2	Installation / Options	Quality Checks & Reminders
Location	_____	_____	<input type="checkbox"/> Motor controlled opening, closing, adjustment	▶ Window treatment level to within 1/16" over its length
Size (W x H)	____ x ____	____ x ____	<input type="checkbox"/> All screws set in framing or expansion bolts	▶ Uniform centering and opening overlap of all window treatments
Qty Side for controls	____ L R	____ L R	<input type="checkbox"/> UV fade resistant materials	▶ Controls will operate smoothly, with light force
Blind	____ / ____ <input type="checkbox"/>	____ / ____ <input type="checkbox"/>	<input type="checkbox"/> Tieback; height from floor: 32" 36" 40" 44"	▶ Mounting hardware securely attached and remains rigid when opening/closing
Shutter	____ / ____ <input type="checkbox"/>	____ / ____ <input type="checkbox"/>	<input type="checkbox"/> Child safe cord installation	▶ All visible hardware will have the same, specified finish
Shade	____ / ____ <input type="checkbox"/>	____ / ____ <input type="checkbox"/>	<input type="checkbox"/> "Open" stack must not block window	▶ Order and save replacement blind vanes
Drapery	____ / ____ <input type="checkbox"/>	____ / ____ <input type="checkbox"/>	<input type="checkbox"/> Drapery / blind clearance from finished floor:	▶ Draperies close with full overlap of adjacent panels
Valance	____ / ____ <input type="checkbox"/>	____ / ____ <input type="checkbox"/>	1/8" 1/4" 3/8" 1/2" 5/8"	▶ Order treatments and mounting hardware 6 - 8 weeks prior to installation
Rod	____ / ____ <input type="checkbox"/>	____ / ____ <input type="checkbox"/>	<input type="checkbox"/> Hardware Finish*	▶ Confirm material delivery 2 weeks prior to installation
			AB PB SS SN PC OB WI	

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