

















Small Kitchen Restoration - Recommendations, Reminders And Popular Design Ideas

- To maximize return on the Small Kitchen Restoration project, limit cost to no more than 9.5% of home's total, post project value
- Match appliances and fixtures to electrical circuit, hot water and gas capacities
- Perform major Small Kitchen Restoration work with permits to help protect value at resale time
- To reduce Small Kitchen Restoration costs, do not install flooring under base cabinets or permanent appliances
- For best home resale value, follow a consistent design and decorating theme throughout the home
- Use bright lighting to make a small room appear larger
- Decorate with light color shades to make a small room appear larger
- Select finish treatments that harmonize with furniture and statement accessories
- Use recessed storage organizers to consolidate minimize storage space
- Install built-in cabinet storage for trash and recycling

Small Kitchen 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
<i>Permit inspection 1</i>			
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
<i>Final permit inspection</i>			

Flooring	Manufacturer	_____				Installation / Options <input type="checkbox"/> Remove existing flooring <input type="checkbox"/> Level subfloor prior to installation <input type="checkbox"/> Check flooring for asbestos before removing <input type="checkbox"/> Install on sleepers over vapor barrier <input type="checkbox"/> Install felt pads on furniture feet <input type="checkbox"/> Matching flush floor vent grill <input type="checkbox"/> Transition strip (circle one): bevel square <input type="checkbox"/> Attach: glue face nail blind nail <input type="checkbox"/> Waterproof (concrete slab) subfloor	Quality Checks & Reminders ► Verify finished flooring height relative to adjacent flooring <u>before</u> 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
	Product ID#	_____					
	Finish	<input type="checkbox"/> gloss	<input type="checkbox"/> matte	<input type="checkbox"/> _____			
	Subfloor	<input type="checkbox"/> backer	<input type="checkbox"/> plywood	<input type="checkbox"/> mortar			
	Underlayment	<input type="checkbox"/> 15# felt	<input type="checkbox"/> foam	<input type="checkbox"/> _____			
	Coverage	_____	sqft	sqyd	sqm		
	Qty	_____					
	Notes	_____					

Molding / Millwork	Molding 1	Molding 2	Molding 3	Installation / Options <input type="checkbox"/> Secure: glue face nail <input type="checkbox"/> Pre-primed molding <input type="checkbox"/> Back prime panels and molding <input type="checkbox"/> Reveal: 1/8" 1/4" 3/8" _____ <input type="checkbox"/> Caulk molding edge gaps with paintable caulk <input type="checkbox"/> Nail to framing/blocking every : 12" 16" 18" <input type="checkbox"/> Casing corner joint: 45° miter 90° butt <input type="checkbox"/> Acclimate wood products indoors for 3+ days	Quality Checks & Reminders ► Similar moldings will be from same manufacturer 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	
	Vendor	_____	_____			_____
	Model	_____	_____			_____
	Size/Type	_____	_____			_____
	Location	_____	_____			_____
	Qty	_____	_____			_____
	Paneling/Wainscoting	_____	_____			_____
	Vendor	_____	Height			_____
	Model	_____				

Doors	Door	Lockset	Hinge	Installation / Options <input type="checkbox"/> Trim Finish*: AB PB SS SN PC OB <input type="checkbox"/> Bottom edge to floor clearance: 1/4" 3/8" <input type="checkbox"/> Strikeplate center to floor: 36" existing <input type="checkbox"/> Door to jam gap: 1/16" 3/16" 1/8" <input type="checkbox"/> Doors factory pre-primed <input type="checkbox"/> Route all hinge and strike plate mortises <input type="checkbox"/> Fill & finish smooth holes from hinge routing jig <input type="checkbox"/> Set lockset keyway in "6 o'clock" position <input type="checkbox"/> Acclimate wood products indoors for 3+ days <input type="checkbox"/> 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	
	Vendor	_____	_____			_____
	Model	_____	_____			_____
	Size	see below	_____			3" 3 1/2" 4"
	Prehung	y n	_____			y n
	Qty	see below	_____			_____
	Width	28" 30" 32" 34" 36"	48" 60" 72"			
	Height	80" 84" 96"				

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

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 accommodated 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						
<input type="checkbox"/> ogee						

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"		<input type="checkbox"/> Install self closing drawer mechanisms		▶ Fully loaded wall cabinets remain fully flush to wall and adjacent cabinets	
		30"		<input type="checkbox"/> Wall cabinet bottom from: floor ceiling		▶ Cabinet fronts will be vertically plumb to 1/16"	
		34"		18" 24" 30" 36" 42" 48" 54"		▶ Adjacent cabinet face frames will be continuously flush to each other	
84"			<input type="checkbox"/> Magnetic cabinet door catch		▶ 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						

Window Treatment	Brand / Model	#1	#2	Installation / Options		Quality Checks & Reminders	
	Location	_____	_____	<input type="checkbox"/> Motor controlled opening, closing, adjustment		<input type="checkbox"/> 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		<input type="checkbox"/> Uniform centering and opening overlap of all window treatments	
	Qty Side for controls	____ L R	____ L R	<input type="checkbox"/> UV fade resistant materials		<input type="checkbox"/> 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"		<input type="checkbox"/> Mounting hardware securely attached and remains rigid when opening/closing
	Shutter	____ / ____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Child safe cord installation		<input type="checkbox"/> 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		<input type="checkbox"/> Order and save replacement blind vanes
	Drapery	____ / ____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Drapery / blind clearance from finished floor: 1/8" 1/4" 3/8" 1/2" 5/8"		<input type="checkbox"/> Draperies close with full overlap of adjacent panels
Valance	____ / ____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Hardware Finish* AB PB SS SN PC OB WI		<input type="checkbox"/> Order treatments and mounting hardware 6 - 8 weeks prior to installation	
Rod	____ / ____	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/> Confirm material delivery 2 weeks prior to installation	