

NEW LEAF REMODELING



How to Survive a Remodel

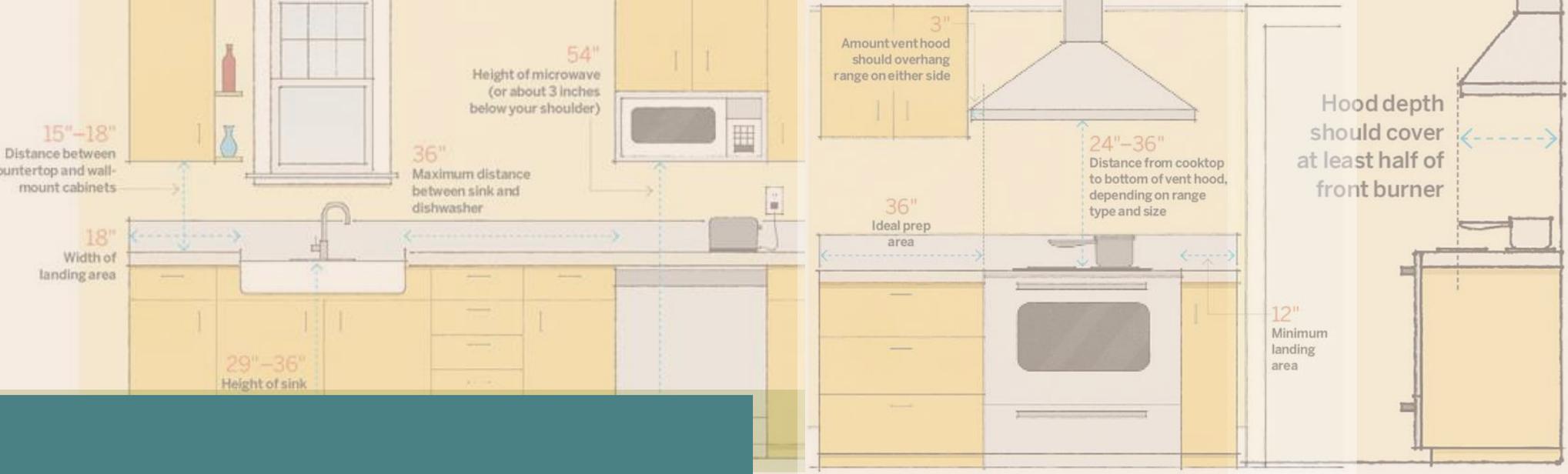


A photograph of a modern bathroom. In the foreground, there is a dark, square-shaped sink set on a light-colored countertop. The sink has gold-colored faucets and handles. To the right of the sink, there is a white, curved chair. In the background, there is a white bathtub. The overall aesthetic is clean and contemporary.

If you've never
been through a
remodel before,
you're in for a treat!

The months you spent poring over pictures and planning your new space are about to pay off. But first, you have to go through the dust, noise, lack of privacy, chaos and feeling displaced. If only you could fast-forward to the end...but...

...**YOU CAN'T** ... So here are some pointers to help you get through it!



When you remodel your kitchen...

It might not seem like a big deal to not have a kitchen, but you'll be surprised how dependent you are on that room – especially if you have kids. Plan on this remodel taking 1-3 months, usually it's closer to 2+.

You need to pick a room or space (as far away from the noise and dust as possible) to make into your temporary kitchen. The more “conveniences” you can fit into the space, the better.

Tools to keep handy in your temporary kitchen

#1

COFFEE MAKER

ONE OF THE MOST
IMPORTANT

#2

TOASTER OVEN

GREAT FOR
EVERYTHING BAKED
OR TOASTED

#3

CROCK POT

USE A LINER FOR
EASY CLEAN UP

#4

MICROWAVE

REHEAT ANYTHING OR
COOK FROZEN ITEMS

#5

PANINI GRILL

NON-STICK
LOTS MORE THAN
GRILLED CHEESE

#6

OUTDOOR GRILL

KEEP THOSE COOKING
SMELLS OUTSIDE

Just remember that whatever you cook in will need to be cleaned. Most likely, you don't have a sink in your temporary kitchen, so plan on washing up in the closest bathroom. This gets kind of gross, so you should plan on having plenty of disposable items. You're going to feed the landfill excessively during this remodel (there were times that I did all my chopping on paper plates just so I wouldn't have to clean a cutting board).



Don't cheap out on the paper goods, there's nothing worse than picking up a plate and having it all slide off! Also, only keep the absolutely essential tools (spatulas, wooden spoons, knives, a couple of hot pads). Paper towels and wet wipes help keep everything clean – where are you going to keep a wet cloth?

Think about where your refrigerator is going to be located. Your workers are going to arrive early in the morning so you may have to pass through a work zone in your PJ's to get at the milk. If you have a small fridge where you can keep the daily necessities, that's great. Otherwise, try to have it as strategically located as possible.

IMPORTANT:

Try to locate your temporary kitchen in a room with a window. Your food odors (even your garbage) will be noticeable.



What to EAT

If you are really organized, you can stock up on freezer items that will help carry you through the remodel. You can marinate a bunch of chicken or meat (pound it flat and pop it in a Ziplock with the marinade for easy dinners – no need to defrost). You can make up casseroles in disposable containers that will fit in your toaster oven (or microwave). You can freeze Crockpot recipes that you dump in the Crockpot in the morning and come home to a cooked meal (thaw in fridge overnight first, not sure if it's a good idea to put frozen food in the Crockpot).

You can purchase a lot of pre-made “healthier” stuff like cooked rotisserie chicken, salads, mashed potatoes, etc. Take a look at Pinterest for a million recipes, and then make two of each item. You will go through it faster than you think. You can also order in or eat at restaurants, but that will get old (and expensive) really fast. For kids, there's always the canned spaghetti, hot dogs, fish sticks, etc. Not the best food, but desperate times and all that. Keep a bunch of snacks around (adult & kid friendly) that don't need refrigeration

I recommend putting up some pictures of your dream kitchen around your temporary room to remind you why you are going through all this. Even a calendar where you can have the kids cross off the days when they start whining about sharing the bathtub with dishes. And don't forget the pictures! Take pictures every day so you can track the progress, it makes you feel like you're sort of in charge.

Keep an extra dose of patience
in reserve, you will probably
need it. Especially towards the
end when

**YOU. JUST. CAN'T. TAKE IT.
ANY MORE.**

Don't plan on starting your kitchen until everything is ordered. How long are your cabinets going to take? Always have a firm date to work *back* from. The same goes for new appliances, tile and plumbing fixtures. Create a list, or use ours, to plan out everything. There are a lot of pieces that you, as the homeowner, will need to purchase or decide upon. Prioritize, try to stay on budget and have fun with this!



When you remodel your bathroom...

Let's say you have two bathrooms and you want to get all the remodeling over at once. Unless you like sharing a port-a-potty with your workers, you should seriously consider doing one bathroom at a time. You can only shower at the gym for so long...of course, this will extend the time that you have to deal with workers in your home, but it doesn't make sense to do it any other way unless you can move out during the remodel (most people can't).



Timing

A master bath remodel can take up to 2+ months to complete, depending on how complicated the work is and how good your city inspectors are at following your schedule (most cities will be able to come out the next day when called, but there are times that it might take 2-3 days - all work stops while you wait). As a rule of thumb, the simpler the bathroom, the less time it will take. There are very few remodeling jobs, however, that don't have *some* kind of glitch. You never know what's behind those walls until you open them up. And the older the house, the more you need to upgrade with your plumbing and electricity just to bring it up to code.

Have all your items ordered and waiting for the job to start. Open all the boxes and verify that you got everything, but make sure to put everything back in the correct box. There's nothing worse than installing something only to find a "special order" part missing or misplaced. This includes vanities that are ordered and shipped – Cracked counter tops can be very common, as well as dinged corners.

When you pack up your bathrooms, prior to starting the job, this is a good time to throw out all the old bottles with an inch left that expired a year ago (you know what I'm talking about). Don't wait until the last second and throw everything in boxes thinking you'll take care of it when you UN-pack. Also think about how you are going to organize your new vanity – will you need a basket in that cabinet? Buy it now and use it to keep the day to day things you are going to want in your temporary bathroom. The rest of your stuff that you want to keep, but don't necessarily need, in bulk (keep out enough q-tips, cotton pads, etc. for the duration) goes in a box with a lid that is accessible but out of the way.

Make sure your contractor covers the pathway to and from the project. Try and contain the dust and dirt to the bathroom, with minimal tramping around. Remember, if this is a master bathroom, you will NOT be using your master bedroom. Cover and protect everything you don't want dirtied.

Tile

When you are planning your tile – try to see a picture or a few tiles grouped together. One tile does not give you the right idea of how a whole wall is going to look. Take some samples home and see what they look like at different times of the day – just like you look at paint samples.

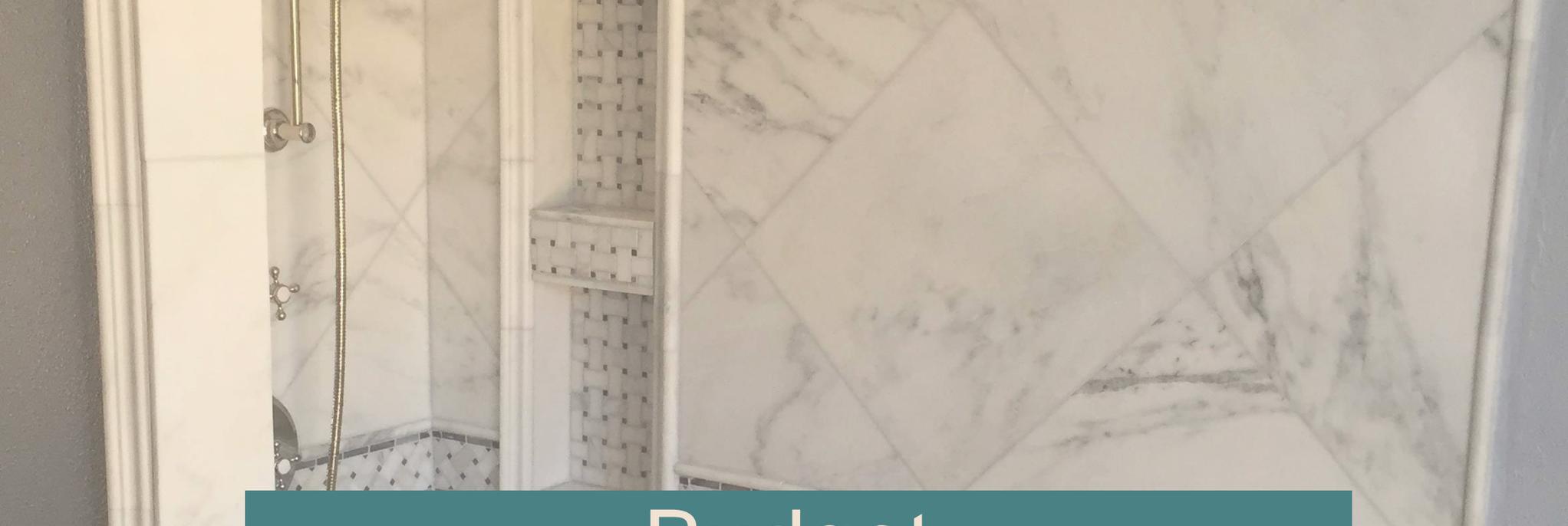
Remember, the more unique and colorful they are, the faster you may tire of them. You don't want to be tearing out your bathroom again in 5 years because you can't remember why on earth you thought you could live with orange tile with green accents.





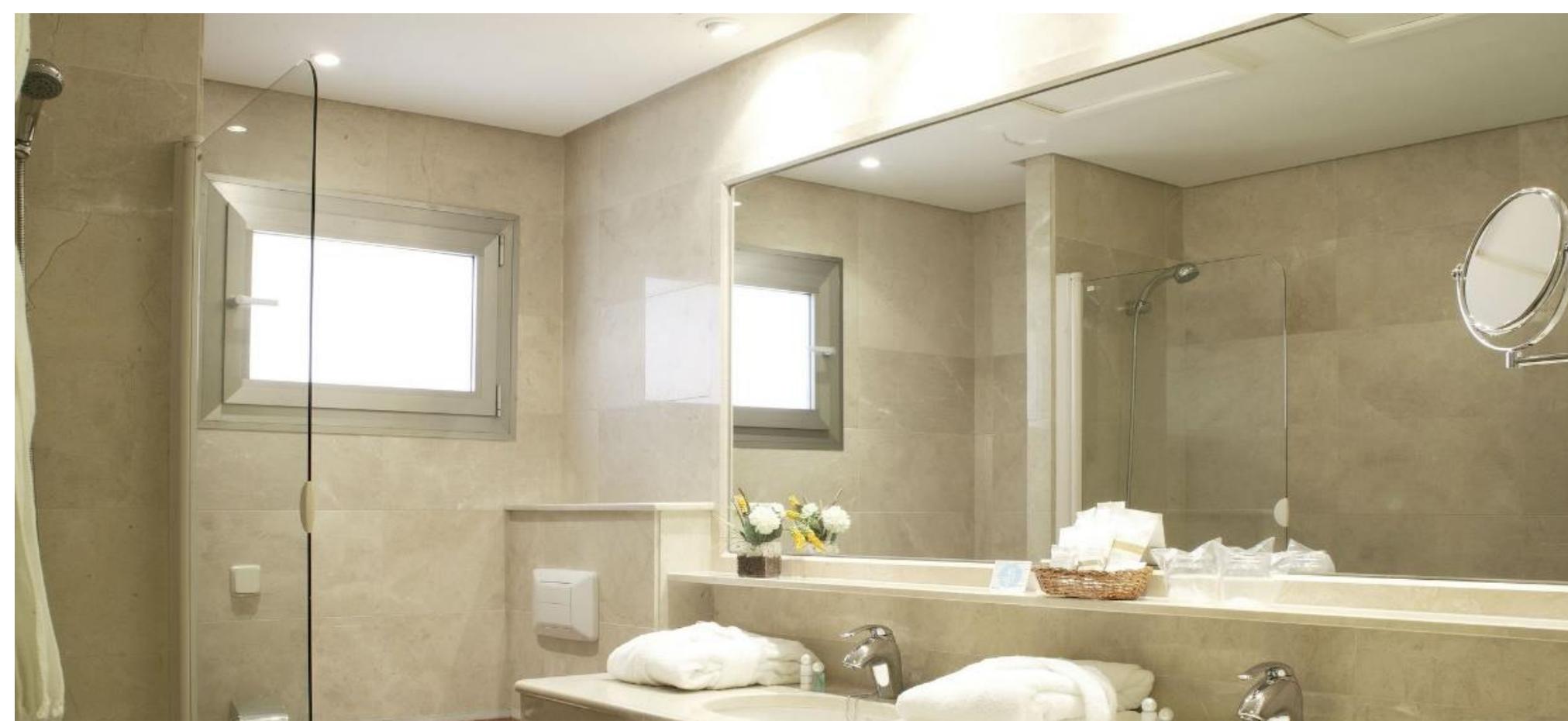
Consistency

Have a plan and stick with it. Changing midstream is going to cost you time and money that you didn't plan on spending. Try to consider all your options before you begin. Kitchens always have a layout that you are working from - bathrooms don't necessarily have one. Try to sketch one out or have your contractor do it for you (rough is fine) just to make sure you are on the same page. The more detail you have about the process, the fewer surprises (and the fewer possibilities for misunderstandings).



Budget

Give yourself a budget (and a reserve that you pretend you don't have). If you go over the list and then try to realistically think of everything that you might buy, you might not blow the whole budget on a disco rain shower head. Use the internet to get sample pricing or even ask your contractor. Remember, you can buy tile that costs \$3 a square foot or \$40 a square foot (as shown above) and you may not even know how expensive good plumbing fixtures can be. Your contractor provides all the rough materials, you should provide the rest. You want to purchase the best quality fixtures you can afford. They will last longer and work better.



Good Luck!

Have fun with the process – take a lot of before and after photos! It’s a “keep your eye on the prize” process. Bathrooms show progress much faster than kitchens, so you get to see something new almost every day. You can also see if something isn’t quite right and correct it immediately. Don’t wait to voice your concerns and you should be able to stay on top of your timing and your budget!

More Tips and Tricks

Tip #1

Buy a national brand, like DELTA for your plumbing fixtures and keep all the paperwork (one client puts in a ziplock, taped under the sink). They have a lifetime warranty. If they don't have the replacement part you need, they will replace the entire faucet!

Trick #1

Buy local: Returns are easier, shipping is usually free (in our case we pick up finish materials from any local store), you can see and touch (not just beauty shots on a website) & local stores need good reviews and will remember you.

Tip #2

Take a box (with a lid, labeled) and keep 1-2 extra knobs or handles, extra screws used for those knobs, a small container of touch-up paint, a tile with the name and place of purchase written in sharpie on the back, sales receipts in an envelope, all the pertinent data and extras for that room in one place.

Trick #2

Use your lighting to set the mood, light your work spaces, create safety lighting and more. Under cabinet lights, recessed LED's, baseboard lighting - layers and dimmers are indispensable. Don't choose form over function!

Best TIP of all? Call New Leaf Remodeling!
(818) 875-6018