

Plan Your Steps

(basic outline sequence for kitchen/bath remodel)

1. Design/concept/layout - DIY, designer/decorator, Kitchen and Bath Professional, contractor
2. Permits required?
3. Trade professionals? Plumber/Electrician/HVAC/Engineer/Contractor - have trades walk through the space, determine their scope/schedule/budget (plan 2nd walkthrough after demolition)
4. Purchase materials - time frame of custom products will determine a start date. This step will determine a start date as some products and materials may have extended lead times. It is highly recommended to have ALL the materials onsite BEFORE beginning your project. This can save a lot of misunderstanding, time and money as each trade will know what finishes and materials have been selected.
5. Demolition of existing space (remove items being replaced - cabinets, fixtures, flooring, windows...) Be sure to have areas NOT being renovated protected from traffic, dust, and debris.
6. Assessment of any unforeseen details - mold, mildew, rot, water damage, unsafe plumbing/electrical (will require bringing up to current building code), missing insulation, uneven or unlevel surfaces, asbestos (older homes)
7. Any structural work (non-loadbearing walls): wall framing/reframing, windows/doors
8. Subfloor repair or preparation for new flooring
9. Plumbing/Electrical/HVAC - rough-ins (*this step should come before subfloor, if location changes are needed to plumbing/electrical/HVAC). Inspections prior to closing walls and floors
10. Wall finishes - drywall/taping/mud/sanding
11. Painting prep - prime, paint
12. Install flooring/wall finishes (i.e., tile for bathroom tubs/showers)
13. Cabinets
14. Countertops
15. Plumbing finishes/Electrical, final inspections
16. Trim/Paint/backsplash (kitchen)
17. Clean-up
18. Completion

Keep track of spending, add-ons, and extras to best manage your budget. By selecting all finishing materials in advance AND having everything onsite when the project begins can save costly delays, frustrated trades, redo's, misunderstandings, and confusion.

If you are taking on the renovation yourself as the home owner:

- Take your time
- Pick one area at a time
- Have the right tools for the job
- Research products that can make your renovation better, faster, easier and last longer. (ie. Waterproofing membranes for showers, uncoupling membranes for tile floors)
- Hire a trade professional when doing ANY and ALL **structural work or major electrical or plumbing changes!** These steps will often require permits too. Cutting corners can compromise your homes safety and integrity!
- Know the rules of your municipality for permit requirements. If you make changes to your home that required permits this may cause issues when you try to sell the home in the future if you skip this step.
- Your home is typically your single largest asset and doing home improvements can help increase the value, **when done well.**

Happy Renovating!

Remember to ALWAYS stay safe! Hire a professional when needed! And have FUN making your house a home!