

THREE DISASTERS TO AVOID WHEN REMODELING YOUR KITCHEN

KITCHEN REMODELS CAN BE VERY DIFFICULT TO PULL OFF CORRECTLY. THEY ARE VERY EXPENSIVE, TIME CONSUMING AND HAVE MANY DIFFERENT COMPONENTS TO COORDINATE. IT'S HOW YOU MANAGE THESE ASPECTS THAT WILL MAKE OR BREAK YOUR REMODEL EXPERIENCE.

EACH PERSON HAS THEIR OWN SET OF DRIVING FACTORS, OR PRIORITIES, IN THEIR HOME REMODEL PROJECTS. IT'S A GOOD IDEA TO IDENTIFY WHICH OF THESE ARE MOST IMPORTANT TO YOU, SO THAT YOU CAN COMMUNICATE THIS WITH YOUR CONTRACTOR. YOU'LL WANT TO CONSIDER THINGS SUCH AS BUDGET, DESIGN, TIMING, USABILITY, PRODUCT



SELECTION, ETC. FOR EXAMPLE, TIMING MAY BE YOUR NUMBER ONE PRIORITY IF YOU WERE NOMINATED TO HOST THANKSGIVING DINNER AND YOUR KITCHEN IS IN SHAMBLES! ANOTHER EXAMPLE, IS PERHAPS YOU KNOW YOU HAVE \$100,000 WORTH OF EQUITY IN YOUR HOME, SO YOU KNOW WITH COST OVERRUNS AND PADDING, YOU CANNOT EXCEED AN INITIAL BUDGET OF \$80,000. THIS WILL HELP YOUR CONTRACTOR UNDERSTAND WHERE YOU ARE, AND ARE NOT, WILLING TO COMPROMISE TO HAVE THE BEST REMODEL EXPERIENCE AND OUTCOME POSSIBLE. IN THIS ARTICLE, WE'LL ADDRESS THE MOST COMMON DISASTERS ASSOCIATED WITH SOME OF THE DRIVING FACTORS AND HOW TO AVOID THEM.

FIRST, WE'LL TALK ABOUT THE BIG BAD "B" WORD AND IT'S A BEAR! NO... WE'RE NOT TALKING ABOUT BEARS! WE'RE TALKING BUDGET! THIS HAS LONG BEEN REGARDED AS THE "OFF LIMITS" TOPIC TO TALK ABOUT HONESTLY AND UP-FRONT WITH YOUR CONTRACTOR. LET'S DISSECT THAT MYTH.

THE BUDGET DISASTER – OVER BUDGET AND NO MONEY TO FINISH THE JOB

- Budget is often one of the top three driving factors in a large-scale remodel.
- Your budget drives how the remodel is handled from start to finish.
- You cannot realistically and accurately do a remodel without first understanding the budget from BOTH sides. (but please make sure you have properly vetted your contractor by this point, for an article on how to do this, [please click here](#)). Both you AND your contractor need to know and agree that it is a realistic budget for your special project, otherwise you'll both end up frustrated. Consider if you were put in charge of a project at your place of employment with no mention of your budget. How effective do you think you would be at leading that project while having no clue what financial parameters you had to work within?
- Knowing your budget is a key factor in communicating with your contractor. If you are honest with them and have an open and realistic conversation about your budget, they will be able to design a space that fits your needs AND your budget.
 - On the other hand, if your budget is unrealistic, your contractor will be able to let you know this. At that point, you can decide if you want to save more money before completing the project, obtain

financing through your contractor (if they offer it) or through another avenue. You may be surprised and actually have more than you need already!

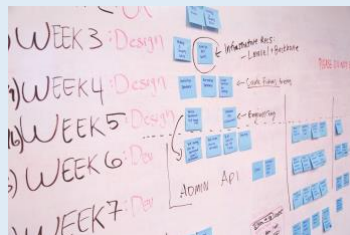
- Either way, just SAY IT! Tell your contractor what you have to spend and tell them what you have as a buffer. They are not going to rob you blind. Think about it, their reputation is on the line. If they ran their company like



that they'd be pushing a broom nights and weekends after only six months. Their business would fail. Word spreads like wildfire (again, please make sure you have properly researched your contractor prior to this step!). When you communicate with your contractor you will actually get a better product in the long run. You will be on the same page regarding expectations and the crew will not have to try and cut corners to get the job done.

THE NEVER-ENDING REMODEL DISASTER – SCHEDULE AND TIMELINE

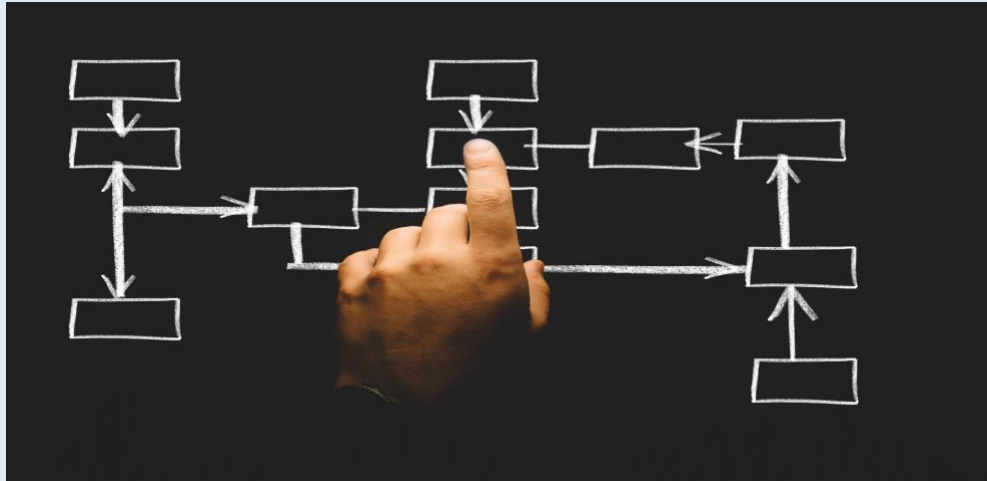
- Some people have all the time in the world and it doesn't matter to them when the project starts or finishes. They just want it done and want it done correctly. These homeowners are a dream client for some contractors! BUT if you choose the right contractor, they will push the timeline for you and make things happen even before you were thinking they would.
- Again, talk to your contractor about your expected timeline; communication is key, just like in any relationship!
 - Let them know when you hope the project can start and WHY you want it to start then.
 - Tell them when you hope the project will end and WHY you want that as your completion date. If Aunt Sue, Uncle Jim and their little's are all coming over for turkey on Nov. 25th then you sure as heck want the project to have a completion date of a minimum of a week or two prior to that date so you can get the space back in order and be all settled in prior to putting the stuffing in the bird!



- Your contractor not only wants to know these dates, but they NEED to know. There are many things they can control with job mix and employees / subs to meet a certain deadline. They can arrange things differently to make this happen; and for YOU, they will! You are the one who is going to be talking about them while sitting down to that beautiful meal and raving about how they pushed so hard to get the project complete just in time and that you would recommend them to anyone who wants their kitchen remodeled!
- Be realistic and lean on and trust your contractor. They are the expert, you hired them for this very reason. If they say that a project will take eight weeks, trust them... It will probably take eight weeks. Don't try and push them to do the project in six and then get upset when it still takes eight. They've done this a time or two, so lean heavily on their expertise. At the same time knowing that delays are typically out of their hands and they are working on getting past any delay as hard as they can. Give them a little forgiveness when it comes to things like delays, as long as they are diligent in how they're handling it.

THE DISORGANIZED PROJECT DISASTER AND THE PROBLEMS IT CREATES

- Organization is key! A typical kitchen remodel will take anywhere from 6-12 weeks depending on the size and complexity of the project. In this time you will have anywhere between 10-100 people walk across your floors, working tirelessly to create you the perfect kitchen! This is a several page list of employees, sub-contractors (including plumbers, electricians, drywallers, flooring specialists, tile setters, etc.) and outside personnel (including inspectors, delivery drivers, vendors, designers, architects, engineers, appliance installers, etc.)
- Make sure your contractor has a plan. A plan may look like many different things depending on the contractor, but they should at least have something to keep everything organized.
- You and your contractor will need to deal with all of the following AND MORE:
 - Proposals
 - Project plans
 - Architects
 - Engineers
 - Inspectors
 - Installers
 - Sub-contractors
 - Invoicing
 - Change orders
 - Vendors
 - Daily communication between all of these aspects



- This is primarily your contractors' responsibility and if they do not have a plan as to how they will communicate and organize all of these pieces of a very complex puzzle then your project will likely not run smooth at all!
- There are plenty of technological programs today that can help with all of these things or your contractor may have something in-house. As long as they have a tried and true plan on how they will keep it all organized, you will save yourself a lot of headaches!

Takeaways from this article:

Driving factors to avoid the top three Kitchen Remodeling disasters

1. Budget – Be upfront, and honest
2. Timeline – Set realistic expectations and trust your contractor
3. Organization – Does your contractor have a plan and a way to achieve your vision?

ABOVE ALL - COMMUNICATION USE IT,

GET GOOD AT IT,

BE COMFORTABLE WITH IT.

