

You're Considering a Kitchen Remodel... Now What?

A kitchen remodel is a considerable investment in your home of both time and money. It's important to get everything just right so you will be happy with the results for years to come.

This guide is the result of years of experience helping people just like you realize their dreams for their home. We've seen many clients through the struggles of this process, and we strive to make it easier for everyone considering embarking on the remodeling journey. Some of the information included here is taken from the National Kitchen and Bath Association (NKBA). All of the photos used throughout are from Melton Design Build projects.

Step 1: Assess Your Needs

You know you want to remodel the kitchen, but have you thought about what you don't like about your current kitchen and what you'd like to accomplish with the remodel? Spend some time with the Kitchen Evaluation Worksheet to help you think about what's working and what's not, which will help in the planning and design stage of your project.

Step 2: Establish a Budget

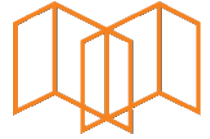
Oftentimes we hear from clients that they have no idea what a kitchen remodel costs. Pricing for kitchen remodels run a wide range depending on the size, types of fixtures and finishes, whether the space is being reconfigured or not, as well as many other factors. It's important to think about how much you'd like to invest in the project as well as what funds you have available. Check out our financing worksheet for the types of loan products that are available for remodeling projects as well as a loan-to-value worksheet. For more detailed information, please consult a loan officer to find out which option is best for you.

Melton uses a design-build process that enables us, once we've agreed on an acceptable budget range, to design your project to fit your budget.

Step 3: Engage a Professional

Once you have a sense of what the project entails and how much you'd like to spend, it's time to choose a remodeling contractor. Interviewing several contractors is a wise idea when you're making a large investment in your home. You want to work with someone you can trust to do the work and do it right. Our Questions to Ask Prospective Remodelers can help you ask the right questions to find out if the contractors you are considering are actually ones you can trust and will enjoy working with throughout the project.





Step 4: The Design Phase

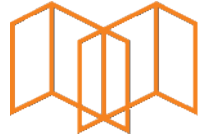
Once you've chosen your contractor, the next step is to dive into the design of your project. Many times clients think they can skip the design phase if they are just "sprucing up" the kitchen. However, the design phase is when all of the fixtures and finishes are chosen specifically for your project. In a larger remodel, design can include architecture, structural engineering and more. It's also important to take the time to thoroughly plan the project to eliminate construction delays or mistakes.

This phase is where your Kitchen Evaluation Worksheet will come in handy. Another great idea is to use resources such as home and design magazines, Houzz.com and Pinterest, to collect images of kitchens you love. Your design ideas can include photos of full kitchens you like and details such as specific tiles, cabinetry, flooring and more. The better picture you can paint of what you like, the easier it will be for the design team to deliver a design you will love.

Step 5: The Construction Phase

Once all of the design details are taken care of and you know the exact cost of your project, construction can begin. With large kitchen projects, oftentimes the homeowners will move out of the home because of the lack of access to the kitchen. However, this is by no means a requirement. The decision is yours to make based on how comfortable you will be with no kitchen for an extended period. Melton Design Build provides a copy of your project schedule, which may help you decide how to handle the inconvenience.





Kitchen Evaluation Worksheet

Evaluating your current kitchen will be an invaluable tool to ensure you get just what you need and want in your new kitchen.

The Basics

How long do you plan to stay in your home? _____

Approximately how big is your kitchen now? _____

Are you thinking of expanding your kitchen? Adding on? Relocating it? _____

How many cooks are in your family? Do children cook? _____

Does anyone in your family have physical issues to be considered? _____

Do you entertain? _____

- For small groups or large crowds?
- Is the kitchen the hub of your home?

Should your floor plan include a formal dining area and/or an eat-in kitchen? _____

Do you eat sit-down family dinners, or does everyone fend for him/herself? _____

What type of cooking do you normally do? (Do you cook heat and serve meals, full-course meals, bulk cooking for freezing?)

Are your cabinets organized logically? _____

What are your goals?

Please indicate any and all that apply.

Do you want to update the look of your kitchen? Yes No

Do you want to add more space? Yes No

Do you want to open up the kitchen to other rooms in your home Yes No

Do you want to improve the function of your kitchen? Yes No

Do you want to add more storage? Yes No

Would you like any of the following items in your kitchen?

Eating area?..... Yes No

Island?..... Yes No

Pantry? Yes No

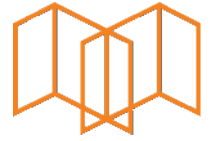
Home office area? Yes No

TV/entertainment area? Yes No

Laundry area? Yes No

Recycling center?..... Yes No

Wine storage?..... Yes No



Project Materials

Now let's turn your attention to the types of materials and appliances you'd like to have in your new kitchen. Here is a list of items to think about:

Cabinetry

Do you want stained or painted? _____

What type of door style and finish do you want? _____

Finishes

Do you prefer polished chrome, stainless, bronze or another finish? _____

Interior storage

Do you want pull outs, a spice rack, lazy Susans or drawer dividers? _____

Countertops

Will you choose granite, Caesarstone, marble or other surface? _____

Flooring

Do you want tile, wood, laminate, stone, bamboo or another surface? _____

Lighting

You need a combination of ambient and task lighting. _____

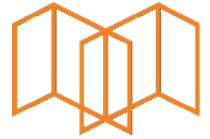
Will you have under-cabinet lighting? _____

Do you want LED, incandescent, fluorescent or other? _____



MELTON TOOLBOX

Kitchen Evaluation Worksheet



Appliances

Do you want a range or separate cooktop and oven? _____

Do you prefer gas, electric or induction? _____

Do you want a gas or electric oven? _____

Do you want a double oven or warming drawer? _____

Do you want a downdraft or hood ventilation system? _____

Do you want any specialty systems such as an espresso machine, steam oven, griddle or others?

Will you have a microwave and will it be built-in, a drawer model or a convection combination model? _____

What type of refrigeration will you have: a standard refrigerator, cabinet-depth, refrigeration drawers, side-by-side, top freezer, wine refrigerator?

Will you have a standard, oversized or drawer dishwasher? _____