

# steps for a SUCCESSFUL Kitchen Remodel



by **Tom Keller**  
President  
**GR Mitchell**

haven't received your quotes just yet, you can likely tell how costly your project could get based on your wish list. Rank your updates in order of importance, knowing that you may have to drop the one(s) that is lowest priority for you if the remodel doesn't fit within your anticipated expenditures. Note: building in a 10% contingency buffer is always recommended for unknown expenses.

Investing in your home can be priceless for your family, but has a great impact on resale value as well, so a kitchen remodel is generally considered a wise way to spend on your home. Many industry experts suggest spending 10% of your home's value on a kitchen remodel (if your home's estimated value is \$320,000, budget for a \$32,000 remodel). If your cash reserves aren't quite healthy enough to fully fund a remodel, home equity lines of credit through your bank are an option or financing the project at your local building material supplier, like GR Mitchell, are great resources for homeowners. Defining ways that you're willing to cut cost can help your money go further: Are you willing to

*The beautiful kitchen remodel shown here was completed in collaboration with Dee McCarty Interior Designs.*



**BEFORE**

**T**he kitchen is often considered the heart of your home. It's where your day begins. Where you eat. Where you gather with friends and family. So, of course when you're talking renovations, kitchens often come up in conversation.

A kitchen remodel will make a major change in your home's beauty, functionality and, of course, value. But a change this immense requires a lot of thought and careful planning.

Here's an easy list of things to help you along the way:

**Just How Big Are We Talking?**

Is your plan to simply paint your existing cabinets or are you changing the floorplan, tearing down walls and starting from scratch? The level of remodel is going to have a major impact on budget, timeline plus the type of outside help you'll need to hire to complete the work. Create a wish list of all of the

changes you'd like to see. This step is really about setting expectations and giving you a framework for planning and setting a budget. At this stage, you can keep things general because this list will help to elucidate where you'll need to drill down into finer detail in the future. For example: if you plan on changing the position of your sink (or adding a secondary sink), the style and placement isn't pertinent to this step, but knowing you'll need to plan on the time and cost

associated with a plumber is very relevant. Same can be said for additional lighting/outlets or moving major appliances.

**Funding Your Remodel**

You have a vision for your dream kitchen, the list of general updates that it will take to achieve it, now it's time to consider paying for everything. Is \$20,000 a realistic expectation or does your list look more like \$50,000+? While you

# LOVE THE HOME YOU'RE IN

With the housing market moving at breakneck pace, remodeling a current space is emerging as a more attractive option for potential homebuyers. But, starting a remodel project can be an intimidating undertaking.

Finding an advocate that can help you select contractors, set project expectations, and identify the best products for the job is an excellent way to overcome initial hurdles. And while they might not feel like the most obvious partner, developing a relationship with your local building material supplier can provide the support you need to seamlessly kick off your project.

GR Mitchell, located just 5 minutes south of Lancaster city, has been offering guidance to homeowners for over 50

years. Their equally long relationships with remodelers and builders in the area have given GR Mitchell insight into which professionals excel at specific types of projects, giving you the inside track on who to trust in your home.

Their direct connection to a broad network of product manufacturers also allows them to easily pair your project with the right brand, style and price point. This can be particularly helpful if you're looking for the latest designs and technologies.

So whether you're looking to build a deck, remodel an existing kitchen, bath or basement, or even planning to construct an addition, checking-in with your local supplier can be a time, hassle, and money-saving first call.

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BUILDING SUPPLIES & HOME CENTER

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717-464-2999 | GRMitchell.com/findapro



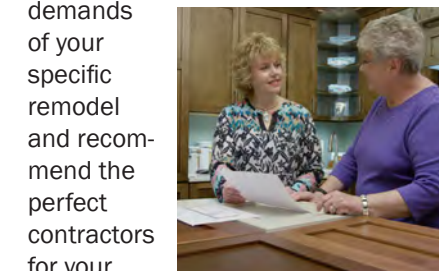
demo the existing room or repaint yourself? Can you reuse existing appliances? Are you willing to shop for lower-cost versions of high-end finishes?

## Build Your Team

Even if you consider yourself DIY savvy, a full kitchen remodel is more than the average homeowner can handle, which means arranging for professionals to make it all happen.



The ideal place to start building your team is with a local cabinetry supplier. When homeowners arrive at GR Mitchell, they start by browsing cabinetry doors and looking for inspiration, but they often express



confusion about how to select the right construction professionals. GR Mitchell's team of in-house designers will evaluate your wish list and budget, allowing them to understand the demands of your specific remodel and recommend the perfect contractors for your job. One benefit of supplying Lancaster's best contractors for 50+ years is that our staff has learned which construction pros are best suited for each type of remodel project. You can turn that knowledge into a valuable decision-making tool.

It's still a good idea to meet with several contractors before signing on the dotted line, not only to generate multiple quotes, but to get a feeling for who you're most comfortable with working inside of your home. Once you've committed



to a contractor, GR Mitchell's design team will continue to work with you one-on-one to measure your space, create a functional layout, select the perfect cabinetry/countertop/hardware combinations, and complement your contractor's team

as your materials arrive and they approach the installation process.

## Time To Get To Work

You've never appreciated your old kitchen as much as you will once



# GR Mitchell



For five decades, GR Mitchell has been serving the residents and businesses of Central PA. The hardware store in Refton that George R. Mitchell bought in 1969 now serves the greater part of Pennsylvania, Delaware, and Maryland. As the company grew, we still maintained our commitment to the community and family values that started over 50 years ago. Our True Value Home Center, Cabinetry Design Showroom, Lumberyard, and Building Materials Company are each focused on bringing you the right products for your job at a price and quality that beat expectations.



President Tom Keller (right) has been in a leadership role at GR Mitchell since 2015. With the help of VP Betty Marley and General Manager Ryan Darrenkamp (also pictured), GR Mitchell has been able to expand in ways that better serve both their homeowner and pro customers.

Our Cabinet Design Center in Willow Street is a great place to start your next kitchen or bathroom transformation project. You'll find several displays, dozens of cabinetry door styles, hundreds of wood finishes and hardware options, plus all types of countertop materials. You can also browse our large selection of windows and doors for those more expansive makeover projects.



it's been demoed. Your contractors will let you know a realistic timeline for the required work, but what's your plan while construction is active?

We generally see one of three scenarios play out: homeowners either live off of carryout food temporarily, create a makeshift kitchen somewhere else in their home (we're talking microwave, portable cook-tops, and mini fridges, oh my), or they find temporary housing elsewhere.

Whatever your scenario, it is important that you do whatever possible to avoid construction delays. Before demo even begins ensure that your placement of outlets, lighting, plumbing, and appliances are final. Be confident in your paint and flooring selections, as those items should be complete before installation of cabinetry and countertops. Confirm the lead time on major appliance and cabinetry purchases. Avoid making changes mid-renovation. With every detail in place, you'll be enjoying your new kitchen much sooner.

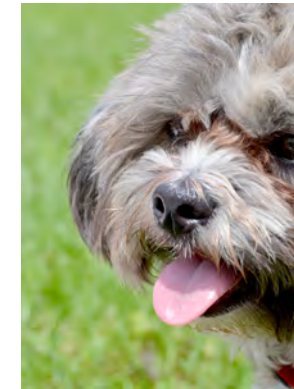
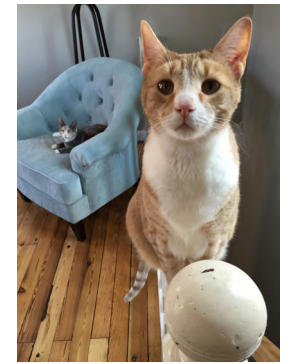
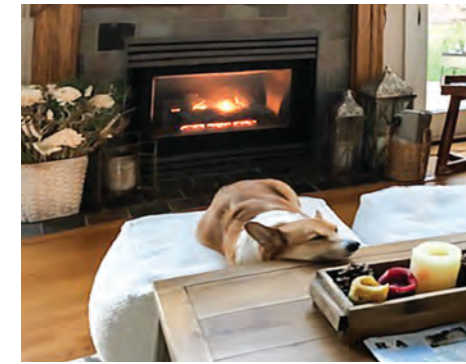
When you work with a quality supplier, you'll have extra help as your project comes to a close. They'll act as another set of eyes to ensure that your installer has completed the project as planned, down to the small details. Should any issue occur with your cabinetry and countertops, you'll also have an advocate that will troubleshoot concerns and even arrange for any necessary replacement items.



Interested in embarking on your own kitchen remodel? Consider GR Mitchell's Willow Street showroom as your first stop. It's an ideal place to browse your cabinetry, countertop, and hardware options without a high-pressure sales pitch. While you're here, feel free to ask our design team about qualified contractors for any remodel you're considering.

R&A

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