



The Kitchen REMODEL

the entire process from A to Z

All photos courtesy of Kitchen Design Specialists



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will gain a more open floor plan and be able to have a larger space. But removing the wall may reduce the amount of cabinet storage in the room.

One of the largest competing values can often be the budget. Have some sense of what you are willing to invest before your first consultation so the professional designer can guide you toward products and services which accomplish your goals. What features would you like to have that would be either impossible or require a larger investment later? Whatever your budget, remember that everything you change in your home will increase the investment.

Wood choices of maple, cherry and oak are most common, but hickory, lyptus and walnut are also available. A full overlay door covers the majority of

From the smell of demolition dust to the aroma of a freshly cooked meal, the process of renovating your kitchen transforms your lifestyle and adds value to your home. Understanding the process will help you envision the stages as well as the finished product.

At the beginning of the process you will have many decisions to make. Toward the end you will see your project come to life and be prepared to enjoy it. There are four major steps to the process of renovating your kitchen—consultation, contract, construction and completion.

Consultation

A design professional can help you envision what your kitchen could become in your existing space or if walls were removed or repositioned. Questions like, “What would happen if we made the windows bigger?” or, “Is it possible to remove this wall?” spur your creativity and help you consider alternatives to your current design.

Consulting home oriented magazines can get your mind

flowing with new ideas. Write a list of: 1) features of your current kitchen you want to retain; 2) features you definitely want in your new kitchen; and 3) styles, colors and textures that make you feel at home. Take these ideas with you when you consult your design professional. Add to your list as you continue to think through your project. Along the way you will make decisions about competing values. For example, if we remove a wall we



the cabinet's front. A standard overlay door reveals part of the cabinet's face frame for a slightly different look. Finish choices are a large part of your kitchen's overall appearance. You may choose from a variety of stains and painted finishes. Stains are absorbed into the wood, but paints are applied on top of the wood. This means that as the wood moves a painted finish will show lines at joints, whereas stained finishes will not. Glazing is available that changes the overall appearance of the finish, accenting the details of the cabinetry.

Flooring, Lighting and Electrical

Improvements. If your home is older than 30 years or you are significantly changing the floor plan you probably need to upgrade the electrical service in your kitchen. The code requires ground fault interrupters and two separate circuits on kitchen countertop areas. Additional appliances increase your electrical needs. This work can add significantly to the budget but adds safety and efficiency to your home.

During the design phase consider the locations of outlets, switches and lighting. Later you will select fixtures that accent your overall style. Recessed or pendant lights can be complimented by low voltage lighting under cabinets or inside cabinets with glass doors. Always put your lights on dimmers for maximum control of the environment.

Contract

Once all your design and budget objectives have been met your decision to proceed should include a contract. The contract provides the basis for all communication and expectations about the project. Typically this contract would include the details of your selections. Make sure that everything you want to receive is clearly spelled out in the contract description of the project and that any significant details are specified. If it is not written in the contract you cannot be sure that you will receive it. The



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When you dream about more storage, better function, enhanced beauty, or a more pleasing design so that you can enjoy your home more pleasurably, you need Kitchen Design Specialists. Our team of design professionals will listen to your dreams and help make your imagination reality.

Choosing Kitchen Design Specialists enables you to select from a variety of services and products designed to maximize your enjoyment and to minimize the disruption remodeling can produce. From our professional installation, to flooring or a textured ceiling you can trust Kitchen Design Specialists to help you enhance your home experience through attentive listening, creative design, responsive service, satisfying products and competent craftsmanship.

contract may also specify what is not being provided by the company.

Renovations involving made-to-order products like cabinets and millwork will usually require a significant deposit because of their custom nature. Your contract should also include a payment

schedule detailing when your next payments are due in relation to arrival of products or work performed. Be sure to read the contract completely because this contract will be the basis of your future discussions. Signing your contract with the required deposit usually triggers the cabinetry order and





From top: Black Showplace hutch next to white island with soapstone counter top; Window seat utilizes low window area; Yorktowne laundry area with Spruce finish (left); Ebony glaze accents the details (right).

scheduling of work.

In a renovation which involves removal of existing walls, ceilings or floors it is possible to uncover hidden conditions. These conditions may require changes to the budget and the schedule.

Be sure you understand how your contractor will handle these changes before you sign your contract.

Once your contract is signed you can begin planning what you will do with the contents of your kitchen during construction.

Construction

The construction phase brings with it much excitement and some stress. Your home is about to be disrupted and though a professional company will keep this disruption as small as possible, doing without a kitchen or bath for several weeks will require some adaptation.

The construction begins with removal of your existing cabinetry and other

room components that will be changed. This may include flooring and perhaps a soffit or walls. After initial demolition, the plumber and electrician perform their rough in work, locating pipes and wires at the right locations for the improvements. These are followed by drywall repair technicians, painters and flooring installers. When the room has been fully prepared, cabinetry installation begins.

Completion of the base cabinets triggers a template for the countertop. This template is typically a full scale outline of the countertop which will be used to fabricate the solid surface or stone countertop. Confirm with the fabricator locations of seams, edge of the countertop and where there will be radius edges or clipped corners. Using this template the countertop fabricator will make your top and return to install it within two weeks.

The plumber returns to hook up the sink and other plumbing. A tile

backsplash may be added before the electricians return to trim all switches, outlets and lights. Appliance delivery and installation must be coordinated at this stage.

Completion

When all the work has been completed, applicable warranties begin. Be sure that you understand what warranties your company offers and how they satisfy warranty claims. Ask for some basic training in how to deal with scuffs and scrapes that your kitchen will sustain as you begin to use it as well as how to adjust shelves and doors as your needs change. It's now time to stock up the new spaces and begin enjoying your new kitchen!

Kitchen Design Specialists is a full service remodeling company specializing in kitchen and bath design and renovation. Their showroom at 2070 Bennett Avenue, Lancaster features Yorktowne Cabinetry and Showplace Wood Products.

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