

A MUST-HAVE KITCHEN RENOVATION CHECKLIST

Ever wonder what you would need to complete a bathroom or kitchen renovation project? Well, we are taking the guess work out of it! Below you will see a road map and checklist for completing your own smaller renovation project. Whether you do it yourself or hire a professional the process will be the same.

Planning

The first part of any project is proper prior planning. A well-planned project will be a well-executed project. You must understand what the scope of the project is and how that will affect your house and life. For this example, we will use a renovation for a kitchen.

- Will you be saving any existing parts of the kitchen?
 - What space will the new kitchen occupy?
 - Where will the appliances go in the new kitchen? Will you be moving the sink, or any wall, windows or doors?
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- If you are going to be moving the location of the sink for example you will need to re-route your plumbing and make sure there is a clear path for the drain. Drains are gravity fed and must be uphill of your connection. Water and electricity and you can pushed to your desired destination.
 - If you will be removing a wall or moving a window there could be structural implications and so you will need to assess the situation to see if you need an architect or a structural engineer to address any issues.
 - If you are moving a wall you will need to explore what is in the wall, electrical, HVAC, plumbing, etc. And have a plan for eliminating or moving whatever is in that wall.



New Kitchen Plan

- In order to plan for your new kitchen, you will need to know what appliances you are putting in and where they will be located.
- Where will your hood be located? How will you vent it?
- Once you have your appliance sizes selected you can work with a kitchen designer or cabinet supplier to provide cabinets. You will draw out a plan or have one prepared for you based upon the exact locations where you will put your new cabinets and appliances.
- Custom cabinets can be 8+ weeks out and so you will need to select and order these early in the process.
- You will also need to select all the other items that go along with a new kitchen: cabinet pulls; under-cabinet lights; countertops; sinks; faucets; etc.



Permitting

- You will need to create drawings to 'pull a permit' for the type of work conceived above. Different municipalities have different requirements and you should check with the building department prior to doing any work.
- In Arlington, for example, you will need to prepare a scaled drawing of the entire floor where the work will take place. You will need to show the existing and proposed in plans min. 11"x17".
- If you will be installing new "DFUs" (Drainage Fixture Units) you will have to fill out a form as part of the permit process and pay for them. In some cases, you may be required to upgrade the water lateral into your house. If you will be doing exterior work a plat and disturbance calculations will need to be provided to AC.
- In some cases, they may request a plat for the property showing how the house sits on the lot. If you are doing any exterior work and/or are placing air conditioning units you will need a scaled plat with submission.
- You may need to upgrade your power or gas lines in order to accommodate upgraded utility service. This is something that will need to be outlined in the permit process for Arlington County to understand, but upgrades will need to be coordinated and installed by the utility service itself.
- Lastly, you will need to apply for a permit with Arlington Country. The forms can be found at the county office or you can apply online with the Arlington Eplan system.

- Once you have a permit you will be required to display it in your window, and call in all necessary inspections, e.g. Gas pressure test, new electrical circuits, etc.



Construction

- The construction process is where all your planning pays off.
- A well-prepared plan is essential for making sure the project goes smoothly and there are no significant delays for material or labor. It is imperative that whoever is handling this part of the project understand that process and the sequence of events. Overlooking even something small can cause significant delays.
- The first thing we do is prepare the space. We put up barriers to prevent access/ dust, etc. To the areas of the house that are not under construction.
- Demo the space. Remove any items that need to be removed per the previously developed plan.
- Then we install the rough HVAC (if any); plumbing and electrical in that order. Once we are 'roughed-in', we can install the cabinets. Some people install the floor before the cabinets, before or after is fine.
- After the installation of the cabinets you will need to measure for your countertops. In most cases from measurement to installation is 2-weeks, so you want to get the tops measured as soon as the cabinets are set. You will want to make sure that you have the kitchen sink and faucet on site for the top measurement. They will need to know what they are installing.
- If you have not installed your floor, now is the time.
- After your countertop has been installed you can call for the appliances.
- Once the appliances are on-site your plumber, electrician and HVAC people can come back to install the appliances and finish off any other work, such as faucets, switches and plugs, vents, etc.
- Paint, backsplash, hardware, etc. This is the stage where the whole project comes together. Once the 'finishes' are installed you will have yourself a wonderful new kitchen!
- Enjoy the new space!!!