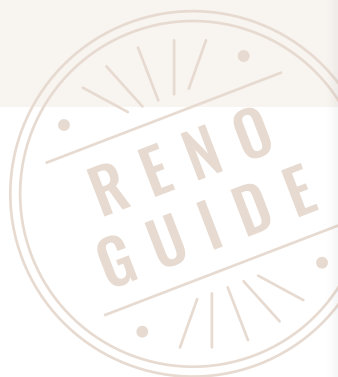


COBURN'S KITCHEN & BATH

Kitchen Renovation and Remodeling Guide

If you've never dared to start a kitchen renovation before, no worries — we've got you covered with this quick set of suggestions, tips and all around words of wisdom to keep your project on the right path. After all, changing up your kitchen can be fun and exciting, but it can also bring moments of frustration and hard decisions. This guide is meant to provide you with [step-by-step guidance](#) on how to plan for and execute your vision with success. Let's get started!



STEP ONE

Finding Ideas and Inspiration

When it comes to any project, you have to know what it is that you're trying to create. Moreso, you have to be able to communicate that vision to other people—your partner to get them onboard, builders who need to be able to understand what you want, and suppliers who need to be able to guide you in the right direction to find the types and styles of products you'll love. Here are some ways you can get your vision organized:



Create a Mood Board

The first thing to figure out is what your style really is. The best and most convenient place to do this is Pinterest, a site made for idea curation. Maybe you'll be taken by the unrefined elements of industrial? Or perhaps the warm tones and charm of farmhouse design will make you feel at home? Start a mood board, share it with others and eventually you'll have a great inspirational place to launch from.

Get Product Ideas

Once you have a plan for your design style, it's time to get more specific. Coburn's online store is a great place to start your search. You can easily explore and save your favorite appliances, fixtures and materials — all from the comfort of your couch, local coffee shop or work desk (shh, we won't tell). If you'd rather have a more hands-on experience, you can also visit open houses near you or check for a parade of homes in your area.

Assess Your Space

You might have an idea of your dream kitchen, but how much of that vision is reasonable or functional for your actual space? If it has 20-foot ceilings, how will that translate to your galley kitchen with standard nine-foot ceilings? Your dream might include a massive island, yet your real life kitchen cannot fit an island with its current square footage. These are important parameters to consider if you want your project to be a success. Nail down the sandbox you're playing in, and nix any idea that just won't fit.

Compile Your Findings

Now that you have all of these new ideas, the best thing you can do is get them organized in a central location — a spreadsheet works great for this. You can compile links to interesting palettes, designs, products and more along with cost estimates, availability and notes about implementation.

STEP TWO

Setting a Budget for Your Kitchen Renovation

Budgets are possibly the most important element of any project. They define what parts of your vision you'll get to make a reality, and what parts you'll have to leave on the drawing board. Experts use a number of methods to set budgets, but the ultimate figure always comes down to a set of digits—five on average—that you can afford and will get the job done.



Here are some things to consider when creating your own budget:

- According to the national Cost vs Value Report for 2021, **a mid-range kitchen remodel averaged a 72% return on investment**, third only to installing a garage door or exterior stone veneer.
- The National Kitchen and Bath Association recommends **budgeting 15-20% of your home's value on a kitchen remodel**—a good way of keeping costs in proportion to your home's resale value and your potential return on investment.
- Remodels fall into three categories—a refresh or basic kitchen remodel, a mid-range kitchen remodel and a deluxe kitchen remodel. What primarily defines the differences is **how many elements you're going to replace** and **how much space you intend to re-allocate for the kitchen**.
- **Cabinetry and hardware typically take the lion's share of your budget—about 29%**. Additional costs include installation at 17%, appliances and ventilation at 14%, countertops at 10%, flooring at 7%, lighting at 5%, walls and ceilings at 5%, design fees at 4%, doors and windows at 4%, and faucets and plumbing at 4%. This leaves 1% for contingency to complete the budget.
- However, some professionals recommend **reserving an additional 20% of your budget to cover unexpected problems** that the remodeling process may reveal—things like plumbing leaks that have caused damage, for example.

As you figure out your budget limit, be sure to keep your list of priorities in front of you. Those are the elements that matter most to you, so you'll want to work them into your budgetary allocations. You can prioritize expenditures for the things you value most as long as your home retains its structural integrity and value.

STEP THREE

Getting the Right Hands on Deck

We've all seen the shows where do-it-yourselfers single-handedly gut and remodel a modest home into a mansion. Oftentimes, they make it look way easier and faster than it was. And what many people fail to realize is that many of these DIYers are actually contractors themselves. So how do you know when you should go ahead and do it yourself? And when is hiring a contractor actually best?



DIY vs. Contractor Questions to Consider

— Have you ever done this before?

If you watched someone else, that experience has value, but watching is not the same as doing. Doing requires knowhow and constant decision-making.

— Do you have the proper tools?

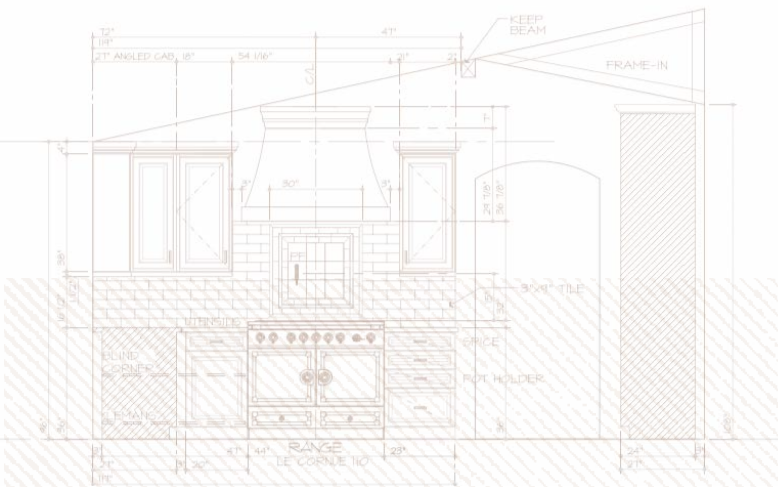
If you don't, how much will it cost to purchase or rent them? If you rent them, how long is the rental period? What is the deposit in case the equipment breaks?

— What are the consequences if you get it wrong?

For example, if you work too slowly to keep the thin set at the right consistency, your tile may fail. Or, if you break galvanized plumbing that's embedded in a slab, you're going to have to make an emergency call to a professional.

— Do you have help?

Some items—cabinets or built-in appliances, for example—are heavy and represent more than a one-person job. Do you have helpers who are strong enough to do what's required without incident?



STEP THREE CONT.

DIY vs. Contractor Questions to Consider

Are you insured if something goes wrong?

Insurance concerns affect not only what happens to your home but also what happens to you and any helpers in the process. For example, you remove what you thought was a non-load-bearing wall, but your helpers are injured when a portion of the house collapses. Your homeowners insurance policy may—or may not—cover you. According to Insurance.com statistics, of those who reported a DIY remodel failure, about 41% spent more than expected, 39% didn't finish, 12% had serious arguments with their spouse or partner, 5% experienced damages like fire or flooding, and 2% damaged a neighbor's property.

Do you have time to complete the project?

Remember that 39% who didn't finish? If you have to split time between a work schedule and home schedule, what's left for your project schedule? While some projects can be done in a day or weekend, others may take that long just to do the tear-down or prep work—and can limit use of the room in the interim.



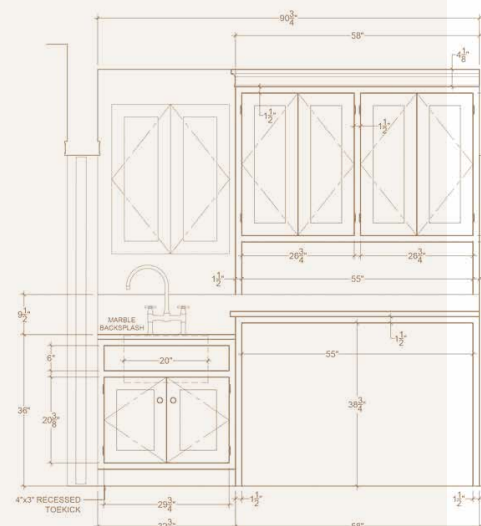
Most remodels are a mix of DIY and hiring a contractor. For smaller, straight-forward projects, you may be able to save quite a bit in labor costs if you have the DIY knowledge. For larger, more complex projects requiring permits and inspections, work crews, code compliance, home system trade expertise like power or plumbing, or hard deadline restrictions, a contractor can save you infinite headaches, expenses and time.

When you pay a contractor, you're paying for a lot more than materials and labor. You get their expertise, tools and equipment, manpower resources, time and—as long as they're bonded and insured—coverage in case something goes wrong. Plus, you can always watch and learn a few things for next time!

STEP FOUR

Identifying Project Pitfalls

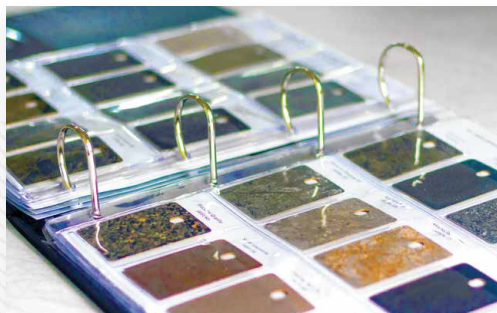
As Murphy's Law states, "if something can go wrong, it will go wrong." Home renovation hiccups and complications are in a category of their own, and kitchen projects are no exception. A kitchen, for example, can involve plumbing, electrical systems, HVAC ventilation, fan exhaust ventilation and appliances as well as structural components like floors, walls, windows, doors and ceilings. By the way, there may be a roof or another story overhead or a basement or crawlspace below. Pitfalls are the unanticipated but sometimes preventable problems that can wreak havoc on budgets, cost precious time and create conflict—and they take a number of common forms.



✗ Beyond-the-Budget Costs ✗ Delays and Downtime

Especially in older homes, you may encounter problems like out-of-date electrical wiring no longer adequate for modern appliances or compliant to code, old plumbing that leaks or is clogged, mold and mildew, rot or dry rot, hazards like asbestos or lead paint, or structural or foundation problems. Even new homes can present issues due to substandard contracting or subcontracting construction practices. Inadequacies, damages and signs of deterioration require correction before you can complete your remodel, and due to the safety, health and legal impacts, they're not places to cut corners.

Delays can happen for any number of reasons. Currently, a big one is supply logistics. Pandemic labor issues have affected manufacturers' ability to obtain raw materials and supplies to produce and ship products. Whether you're selecting tiles for a backsplash or a new refrigerator, check its availability. Since many remodeling tasks must be done in a certain order, you may need to consider alternative selections to stay within your timeline. Delays can also happen if you run into a problem that you have to fix. If you need to track down a contractor, you may have to wait for them to fit you into their schedule.



STEP FOUR CONT.

Identifying Project Pitfalls

✗ Doing Tasks Out-of-Order

A full renovation, for example, starts with tearing out the existing components, identifying and correcting any issues, and beginning with a clean slate. Any needed framing and plumbing are completed and inspected before walls are finished and doors, windows and floors are installed. Next, cabinetry, countertops, fixtures and appliances can be installed. Completing tasks out of order often entails redos, damaged materials or awkward workarounds that can cost additional money and time. Having a safe, out-of-the-way place to store materials and appliances ensures you have components when you need them but keeps them from being damaged, being installed too early or becoming a work site hazard.

✗ Poor Design and Planning

Cabinetry configurations, appliance placement and traffic flow—key elements of kitchen design—take accurate measurement and careful planning. Simple miscalculations can lead to significant problems like drawers and doors that can't open, strange exhaust hood configurations, blocked windows, appliances that don't fit, misplaced or inappropriately sized islands, barely usable sinks and other major uh-ohs. If you're changing cabinetry or the placement of cabinetry, appliances, fixtures or other key elements, employing the skills of a professional kitchen designer can prove well worth the comparatively small slice of budget you'll invest.

Create the Kitchen of Your Dreams

The experience of a job well done is exactly why all of us at Coburn's do what we do. We've helped thousands of customers over the years create the kitchen of their dreams, and we'd love to do the same for you. Explore our website to see all the innovative options and choices we offer. Then, stop by your local Coburn's Kitchen & Bath Showroom for a visit with one of our showroom consultants or kitchen designers. We'll help you make your vision a reality.



Kitchen & Bath Showroom

CoburnShowroom.com