

SECOND EDITION

THE KITCHEN MANIFESTO

EVERYTHING YOU NEED TO KNOW FOR PLANNING YOUR
DREAM KITCHEN



BY REGENCY DESIGN + BUILD

SECOND EDITION

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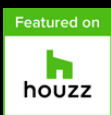
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Thank you

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A STEP-BY-STEP KITCHEN REMODELING TIMELINE

A kitchen remodel can take anywhere from a couple of weeks to several months or more depending on the size of the project. The steps of a kitchen remodel are similar for many projects, but can vary based on the scale of the renovation.

After completing thousands of projects, we believe following these steps will guide you through a successful kitchen renovation. Some remodelers may experience a few hiccups along the way, but with a plan in place, a beautiful kitchen renovation is possible!

BEFORE STARTING A PROJECT

Big choices, like deciding to hire a contractor or doing it yourself, need to be made before starting a project.



DREAM AND SET REALISTIC GOALS

Begin by envisioning your end-goal, your dream. Gather photos and design inspiration. Will you replace cabinets, countertops, flooring and appliances? Add a second sink or upgrade to a decorative range hood? Move a wall? Dream big, and then ask yourself what is a must-have and what is nice-to-have.



CREATE A BUDGET

Regardless of the total dollar amount, it's important to create a budget. Learn what costs to expect and how to set your budget.

Your budget is hugely important. It shapes what's possible with your kitchen, from the materials you choose to the professional help you hire. For the average, medium-sized kitchen remodel, \$20,000 to \$50,000 is a reasonable starting point for your budget.

Your remodeling budget will depend on things like: where you live, home value, product selection and project scope. Do you want to gut your whole kitchen, including moving walls and relocating utilities? It will be costlier than simply replacing appliances and cabinets in the existing layout.

Kitchen remodeling budgets have ballooned over the last several years. Not only have kitchens gotten bigger over time, they've also gotten fancier. Even modestly priced homes are increasingly demanding luxury features.





RESEARCH AND HIRE A CONTRACTOR

If you're hiring a general contractor, do your research and set aside time to interview at least three. Start this process early because qualified contractors are often booked 4 to 8 months out.

Once you've narrowed down your search to a few potential companies, it's time to start looking for reviews from these companies.

These reviews should also demonstrate the value of the projects performed. If you are going to be spending your hard earned money on project, it's important for you to pursue the value of the project and not the price.

Going with the cheapest option can often result in a higher cost long term (poor labor services, poor materials used, contractor doesn't show up; leaving you hanging, etc).

Ensure that the contractors on your list are licensed and insured.

Put contractors to the test, anything less than 100% should raise Flags.

Ask this...

Ask this: Are the terms of the contract disclaimers written in plain English?

How about terms of payment?

Simply put, if you need to hire a lawyer to translate a contract, you need to hire a different contractor.

Ask this: Can I see your certificates of insurance, your bond number, and certification?

If the answer is anything other than "yes" if they are less expensive, you are taking a risk.

- Liability insurance covers contractor-caused damage to your property
- Workers compensation protects Injured Workers for lost wages and Medical Services
- Bonding protects you if the contractor fails to complete a job, doesn't pay for permits, or fails to meet other Financial Obligations, such as covering damage that workers cause to your property



DO YOU NEED AN ARCHITECT OR A DESIGNER?

ARCHITECT

For most small projects, such as enlarging a window opening or removing a non-bearing wall, the answer is no. The contractor and homeowner can handle both the design and construction end.

For large additions, whole-house renovations, and new kitchens, you should consider hiring an architect or design professional to help plan the project, some contractors have an architectural designer on their team.



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Architects are skilled at coming up with inventive ideas to solve complex design problems and at making sure a project is true to itself aesthetically whether it's classical or original in styling.



DESIGNER

Are the companies you're looking at only contractors or do they offer design help as well? There are many contractors that can take a design and remodel your kitchen to a spec, but many do not offer actual design assistance to help homeowners create their dream kitchen.

A design pro can make sure the esthetic considerations meld with the structural requirements of the project and that the space is both liveable and aesthetically pleasing.

A designer or design/build firm can handle most residential remodels. And the designer and contractor typically operate as a team. A designer can give you a good idea for types of cabinetry: stock, semi-custom & custom cabinets. color, flooring and much more.



Phase 1: Planning Your Kitchen Remodel



Planning your kitchen remodel is the foundation for a successful project. It can take anywhere from a few weeks to a few months, depending on when you plan to remodel your kitchen.

- Taking a few simple measurements of your space is all that's needed to start a free kitchen design. If you're working with a contractor, they can help collect detailed measurements.
- Selecting a cabinet door style and color, sets the tone of your kitchen. It also helps you choose countertops, flooring and more. Ordering samples early in the process will give you plenty of time to decide on a favorite.
- A building permit is often required for structural, plumbing, mechanical, and electrical alterations to a house. If you have a contractor, he or she should take care of permitting. This process can take weeks or months depending on the complexity of the project and the municipality, so apply early.
- Finalize your kitchen design, timeline plans and contracts. Create your own scope of work detailing who is responsible for each part of the project. Set a date for when the work should be completed. This will help avoid delays and miscommunication.



PHASE 2: ORDER YOUR PRODUCTS (1-2 MONTHS)

- Order Appliances. As you choose appliances, keep in mind that their sizes affect cabinets. Communicate any appliance changes with your designer before ordering cabinets to confirm that they will fit with your final design.
- Order Cabinets. After finalizing your kitchen design, you will order the cabinets. The lead time for cabinetry will vary depending on the cabinet manufacturer.
- Order Complementary Products. With your cabinet selection complete, it's time to shop for complementary products. This includes: flooring, hardware, countertops, lighting, sink, faucet and more.





- **Inspect and Store New Products.** Prepare space in a garage or other dry area where you can inspect and store each new product. Many products, like wood cabinets and flooring, will need to be stored in a climate controlled area.
- **Establish a Temporary Kitchen** Before demolishing your current space, establish a temporary kitchen. For some, this may be as simple as a dorm-sized refrigerator and microwave. For others, an outdoor grill is the perfect solution.
- **Pack up Your Kitchen Before the sledgehammers start swinging,** you'll need to pack up everything in your kitchen. If you haven't already, this would be a good time to declutter your kitchen.

PHASE 3: ROUGH CONSTRUCTION (1-6 WEEKS)



- Rough construction means demolishing the existing kitchen, building out structural features and framing the room. If you are keeping the same room footprint and appliance placement, this step could be completed in one week or less.
- After all new materials arrive and have been inspected, it is time to demolish your current kitchen (1 week). If you're handling the demo yourself, have a plan for how to dispose of waste.
- Make structural changes (2-4 weeks) like new windows, walls or doorways now. DIYers should consult a professional to ensure that any structural changes, like removing walls, are done safely.

- Most utility rough-in work needs to be completed before the drywall and flooring are installed (3-5 days). This gives access to the wiring for inspection and placing outlets, fixture boxes and switches.
- Hang and finish new drywall and insulation, if needed (1 week). Prep, prime and paint any surfaces that can be completed before installing flooring.
- Many types of flooring, like tile and hardwood, should be installed before cabinetry (2-3 days). Some floating floor types, like luxury vinyl flooring and laminates, must be installed after the cabinets.



PHASE 4: FINISH CONSTRUCTION (1-2 MONTHS)

Finish construction is when all new products are installed in the kitchen. This is the final, and perhaps most satisfying, phase of the kitchen remodeling process.

- Install Cabinets (3-5 days) It is time to install the largest part of the kitchen, new cabinets. DIYers can watch our cabinet installation videos for reference.
- Measure, Fabricate and Install Countertops (2-4 weeks) Only after cabinets are installed, can measurements for countertops be taken. Fabrication, or making the countertop, can then take place. This can take up to one month depending on the material. The final step is installation.
- Install Appliances and Fixtures (1-5 days) Lighting is installed after countertops are added. Appliance and plumbing fixtures can also be installed at this time. Use caution moving heavy appliances so they do not ding or scratch new flooring and cabinets.



PHASE 4...



- **Finishing Details and Hardware (1-2 weeks)** The finishing touches of the kitchen include cabinet hardware, crown molding, paint touch-ups and any other details. Level all appliances and check their connections.
- **Install Backsplash (2-3 days)** Backsplash is the last major item to be installed. It usually takes two days, but could take longer if you're creating a detailed design.
- **Clean the Construction Zone (1-2 days)** Cleaning includes: clearing the room and ventilation system of dust and debris, wiping down cabinets and scheduling haul-away of any garbage dumpsters.



PHASE 5: UNPACK AND ENJOY!

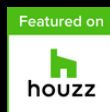
Congratulations, your kitchen is brand new and fully functional!
Unpack your items and find a new home for each one. You're
ready to show off your new kitchen!



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KITCHEN REMODELING AND DECORATING TRENDS FOR HOMEOWNERS

“Kitchens sell homes. Most of the time the kitchen can win or repel a potential buyer in the first few minutes. A kitchen remodel is a great way to improve the value of your home.

The kitchen is typically the most expensive room to update, and when the kitchen is updated, it’s a big benefit. If you’re thinking about selling in the near future, you’ll want to do some updating to have the best advantage in your local real estate market, and you’ll want to get the highest return on your investment.

Are you considering a kitchen remodel but want to keep costs low? Here are some of today’s kitchen remodeling and decorating trends for homeowners that emphasize options and high-tech features at affordable prices.



KITCHEN TRENDS FOR 2020

The way that we live in our homes has changed over the decades. Homeowners have moved from formal living rooms to open floor plans. Great rooms that open to the kitchen have increased in popularity since the 90's, demonstrating the desire for more gathering and connecting in our living spaces.



Many designers are predicting that separate kitchens, as we have always known them, will disappear with even more “open-concept” designs. The need for dedicated rooms has switched from living spaces to rooms with specialized purposes, like a home office, craft room, exercise room, home theater, and even a dedicated music room. Even pets are receiving the attention of specialized spaces in our homes.

TREND #1: TECHNOLOGY EXPANDS ITS KITCHEN PRESENCE

Many of the techno products and trends that relate to your smartphones and tablets are not only making their way into your local showrooms and home centers, they are an everyday occurrence in homes we show.



Appliances are equipped with USB ports and digital screens so you can display your family photographs and kids' artwork.

Smart, induction built-in cooktops (\$500-\$3,000) remember your temperature settings as you move your pans across their entire surface.

One light finger touch is all it takes to open the electronically controlled sliding doors of your kitchen cabinets — a boon to people with limited mobility. You'll pay 40% to 70% more for cabinets with electronically controlled doors than standard models.

Use your smart phones and tablets to control lights and appliance settings from anywhere you have a wi-fi connection. Shop for appliances from major manufacturers right from your device.

Internet Technology in the Kitchen is increasing, with Wi-Fi enabled appliances and app controlled items. Look for even more home-centered technologies in the next few years, as the "internet of things" increases, and more and more new tech products receive crowd-funding.

Voice activated controls are becoming more available with internet connected appliances.



Many are opting for LEDs for recessed lights, under-cabinet task lighting and color-changing accent lighting. We see more LED-powered pendants and chandeliers from major manufacturers as inefficient incandescent bulbs continue their march toward extinction.

A wide selection of affordable microwave ovens with convection and even steam features gives owners of smaller kitchen spaces more high-end cooking ability.

TREND# 2: VARIETY IN KITCHEN

Appliance Trends. Stainless steel appliances have been popular for more than 2 decades, longer than most kitchen design trends. Although stainless-steel appliances are still popular, various other metals with toned down finishes are becoming popular. We've seen brushed nickle, pewter, copper, polished chrome and oil rubbed bronze.

French door refrigerators, and bottom freezer drawers are still most popular.



Expensive professional-style appliances such as free-standing stainless steel gas ranges, the trend for years, are losing popularity. They are being replaced by sleek induction cook tops paired with double wall ovens.

Under-counter options are a growing trend, with drawers that double as refrigerators, wine storage or a pull out microwave. The placement of these appliances works better for many people.

TREND # 3: SIMPLER, WARMER CABINET STYLES ARE POPULAR

Fussiness and excess have faded away in favor of pared-back looks that present a more timeless, flexible style.

- As more homes today have some form of open floor plan, kitchens are outfitted to flow with the other living areas nearby. The decor is complimentary, whether it is the small items like oven mitts and tea towels, or the lighting fixtures, backsplash or cabinets and cabinet pulls.

R,



- Along with the integration of our kitchens into the rest of the decor, people are opting for a blend of refined and rustic elements. The relaxed appeal of “Farmhouse” design is updated and modernized in today’s kitchens. It’s common to see warm, wooden ceiling beams with industrial light fixtures and sleek modern quartz or granite co
- The trend toward dark painted islands also seems to be sticking. Combining lighter uppers and darker lower cabinets became the rage last year.
- Kitchen wood finishes have gotten warmer and darker, and feature natural and stained woods. Walnut especially is growing in popularity.

- The trend toward dark painted islands also seems to be sticking. Combining lighter uppers and darker lower cabinets became the rage last year.
- Cabinet color choices include painted, stained and matte finishes, with muted earth tones and pastels as popular choices. When cabinets are on display from the other living spaces, color choices open up from the usual wood finishes, although still popular and with more choices than ever, to colors that are in keeping with the whole design. So it's not surprising that darker cabinets are becoming popular. Mixing uppers and lowers is also a trend. With quality paints, updating your cabinets by painting them is a viable option. What colors to choose?

TREND #4: FUNCTION TRUMPS APPEARANCE

Function wins in today's kitchens, but that doesn't mean it has to look inferior. Shaker-style cabinets and drawers with simplicity in mind are popular. They are also practical, as they complement many styles. Maintenance and cleaning is easier.



- Open shelving is more popular, with fewer cabinets and easy access to items. This can be a great way to add style and color to your kitchen with decorative, yet functional items, like colorful dishes, pitchers of flowers, or plants.
- White kitchens are still timeless and classic. You can never go wrong with a white kitchen.
- Cabinet decoration continues to streamline. For example, massive corbels, once fashionable as under counter supports, are giving way to sleeker countertop supports and cantilevered countertop edges. Stacked moldings have pared back or disappeared entirely. Elaborately glazed finishes have yielded to simpler paints and stains. Bottom cabinets or islands are often a different color than upper cabinets, but in a toned down matte finish.
- Streamlined Looks. Minimalist and uncluttered. Cabinetry is following the “less-is-more” trend with clean lines and simple moldings and finishes, which are easier to maintain as well.
- Flat-panel and Shaker doors are popular. People are also mixing it up with horizontal cabinets. Hiding appliances behind cabinet doors is a continuing trend, in keeping with the minimalist trend.

TREND #5: ECO-FRIENDLY KITCHENS

- Eco-Friendly Design. Glass walls, French and sliding doors, and large windows are desirable in today's kitchens, to bring the outdoors in. Patios, decks and "outdoor rooms" are ideally suited directly off the kitchen. Reclaimed wood is hot, and bamboo is growing in popularity for more than just floors. Bamboo countertops are showing up in kitchens.
- Repurpose and Upcycle works just as well in the kitchen as the rest of the house. The big trend is the industrial look. Using industrial light fixtures works well in the kitchen. Repurposing large industrial pieces like shelves or cabinets for use in a kitchen is also very trendy.

TREND #6: TODAY'S KITCHEN DESIGN IS FULL OF CHOICES

Lighting is another aspect of kitchen design that has changed over the last few years. There is no longer a sense of "right and wrong" lighting. As our kitchens are on display from several living areas, people are choosing light fixtures that are not traditional kitchen choices. Whatever you choose, just make sure that you have adequate lighting for three types of needs: overall lighting, task lighting and accent lighting. As with appliances and cabinets, there are a plethora of colors and metallics to choose from in the coming years.

- **Natural flooring materials** such as ceramic, stone, hardwood and cork are favorites, along with reclaimed and distressed wood finishes in wider, hand scraped planks.
- **Backsplashes** of glossy ceramic, porcelain or glass tile in either subtle or bold color combinations – or a combination of both are in demand. Again, kitchens are increasingly “on display”, so more thought is put into the design of each aspect. Geometric designs became very popular last year.



- Countertops have exploded into many more choices than we've ever had before. While many people still have a love affair with granite, there are many more natural stone and faux stone products available today and growing in popularity. Countertop choices for today's homeowners include manufactured quarts, glass and recycled glass, stainless steel, classic ceramic tile, and a growing use of versatile concrete and wood!!

Kitchen Wall Color Trends. Modern kitchens are open to the living spaces of the home, and have a need to blend in with the rest of the decor. Kitchen colors are moving away from stark whites and more toward creamy neutrals, with pops of color. Nature is a strong influence on color choices today, with greens, blues and browns popular. Gray is still the hottest neutral, and is showing up in kitchen cabinets.



- **Kitchen Sinks** are no longer one of two choices, stainless or white. Colors are coming back into style in today's sinks. Colors that will blend with the rest of the decor are being considered. The latest kitchen decorating and remodeling trends for homeowners include a variety of color-friendly choices.
- **Farmhouse sinks** have become super popular. Many find it more convenient to fit any oversized pots or dishes in a large sink. If you like a metallic sink, a copper farmhouse sink is all the rage!



TREND #7: TASK SPECIALIZATION

- **Task specialization** is a growing consideration in kitchen design. Built-in cutting boards, coffee and drink stations, appliance “garage” storage spaces, pull-out drawers instead of traditional cabinet doors, warming drawers, wine coolers, and specialized home management spaces are examples.
- Many kitchens today have more than one sink, with an extra sink for specialized tasks, like cleaning vegetables or fruit.
- Another popular specialized task is a pot filler at the stove. If you are a pasta lover, there’s nothing more convenient than filling the pot right on the stove. It cuts down significantly on the heavy lifting from the sink to the burner.



TREND # 8: UNIVERSAL DESIGN

- Aging in place has been important to boomers. We're also seeing many more families living in multiple generation households. Design trends include fixtures and features that are ideal for aging in place, like touch-activated and pull-out faucets, widened door and hallways, multi-level cabinets and non-slip flooring.
- While many homeowners are planning to stay in their homes longer, they are thinking about selecting a style they like today, and will still like in the future. Classic looks are in.



CLASSIC KITCHEN LOOKS THAT LAST

- White kitchen cabinets are timeless and stay popular every year. The great thing about white is the ability to create style and color combinations in the less expensive items in the kitchen, decor, walls and furniture.
- Subway tiles never seem to go out of style.
- Natural stone floors and counters, whether granite, quartz, stone or marble, they continue to be a top choice for homeowners.
- Wood floors, or engineered wood floors are especially beloved in today's open floor plans.
- Kitchen islands add real "livable" functionality to a kitchen, which is the center of the home.



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