

JORDAN RAE DESIGNS

KITCHEN REMODEL TIMELINE

PHASE 1:

Planning & Design
1-2 months

Planning your kitchen remodel is the foundation for a successful project. In phase 1 you will meet with your designer, have measurements taken, review and finalize the layout and design, determine a budget and make material selections.

Contractor Interviews
& Bids
2-3 weeks

Determining the scope of work, meeting with contractors, reviewing their bids, selecting which contractor is the best fit, signing contracts and applying for any permits that are required for the project.

PHASE 2:

Order Materials
1-2 months

Ordering cabinets, countertops, flooring, appliances, and other complementary products. Confirm dimensions, quantities, sizes and square footage before ordering.

Expedite Deliveries

Work with vendors and suppliers to set ETA's on material delivery dates in order to establish an estimated start date and get your remodel on your contractors calendar.

Inspect and Store
Materials

Determine where materials will be stored as they are delivered. Most materials need to be stored in a climate controlled area to acclimate before being installed. You will also want to inspect for any damaged items so that if they need to be reordered, you have time before the remodel starts.

Pack Up Kitchen & Establish
Temporary Kitchen

Before demo begins establish a temporary kitchen, and pack up everything in your kitchen. Make sure to move essential items to the temporary kitchen. This is also a good time to declutter.

PHASE 3:

Rough Construction
1-6 weeks

Rough construction means demolishing the existing kitchen, building out structural features and framing the room. If the same footprint is being used and appliance placement, this step could be completed in 1-2 weeks.

Demo
1 week

After all new materials have arrived on-site and have been inspected for any damage, it is time for demo to begin. Air-scrubber, dust and protective barriers should be installed before demo begins. This is also when the dumpster will arrive so make sure to determine with your contractor where it will be placed during the remodel.

Structural Changes
2-4 weeks

Structural changes like new windows, walls or doorways. A structural engineer may need to be consulted for any structural changes to ensure that removing those walls, are done safely. This is also a good time to layout where your upper cabinetry will be installed and add any blocking between the studs.

Mechanical Rough-in
3-5 days

Electrical, Plumbing and HVAC rough-in work needs to be completed before the drywall and flooring are installed. This gives access to the wiring for inspection and placing outlets, fixture boxes and switches.

Mechanical Inspections
1 week

Utilities will need to be approved by a local building inspector before moving on to the next step.

Install Drywall & Paint 1-2 months

Hang and finish new drywall and insulation, if needed. Prep, prime and paint any surfaces that can be completed before 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.

Measure, Fabricate & 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 Flooring & Baseboards 3-5 days

This is a good time to install new flooring so it does not get damaged during the remodel. Once the flooring has been installed new baseboards or quarter round can be set into place.

Paint Touch-ups 1 day

Nail holes filled, and paint touch-ups should be done at this time. Make sure to cover all areas with protective covers.

Clean Up 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.

Final Walk-Thru 1-2 days

A final walk-thru should be done with your contractor and any items that still need addressing should be added to a final punch list. If permits were required a final inspection by the building inspector should be scheduled.

Warranties & Final Payments 1 day

After all punch list items have been addressed and taken care of, schedule time to go over warranties, instruction booklets for appliances, and final payments to all remaining balances.

Floor Prep 2-3 days

Prepping the subfloor for the new cabinet placement and flooring. An additional layer of subfloor the same thickness as the new flooring should be placed where all new base cabinetry will be installed with a 1/2" recess from the edge of the cabinets so that the new flooring is able to be tucked under the cabinetry.

Contact Countertop Manufacturer to schedule FM 1-2 weeks prior

Countertops cannot be fabricated before the cabinets are installed. Contact should be made to the countertop manufacturer to schedule an on-site field measure for after the cabinets are installed.

Install Cabinetry 1 week

Carpentry will begin on cabinet installation. If an apron sink is part of your kitchen remodel design, it must be set into place before a countertop field measure can be done.

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. Make sure space between the backsplash and countertop is caulked.

Cabinetry Finishing Details 3-5 days

The finishing touches of the kitchen cabinets include hardware, crown molding, decorative range hood and specialty components.

Install Appliances 1-5 days

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.

Install Light Fixtures & Electrical Covers 1-2 days

This is a good time to finish installing all light fixtures and electrical outlet and switch covers. This way they won't get dusty from the clean up.

Punch List Completion 1-2 days

This is when your contractor addresses any items that were added to the final punch list.