TOP 6 THINGS TO KNOW WHEN CONSIDERING A KITCHEN REMODEL
Whenever you're considering a kitchen remodel, it is important to consider what will add value and what won't. Any realtor will tell you that a remodel of your kitchen can increase the value of your property.

To maximize your investment, consider how long you plan to live in the property after your remodel. Will the upgrades you want provide a return on your investment, especially those high-end appliances? Your experienced contractor can help you to determine those details that will provide the greatest ROI.
1. WHAT IS YOUR OVERALL PROJECT OBJECTIVE?

When you are contemplating a remodel project, especially a kitchen remodel with so much detail, it’s critical to understand what your goals are, along with what a successful remodeling project looks like for you. Having a clear vision and goal will help you and the contractor you choose understand the style, design, details, and of course, your budget.

Example: Your goal might be you are a young family and spend the majority of your time in the kitchen and you want more room and functionality.
If you are going to invest in remodeling your kitchen, you probably have an idea of those things that are **must-haves** versus **nice-to-haves**.

For example; you only cook with gas, so one of your **must-haves** is a gas range requiring gas hook-up which you may not have now. Another **must-have** might be a kitchen island that also works for an eating area as well and must accommodate 4 chairs.

Knowing these details on your “must have” list is a place to start the design process.

Common features people consider in a kitchen remodel:

- Countertops
- Cabinets
- Floors
- Appliances
- Addition of space
3. WHAT ARE THE ITEMS ON YOUR WISH-LIST?

After your **must-haves**, we all have items we'd **love to have** if it worked into both the overall design and budget. You will want to show your contractor pictures of design elements you like and discuss these in the design process.

These might be things that could be eliminated if they budget doesn't allow for them.

Foot note here, don't assume items on your wish-list won't work or are out of your price range, an experienced contractor and designer can offer both creative solutions and resources you may not have access to.

Create your wish list, then revise that into a **reality list** with price tags.
4. WHAT’S YOUR STYLE DESIGN & LIFE-STYLE VISION?

- Gourmet Kitchen
- Entertaining Kitchen
- Family-Centered Kitchen

Does the style you love flow with the rest of the house? Some people enjoy combining elements of several styles to create their ideal look.

- Modern
- Contemporary
- Minimalist
- Industrial
- Mid-Century Modern
- Scandinavian
- Traditional
- Transitional
5. WHAT APPLIANCES OR FIXTURES WILL BE INCLUDED IN YOUR PROJECT?

A major appliance is usually a costly purchase that you intend to use daily and expect to last for a long time, so it’s important to pick appliances that fit into your lifestyle.

Finding an appliance that fits your space is critical and may sound simple. Don’t forget to consider the amount of space that is used when the fridge door is open or the space you need to open a kitchen cabinet. Your space can be designed to fit your appliances and a contractor can assist you during the design process.
Consider as an example, high-end appliances can be expensive to buy as well as install. Many high-end appliances are an unusual size and require the space to be designed around them. This may require the cabinets to be custom built around the appliance, which adds to your budget. When researching appliances, note if they require any special plumbing or electrical needs that could require additional services to get them installed.
Some factors to consider:

• How much can you afford to spend?

• How long do you plan to live in the house?
Some realtors will suggest, if you are planning on selling the home within five years, then your kitchen remodel should be viewed as an improvement on a real estate investment. If you plan on living in your home longer than five years, you should do a remodel that will make you and your family the most comfortable.

• In the planning process it is useful to choose Plan A and Plan B options for appliances, countertops, tile—this will help you stick to your budget.
The National Kitchen & Bath Association (NKBA) breaks down kitchen remodeling costs by the following percentages.

Use this as a guide for your own project.

<table>
<thead>
<tr>
<th>Component</th>
<th>Percentage</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Budget</td>
<td></td>
<td>$__________</td>
</tr>
<tr>
<td>Cabinetry &amp; Hardware</td>
<td>-29%</td>
<td>__________</td>
</tr>
<tr>
<td>Installation</td>
<td>17%</td>
<td>__________</td>
</tr>
<tr>
<td>Appliances &amp; Ventilation</td>
<td>14%</td>
<td>__________</td>
</tr>
<tr>
<td>Countertops</td>
<td>10%</td>
<td>__________</td>
</tr>
<tr>
<td>Flooring</td>
<td>7%</td>
<td>__________</td>
</tr>
<tr>
<td>Walls &amp; Ceilings</td>
<td>5%</td>
<td>__________</td>
</tr>
<tr>
<td>Lighting</td>
<td>5%</td>
<td>__________</td>
</tr>
<tr>
<td>Design Fees</td>
<td>4%</td>
<td>__________</td>
</tr>
<tr>
<td>Doors &amp; Windows</td>
<td>4%</td>
<td>__________</td>
</tr>
<tr>
<td>Faucets &amp; Plumbing</td>
<td>4%</td>
<td>__________</td>
</tr>
<tr>
<td>Other</td>
<td>1%</td>
<td>__________</td>
</tr>
</tbody>
</table>

Some additional things to keep in mind when planning your dream kitchen:

- An open floor plan makes life easier for everyone in the kitchen.
- Recessed lighting is a great way to have controlled lighting throughout the kitchen.
- Granite countertops, while more expensive are durable and beautiful.
- If you’re tight on space, try doubling up on appliances like a microwave/exhaust fan combo.
Titus Contracting Inc. is an award-winning home remodeling company that specializes in home renovation projects of all sizes and services the Twin Cities metro area. From a single room update, to a whole house remodel, Titus Contracting is experienced to handle any size project.

The combined experience of our team is unparalleled in the industry. We have built a team that offers over 40+ years of combined knowledge, experience, and craftsmanship that we have become known for.

**Call the team at Titus for a complimentary remodeling consultation on your dream project.  952-746-7817**

**REMODELING PROJECTS INCLUDE:**

- Kitchen,
- Bathroom,
- Room Additions,
- Basements,
- Cabinets
Several of our reviews...

Tom Schutz
4 reviews · 5 photos
★★★★★: 2 months ago
The management and install team with Titus Contracting have performed wonderfully for Key Land Homes. Their responsiveness and dedication has been truly exceptional and I would recommend them for any new construction or remodeling.

Douglas Lockard
1 review
★★★★★: 4 months ago
I have worked with Titus on two residential remodels. I have received nothing less than honesty and transparency throughout each project. Their team goes the extra mile starting with design and consultation, finding the right materials that fit within my budget and standing behind the workmanship during and after completion. I am planning to start my third remodel project with them this summer and could not be more excited to enjoy the finished product. Give them a call, you won't be disappointed.

Diane Harr
1 review
★★★★★: 4 months ago
The Titus team succeeded in bringing my dreams to reality - and in fact, truly exceeded my dreams. True to their mission and vision statement, Lee, Greg, and the rest of the team focused on what I needed to move forward with my project. They communicated honestly, listened to my vision, and shared their incredible expertise which resulted in having a relationship filled with trust. Always conscious of staying on schedule and budget, the team brought an amazing kitchen and bath to reality for me. Every day, I walk into those rooms and smile with gratitude that I am fortunate enough to work with the Titus team.

Connect with us on social media to see photos of our latest projects!

FACEBOOK
INSTAGRAM
TWITTER
PINTEREST