

NEW CONSTRUCTION TIMELINE

So, you've decided to build a new home. How exciting! There are many decisions to be made starting with the location, house plans, builder, etc. You probably already know that your kitchen is still the family meeting place even in this day and age of fast food. It is associated with comfort and family connection. The more welcoming your kitchen space is, the happier you and your family will be. It is advisable to design your kitchen when still in the blue print phases of building even before the foundation is poured. Many times, a small tweak in the plans will change the kitchen from being just nice to making it your dream kitchen. Master Baths are also important because that is the room that you start your day in and you want it to give you a feeling of happiness. Your contractor may or may not discuss the building progression with you. I find that many of my new construction clients are unaware of the entire construction timeline. This outline will help you know what to expect so that you can be prepared time wise and money wise to do your part.

The construction timeline is as follows. After the foundation is poured, the house is framed and the trusses for the roof are put into place. Next the interior walls are framed. This is the time to do any last minute changes to wall locations if possible. At this point, accurate measurements can be taken, although it may be too early to order cabinets, depending on how fast the construction is expected to progress. Next, the plumbing, mechanical (heating system) and electrical work take place on the inside while the roofing, windows and siding are being installed on the outside. If time permits, this is the best time to take cabinet measurements because the plumbing and electrical locations can be double checked. Then comes the insulation, vapor barrier, sheet rock, taping, texturing, and painting. It is good timing for the cabinets to arrive when the interior house painting is complete. The cabinets are installed without the drawers and doors. Your countertop fabricator can template, make and install your previously ordered countertops just as

soon as the base cabinets are set into place. Make sure to schedule the countertop template well in advance of the expected date. You can always move the time back, but it can be difficult to get a last minute appointment. The type of new flooring you have chosen will determine whether it is installed before or after the new cabinets are installed. Usually Vinyl (new name for linoleum) will be installed before the new cabinets and all other types will be installed after.

While your cabinets are being installed, the interior work is taking place inside the house. This work includes, doors and door casements, window casings, stairways, fireplace mantels, closets, etc. The finish work on a new home can be painstakingly slow. There is plenty of time to re-order a cabinet if it arrives damaged or add more cabinetry and/or trim. The final stages of finishing the new kitchen includes installation of the appliances, adjusting all of the cabinet doors and drawers that have been reinstalled on the cabinets to assure that all of the drawer fronts are evenly spaced and line up horizontally, all of the butt door cabinets have as little of a gap as possible and all of the cabinet doors line up at the top and the bottom. Next, your contractor will install the cabinet knobs and pulls that you have painstakingly selected. Use blue painters tape to template the location of each knob and pull on each cabinet to be sure that you like all of the placements and that they line up.

The last thing to be installed in your new home will be the flooring. Then, after a walk through with your contractor, a punch list is created of items that need to be finished or done. Some of these items may be completed after you have moved into the house. Your contractor will have your new home professionally cleaned before you move in.

Now that you know the order of progression, we can go back to the cabinet designing that is taking place in the blue print stage of your new home. As your cabinet designer, I will educate you on cabinet choices, help you create the best possible kitchen & baths for functionality and aesthetics, and help you stick to your budget as much as possible by guiding you to the best choices and quality suited for you. I strive for that

end of project comment; "I just LOVE my cabinets. And you'll love them not just because they're new, but because you start the day in a pleasant and roomy bath and then move to a kitchen that is a joy to cook in and a warm family gathering place, making it timeless. When all is done, it will be well worth all of the homework and time you spent on your selections.

During the designing process, think of the things that you like and don't like in your current kitchen. Tell me all of your thoughts when we meet. I will incorporate as many of your ideas and wants as possible into your new design. The computer renditions of your kitchen are easily changed, so don't be afraid of communicating all of your thoughts; none of them are cast in stone! It usually takes a few revisions of the kitchen design to get it just right. Appliances play a key roll in the overall kitchen design, so it is helpful if you have a pretty good idea of sizes and types before we meet and then fine tune them as the design is being finalized. Most appliance choices need to be decided before the cabinets are ordered. The cabinet ordering time is about 5 weeks (usually the same time frame as your flooring, lighting, appliances, sinks, fixtures and counter top). Moving into your new kitchen is exciting! Allow yourself enough initial time to make some decisions about what goes back into the new kitchen, what goes where and then some additional time to rearrange. Now is a good time to add drawer dividers, cushiony non-stick shelf papers, after market trash containers and other fun organizational items as you settle into your new space. Your cabinets have a very tough and durable finish on them and the wood is sealed so don't be afraid to clean them as needed with mild cleaners like Simple Green if they get greasy around the stove area. Enjoy your new kitchen!

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