



Plan and Pay for Your New Kitchen

These tips will help you plan and pay for your new kitchen.

From [Kitchen Planning Guide](#)

Budget Basics

The project budget for your kitchen remodeling can help you navigate the dozens of decisions you'll have to make. Read, ask questions, make phone calls, surf the Internet, gather product literature, bug friends who've remodeled -- do everything you can to get informed. The more you know, the better you'll be able to make wise choices during the planning stages.

Budget Vs. Home Value

First, estimate spending at least 15 percent of your home's value. Most real estate agents say that sellers can recoup close to 90 percent of kitchen remodeling costs, but the project will be a good investment only if the spending scale makes sense relative to the house's total worth.

Big Expenses

Second, figure that the cost of goods (appliances, countertops, cabinets, flooring, and so on) will add up to one-half to two-thirds of the total. Prices for these items are fairly easy to determine, so plug those figures into the budget early on. Earmark the remaining money for labor, design, and contracting services, permit fees, and so on.

If listing all the details seems difficult, stand in your existing kitchen and write down everything that's installed there: light fixtures, windows, molding, and so on. This won't prevent omissions, but it will make them less likely. Factor the age of your home into the equation as well. Some changes may require modifications or structural upgrades to an older house.

Help Is Out There

Third, if the sheer number of choices overwhelms you, spend a little up front to bring in a design professional. This goes double if you're considering structural changes. Better still, a pro will be more likely to mention details that a homeowner might forget amid the big picture. You'll budget for countertops, certainly, but what about a new sink, faucet, and disposal? Does the ceramic tile you chose for the floor require cement-board underlayment?

Without a complete and detailed plan developed *before* the kitchen renovation begins, you may get swept into a spending spiral of unbudgeted extras, such as a larger island or expensive hardware selected under pressure at the last minute. If your plan includes precise dimensions and specific products, the cost estimate can be quite accurate, and you'll be able to verify that everything you want is available.

Bear in mind that there are independent businesspeople who are at risk just as you are. Most can match clients' "bad contractor" horror stories with tales of their own -- about inflexible or indecisive customers, unpaid invoices, and other problems -- so be consistent, prepared, and available during the project, even if it's not large or complex.

Common sense rules the day. Designers who understand and respect your wants, needs, and spending limits are most likely to produce cost-effective plans that make you happy.

If you have your new kitchen professionally installed, the numbers will look a little different. Generally speaking, the biggest slices of your remodeling budget will go towards cabinets, countertops, and installation costs. Depending on style and features, cabinets can account for as much as half the cost of a professionally designed and installed kitchen. But these are, after all, the choices that will be made during your planning stage. The actual renovation will always contain surprises, so sort out whatever details you can up front.

Remodeling Resources Courtesy Of



Complete Home Renovations