

Planning a budget for a kitchen remodel

Remember the 5% to 15% Rule

The average cost of a kitchen remodeling project is around 8% of the value of the home and ranges between 5 to 15%. Remember that remodeling requires more labor than new home construction because it involves demolition and debris removal of an existing kitchen. Apartments and condo demolitions can be considerably more expensive.

An average complete remodeling project includes cabinetry, appliances, countertops, flooring, lighting, moldings and trim, wall coverings and paint. These costs should cost no less than 5% and no more than 15% of the current value of your home to keep it in keeping with the rest of your home and to keep the home price in keeping with the neighborhood housing values. The point is — don't overbuild or underbuild as you might hurt resale ability if it's too expensive or inexpensive for the neighborhood.

Sample Kitchen Budget

Does not include appliances

\$400,000 Home	
5%	\$20,000
8%*	\$32,000
15%	\$60,000
.....	
\$500,000 Home	
5%	\$25,000
8%*	\$40,000
15%	\$75,000
.....	
\$600,000 Home	
5%	\$30,000
8%*	48,000
15%	\$90,000

* Appliance suppliers for New Dominion Contractors offer clients builder discounts on appliances and fixtures.

Sample Remodeling Scope of Work for a 12 x 15 foot Kitchen with Appliances

- Permitting for building code compliancy
- Complete demolition and removal of existing kitchen
- Framing to open a wall to adjoining dining room and installing a beam
- Plumbing and electrical
- Insulation and plaster
- Flooring
- Cabinets and solid counters
- Appliances including garbage disposal, trash compactor, stove, oven and refrigerator*
- Lighting and plumbing fixtures
- Cabinetry hardware package
- Painting and wall coverings
- Installation of back splash or custom tile treatments

Kitchen Remodel Cost Breakdown

2%	Planning and permits	\$905
4.2%	Site Work and demolition	\$1,868
4.2%	Framing	\$1,840
0.7%	Molding and Trim	\$325
3.3%	Door and Window	\$1,467
10.9%	Plumbing	\$4,753
2.8%	Heating	\$1,252
9.1%	Electrical	\$3,994
2%	Insulation	\$890
2.9%	Drywall and plaster	\$1,278
36%	Cabinets, counters and trim	\$15,700
12.6%	Appliances	\$5,506
3.2%	Flooring	\$1,423
1.2%	Painting	\$535
4.1%	Job management	\$1,826
	Job Total:	\$43,562



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