

HOMEOWNER CHECKLIST · PART 1 OF 2

Kitchen Remodel — What You Purchase

CLIENT

PROJECT ADDRESS

TARGET START

PREPARED

WE DO NOT START UNTIL YOUR MATERIALS ARE HERE

Every finish material on this list has to be physically at your home before we begin. Not ordered. Not shipped. Not out for delivery. Delivered, and checked by us.

We give you a completion timeframe and we hold to it. The only way we can do that is to control what is in the house on day one. A material that is still in transit has too many ways to fail — backorder, freight delay, shipping damage, wrong color, wrong quantity, wrong dye lot — and every one of those lands on your finish date instead of the supplier's.

So if the materials are not here, we do not start. Your project does not become a slower job. It becomes a later start. That is exactly what protects the timeframe we promised you.

Your countertop is the one exception. The slab is reserved at the yard before we start, but it cannot be cut until your cabinets are set and measured.

A kitchen remodel is really two projects running at once: the work we do, and the products you buy. The second one is what usually decides how long the first one takes.

Almost everything we build is sized around something you purchased. Cabinets are built around your appliances. Countertops are cut around your sink. Rough plumbing and electrical are placed around your range, your hood, and your pendant lights. If a spec arrives late, we are not just waiting on a box — we are waiting to find out where things go.

One item in particular waits entirely on you. We cannot complete your cabinet design rendering until we have a rough layout of the kitchen and the dimensions of every appliance you plan to put in it. The rendering is what the cabinet order is built from, and the cabinet order is what sets your start date.

HOW TO USE THIS SHEET

- Check the box once the item is bought and the spec sheet or model number is sent to us — not when you have decided on it. A decision we cannot see is not a decision we can build from.
- Send specs to Tony at Tony.KVIconstruction@gmail.com. A photo of the model sticker or a link to the product page is enough.
- Anything marked "On site before we start" has to be at the house before day one. Anything marked "Before we start" is a decision we need from you by then, not something you deliver.
- If a line does not apply to your scope, cross it off with us at the pre-construction walkthrough so nothing is left looking unanswered.

	ITEM	WHAT WE NEED FROM YOU	DUE BY
APPLIANCES <i>Send these first. Cabinet sizes, gas lines, circuits, and venting are all built from these spec sheets.</i>			
☐	Range or cooktop	Model number, fuel type (gas / electric / induction), overall width, and the required gas line and circuit size from the spec sheet	On site before we start

	ITEM	WHAT WE NEED FROM YOU	DUE BY
☐	Wall oven, microwave, warming drawer	Model numbers and the cutout dimensions listed on the spec sheet, plus circuit size	On site before we start
☐	Range hood or downdraft	Model number, CFM rating, duct size and direction, and the mounting height you want above the range	On site before we start
☐	Refrigerator	Model number, width / depth / height including door swing, whether it needs a water line, and panel-ready yes or no	On site before we start
☐	Dishwasher	Model number and panel-ready yes or no	On site before we start
☐	Beverage fridge, wine fridge, ice maker	Model number, cutout dimensions, water line needs, and whether it requires a dedicated circuit	On site before we start
☐	Garbage disposal	Model number, horsepower, and whether you want an air switch in the counter or a wall switch	On site before we start
☐	Appliance storage space	Where we can keep the appliances once they arrive. All of them are here before we start, so we need a garage bay, a spare room, or somewhere dry and out of the work zone	Arranged before we start
CABINETRY AND HARDWARE <i>Cabinets set your start date. Nothing after them can start early, so this section moves first.</i>			
☐	Rough layout and appliance dimensions	We cannot produce your cabinet design rendering without a rough layout of the room and the dimensions of every appliance going in it. The rendering is what the cabinet order is built from, so this is the first domino in the whole project	Before we start
☐	Cabinet line, door style, finish	Your signed approval on the final shop drawing and a physical color sample you have seen in your own light	Before we start
☐	Cabinet hardware	Pulls and knobs — count per the plan plus four spares, the finish, and the screw length if you have thick drawer fronts	On site before we start
☐	Interior organizers	Trash pull-out, spice rack, tray dividers, lazy susan, drawer inserts — these ship with the cabinet order	On site before we start
☐	Open shelving or brackets	Material, length, bracket type and finish. We install blocking in the wall for these, so we need it before drywall	On site before we start
COUNTERTOPS <i>Countertops cannot be measured until the cabinets are set. That template date is the start of a fixed waiting period.</i>			
☐	Countertop material	Brand and color. For natural stone, the specific slab you walked and reserved at the yard, with the slab number	Reserved before we start
☐	Edge profile and thickness	Picked from the fabricator's samples	At template
☐	Sink and faucet cutouts	How many holes and what goes in each one — main faucet, soap dispenser, filtered water, air switch	At template

	ITEM	WHAT WE NEED FROM YOU	DUE BY
PLUMBING FIXTURES			
☐	Kitchen sink	Model number, single or double bowl, undermount or farmhouse. A farmhouse sink changes the cabinet it sits in, so this has to be settled before the cabinets are ordered	On site before we start
☐	Main faucet	Model number, finish, and pull-down or standard	On site before we start
☐	Pot filler	Model number and finish. The valve goes in the wall at rough-in, so tell us early if you want one	On site before we start
☐	Filtered water or instant hot	Model number and whether the unit needs an outlet under the sink	On site before we start
TILE AND FLOORING			
☐	Backsplash tile	Tile delivered to the site with 15% overage. Include the trim or bullnose pieces, or tell us you want a metal edge profile instead	On site before we start
☐	Grout color	Chosen from our sample board held against your actual tile, not from a photo	Before we start
☐	Flooring	Material with 10–15% overage, plus the transition pieces to every adjoining room	On site before we start
☐	Edge and transition profiles	Schluter or similar profile and finish, if you are using them	On site before we start
LIGHTING AND ELECTRICAL			
<i>Every fixture location is set at rough-in, before the walls close. Changes after drywall mean opening the ceiling back up.</i>			
☐	Recessed light trims	Count, trim finish, and color temperature — 2700K reads warm, 3000K reads cleaner. Pick one and use it everywhere	On site before we start
☐	Island pendants	Model number, how many, and the height you want them hanging above the counter	On site before we start
☐	Under-cabinet lighting	Tape or puck, dimmable or not, color temperature, and where the transformer can live	On site before we start
☐	Decorative or dining fixture	Model number and weight. Anything heavy needs blocking in the ceiling before drywall	On site before we start
☐	Outlet and switch device color	White, almond, or black, plus the cover plate style	Before we start
☐	Dimmers and smart switches	Which circuits you want dimmed and whether you want smart switches	Before we start
PAINT AND FINISHES			
☐	Wall, ceiling and trim colors	Brand, color name and number, and the sheen for each surface	Before we start
☐	Cabinet touch-up kit	Ordered from your cabinet supplier with the cabinets so it matches the production run	On site before we start

ORDER THESE FIRST — THEY DECIDE WHEN WE CAN START

- Appliance specs. Not the appliances themselves — just the spec sheets. We cannot even produce the cabinet design rendering without them, and the rendering is what the cabinet order is built from.
- Cabinets. Generally two to four weeks depending on how much customization you want, though timing is always subject to change. This is the item that sets your start date.
- The countertop slab. If you want natural stone, go to the yard and put your name on a specific slab before demo day, not after.
- A custom or oversized hood. The framing above the range is built around it, so we need the model before we frame.

HOMEOWNER CHECKLIST · PART 2 OF 2

Kitchen Remodel — How the Work Runs

This is the order a kitchen runs in and roughly how long each phase takes. Your job may skip a phase or combine two of them, but the sequence rarely changes — each phase depends on the one before it.

Read the last column closely. That is where your purchases land on the schedule.

Every phase below assumes your materials were already at the house on day one. That assumption is what the whole schedule rests on.

#	PHASE	TYPICAL TIME	WHAT MUST BE SETTLED OR ON SITE FIRST
1	Design, selections and ordering	2–6 weeks	Rough layout and appliance dimensions to us, cabinet rendering approved, slab reserved, and every material on page 1 delivered to the house
2	Permit, if the scope requires one	1–3 weeks	Plans submitted. Moving walls, gas, or plumbing usually triggers this
3	Site protection and demolition	1–3 days	Your temporary kitchen set up somewhere else, and the room emptied
4	Framing and structural changes	1–4 days	Final layout approved and any header or beam detail confirmed
5	Rough plumbing, electrical and HVAC	3–5 days	All appliance specs, sink model, pot filler decision, pendant locations, under-cabinet lighting
6	Rough inspections	1–3 days	Scheduled by us. Timing depends on the inspector's calendar, not ours
7	Insulation and drywall	4–8 days	Nothing needed from you
8	Prime and first coat paint	2–3 days	Paint colors and sheens selected
9	Flooring, if it runs under the cabinets	1–3 days	Flooring delivered, acclimated, and inspected
10	Cabinet installation	2–4 days	Cabinets delivered and checked for damage before the crew starts
11	Countertop template	1–2 hours	Sink and faucet physically on site — the fabricator measures around them
12	Countertop fabrication	7–14 days	Nothing happens on site during this stretch. It is normal and it is already in the schedule
13	Countertop installation	1 day	Access to the driveway and a clear path to the kitchen
14	Backsplash tile	2–3 days	Tile, trim pieces and grout on site, dye lots checked
15	Finish plumbing, electrical and appliance install	2–3 days	Every fixture and appliance on site and unboxed
16	Trim, hardware and final paint	2–3 days	Cabinet hardware on site with spares
17	Final inspection, punch list and walkthrough	1–3 days	You available to walk the job with us

Shaded rows are stretches where little or nothing happens on site. They are part of the schedule, not a sign the job has stalled.

What actually moves your date

THE THREE MOST COMMON DELAYS ON A KITCHEN REMODEL

- Appliance specs arriving late. The cabinet order waits on them, and if they change after rough-in we are moving gas lines and circuits that were already run.
- The countertop slab not being selected and reserved. We cannot schedule the template, and the template is what starts the two-week fabrication clock.
- Tile arriving short or backordered. Tile crews are booked weeks out. If your tile is not here on their day, we lose the slot and wait for the next one.

Typical lead times

These are ranges we see in the Columbus market. Confirm the real number with your supplier when you buy, and tell us if it is longer than what is shown here.

ITEM	TYPICAL LEAD TIME	ORDER IT BY
Cabinets, stock through custom	2–4 weeks	As soon as the job is booked
Standard appliances	1–4 weeks	As soon as the job is booked
Pro-style or panel-ready appliances	6–16 weeks	Before we set a start date
Custom or oversized range hood	Varies by model	As soon as the job is booked
Countertop fabrication (after template)	7–14 days	Cannot be rushed or started early
Specialty or imported tile	2–8 weeks	4 weeks before the tile phase
Light fixtures and pendants	1–6 weeks	3 weeks before drywall

Acknowledgment

We have reviewed the selection list and the sequence above. We understand that KVI Construction does not begin work until every finish material on this list has been delivered to the home, and that our start date is set only once those materials are on site and checked, and that changes made after a phase is complete may carry additional cost.

 Homeowner signature / date

 KVI Construction / date