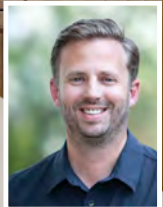


home renovations

Key Details NOT to Overlook in Your Kitchen and Bathroom



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When planning a home renovation, the excitement of designing your dream space can sometimes overshadow critical details. People often have very busy lives, and it can be difficult to find the time necessary to sit down and really review your wish list, design plans, and all the specifics that go into any renovation. Here are some elements that you do not want to overlook in your next kitchen or bathroom renovation.

Kitchen Renovations

The kitchen is often the centerpiece of a home—a space for cooking, eating, and more and more: socializing.

Appliance Placement and Sizing. People often have kitchens that do not function well, whether they realize it or not. One of the biggest things to ensure you address when you renovate your kitchen is the sizing and placement of your appliances. If your refrigerator space is not large enough, make sure the new design incorporates the size you need. If your refrigerator is up against a wall and the handle hits every time you open it—prioritize a new placement. If you have a small kitchen with a cooktop, separate wall oven, and a microwave taking up precious countertop space – consider installing a 30” range with microwave above, and utilize the space you were able

to save for something else. If you do not currently have exterior ventilation on your hood or microwave, make that a priority, even if it involves moving where the appliance is located.

Dedicated Charging Areas. In today’s tech-driven world, kitchens often double as charging hubs. Include a dedicated charging station with USB outlets for your devices. This not only keeps electronics organized but also frees up counter space for cooking and other activities. With custom cabinetry, you can often integrate this solution right into one of your drawers.

Integrated Trash/Recycle and Storage Solutions. Work with your designer to see if you can integrate trash and/or recycling bins into a cabinet – you often only need 18” of cabinet width to fit both trash and recycle into one space. Try to make sure that the placement of this cabinet is within close proximity to both the sink and your main countertop prep area. Make sure to think about specific storage solutions for everyday items in your kitchen. Some integrated solutions include roll out shelving in pantry cabinets, cutting board/baking sheet dividers, pots and pan drawers with heavy-duty hardware, pullout storage for spices and cooking supplies, and even heavy-duty mixer lifts. These elements are always easier to add when designing your kitchen, instead of after the fact.

Strategic Lighting. People can sometimes focus too much on the materials and colors of their new kitchen – and forget to make sure their lighting is adequately upgraded. Make sure to consider good task lighting—both in the ceiling, as well as under your cabinets. Under cabinet LED lighting is not only essential to good lighting while working at your countertop—but it also acts as a wonderful mood light or night light in your kitchen.



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Bathroom Renovations

Bathrooms are personal spaces where practicality and aesthetics should coexist. Here is what not to forget:

Shower vs. Bathtub. When deciding between a shower and a bathtub, consider your daily needs and long-term accessibility. Make sure to balance the resale aspect of keeping 1 bathtub in the home vs. the decision that will be best for your daily life while living in the home. If your timeline is to stay in the home for 10 or more years, I would advise that you focus solely on making the renovation fit your daily lifestyle.

Bidet-Friendly Mechanicals. Bidets are becoming increasingly popular for their hygiene and convenience. Even if you are not installing one right away, it is wise to prepare the plumbing and electrical connections for a bidet commode during your renovation. This future-proofs your bathroom for potential upgrades later on.

Easy-to-Clean Materials. Consider products that are both low-maintenance and visually appealing. Solid surface shower products have come a long way, and can give you a great combination of low maintenance and great aesthetics. If you opt for a tile shower, consider using larger format size tiles, which can drastically reduce the amount of grout in your bathroom. You can also make sure to ask for a high quality grout, which will help resist mold and mildew in the future.

Storage and Accessory Placement. Do not neglect the placement of towel bars, hooks, and other storage accessories. Sometimes even large bathrooms can lack enough proper wall space for towel storage. Also consider making sure that you can place a towel bar or robe hook within arm's reach of your shower—no more towel laying on the floor while you shower.

Bathroom Ventilation. It is important to make sure that you are protecting your investment into your bathroom by having adequate bathroom ventilation. Make sure your new fan is powerful enough for the size of the space, has integrated LED lighting if needed, and more importantly—is vented properly to the exterior. If you are not 100% sure that it is vented outside now, make sure that is a priority when your bathroom is renovated. Also, consider having your vent fan installed

with a push-button timer switch; this will let the fan run for an extended period of time after you are done in the bathroom, clearing out all of the moisture.

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