



Designer FYI

By Kris Linder



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Reality check... how long will it take?

No two remodeling jobs are the same. People need to allow extra time for scheduling delays, hidden conditions, custom work or more elaborate projects. However, you can consider these timeframes, particularly if you're doing a small kitchen or bath remodel:

- 1 to 2 days to tear out existing fixtures, walls, floors and appliances
- 1 day each to change electric wiring and plumbing
- 3 to 5 days for framing
- 4 to 6 days to add new sheetrock, tape and texture
- 4 days for a tile bathroom floor
- 3 to 10 days to install new cabinets
- 1 to 2 days to hook up new fixtures and appliances
- 1 day for a plumber to install the sink, dishwasher and fixtures
- 2 to 3 days for light fixtures and wall coverings
- 1 to 10 days to install kitchen flooring

This list gives you some idea of how things work during a remodel or construction project. More specifically, it gives you a time frame when you're dealing with the nerve centers of your home: the kitchen or bath. Naturally, you want to have the work completed as quickly as possible, yet projects routinely seem to take two or three times longer than they're supposed to. This is partly because contractors are always optimistic and base their job estimates on best-case scenarios. But truth be told, there are always unforeseen changes and snags.

So what can you do?

Staying on schedule is critical. Ask your contractor for a schedule that outlines the major elements of the job: demolition, installation of plumbing and electrical appliances, cabinetry installation, and adding the finishing touches. This schedule isn't necessarily binding, but it will give the contractor impetus to follow it — and give you something to judge their progress by.

If you have an absolute move-in or completion date, you'll need to be realistic as to when you start the project and how you'll handle delays. One way to avoid problems is to make sure deliveries are made on time. Projects are often held up because cabinets or appliances weren't delivered on schedule, or arrived damaged, or were the wrong style from what you ordered. Special items such as handmade or imported tiles and stone often take considerably longer than anticipated to arrive. If your job calls for any custom items, order them well in advance. If you're supplying the appliances (purchasing them yourself instead of through your contractor) it is your responsibility to make sure they are at the site when needed.

By being realistic and keeping on schedule, you up your chances to finish on time — and hopefully on budget.

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