



OUR HOME IMPROVEMENT

Investing in Your Kitchen

REMODELING COSTS, CONSIDERATIONS, AND TIPS



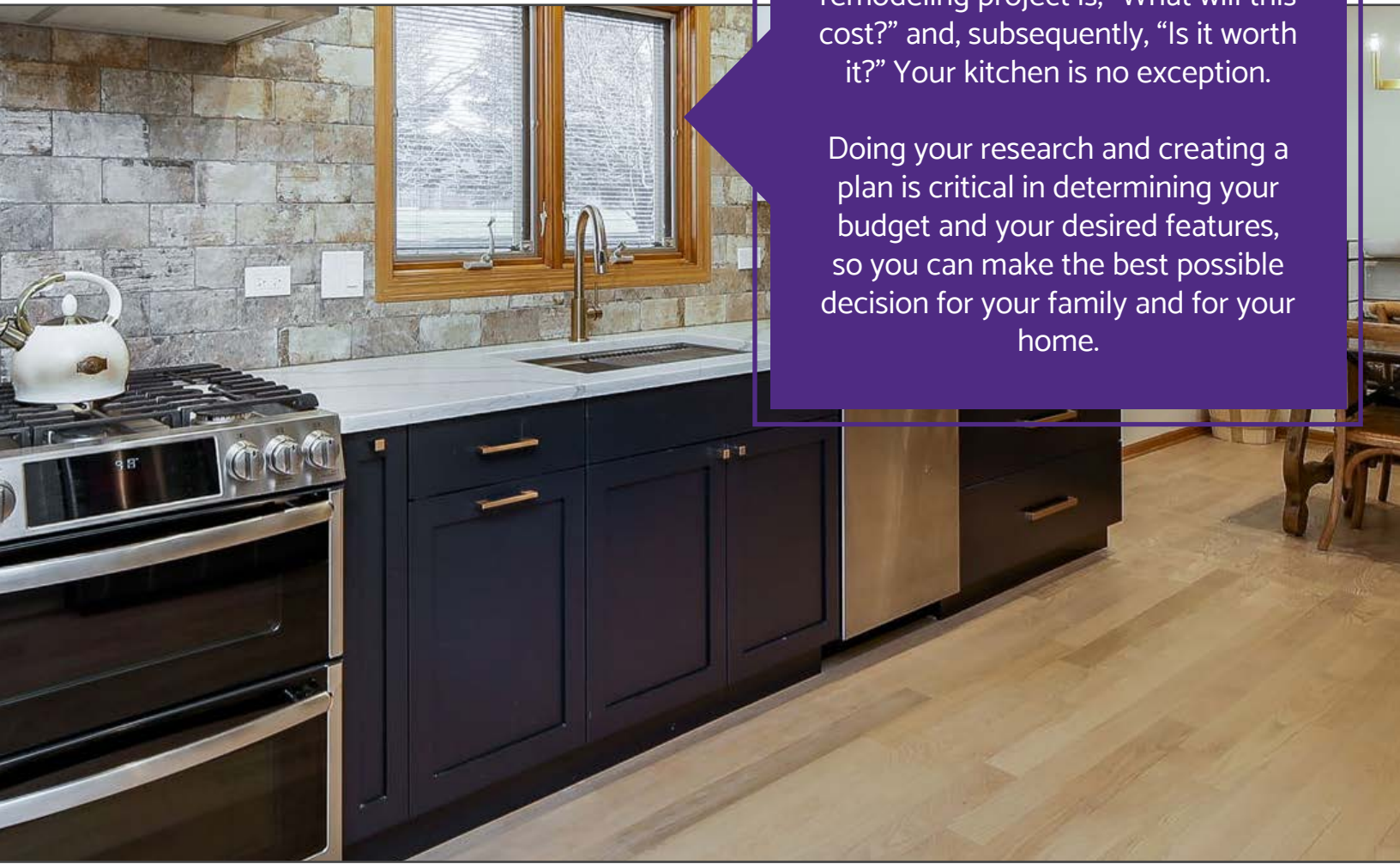
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WHAT IS IT GOING TO COST?

One of the first questions many homeowners ask prior to tackling a remodeling project is, “What will this cost?” and, subsequently, “Is it worth it?” Your kitchen is no exception.

Doing your research and creating a plan is critical in determining your budget and your desired features, so you can make the best possible decision for your family and for your home.



SHORT OR LONG TERM PLANS?

Before you put your money into a remodel, the first thing you should consider is your future in your home. Are you planning to move anytime soon? If so, how soon? If you intend to “flip” your home and sell it, you’ll want to make different decisions with your budget than if you’re planning to settle into your forever home.

1 I’M PLANNING TO SELL IN THE NEXT COUPLE YEARS

If you’re planning to sell your house in the next year or two, the best thing you can do with your budget is to be conservative. Instead of a complete overhaul, consider a refresh. New flooring, backsplash, or countertops can make a big difference in the look and feel of your home.

2 I’M STICKING AROUND FOR THE LONG HAUL

If you will be staying in your home forever, your budget can have a little more wiggle room, and so can your selections. You can choose the design and finishes you want, instead of worrying about what’s going to sell the people moving in next. Furthermore, investing in quality craftsmanship and durable materials up front will save you from making constant repairs in the future.

3 I’M NOT SURE WHAT THE FUTURE HOLDS

Not a fortune teller? That’s okay! The best advice we can give you is to make the best choice for you and your family. We usually see clients take the middle of the road approach when it comes to their budget for a remodel they might leave behind in the next five-to-ten years.





WHERE DOES THE MONEY GO?

MATERIALS

Cabinetry, countertops, flooring, and backsplash all play a key role in both the cost of your kitchen remodel and how it looks and functions! Materials can cover approximately half of the cost of your remodel, but can increase from there if you choose high-end brands or completely custom materials.

For instance, cabinetry accounts for such a large portion of your budget because not only is it constructed of real, solid wood, but the style you choose (frameless, framed, inset, etc.) will effect labor costs as well because the more complex the construction, the more time it will take to install.

When choosing materials, be sure to ask yourself these questions: “Do I like how this looks and how it fits into my overall design?” and “Will this work the way I want or need it to work in my kitchen?” Solving for only one of these questions is sure to end in buyer’s remorse!

SPLURGE OR SAVE?

Certain features are worth the extra investment. For example, if you have children or if you love to cook, it would be wise to splurge on quartz countertops. Quartz can take a heavy beating from heat, cutlery, spills, and more; plus, it’s non-porous and low-maintenance!

QUALITY MATTERS

Materials purchased from a big box store, though they may have the same brand name and model, are constructed differently than those bought from a specialty supply shop. Lower prices often equate to lower quality pieces.

WHERE DOES THE MONEY GO?



LABOR

Labor also takes a big chunk of your overall budget, especially when you're choosing to work with skilled craftsmen like journeymen or master carpenters and plumbers.

While we often think of things like hammers, drills, and table saws when discussing labor costs, there's a much softer side to it. Investing in labor means investing in your tradesmen. In addition to tools and tool maintenance, their time, talent, knowledge, and safety (like workman's comp and health insurance) are also tied into labor costs.

Most importantly, make sure to work with a contractor who, along with their labor crews, are licensed, bonded, and insured.

IT TAKES A VILLAGE

Applying and submitting for permits can be a long and confusing process if you're not familiar with construction. Yet, remodeling without a permit can open you up to countless risks. Working with an experienced professional will save you from the hassle of pulling a permit on your own. Your contractor can work with your village to determine what's needed to keep you, your family, and any future homeowners safe and secure. Most municipalities require permit fees and sometimes inspection fees, which will vary based on where you live and your project's scope of work.

WHERE DOES THE MONEY GO?

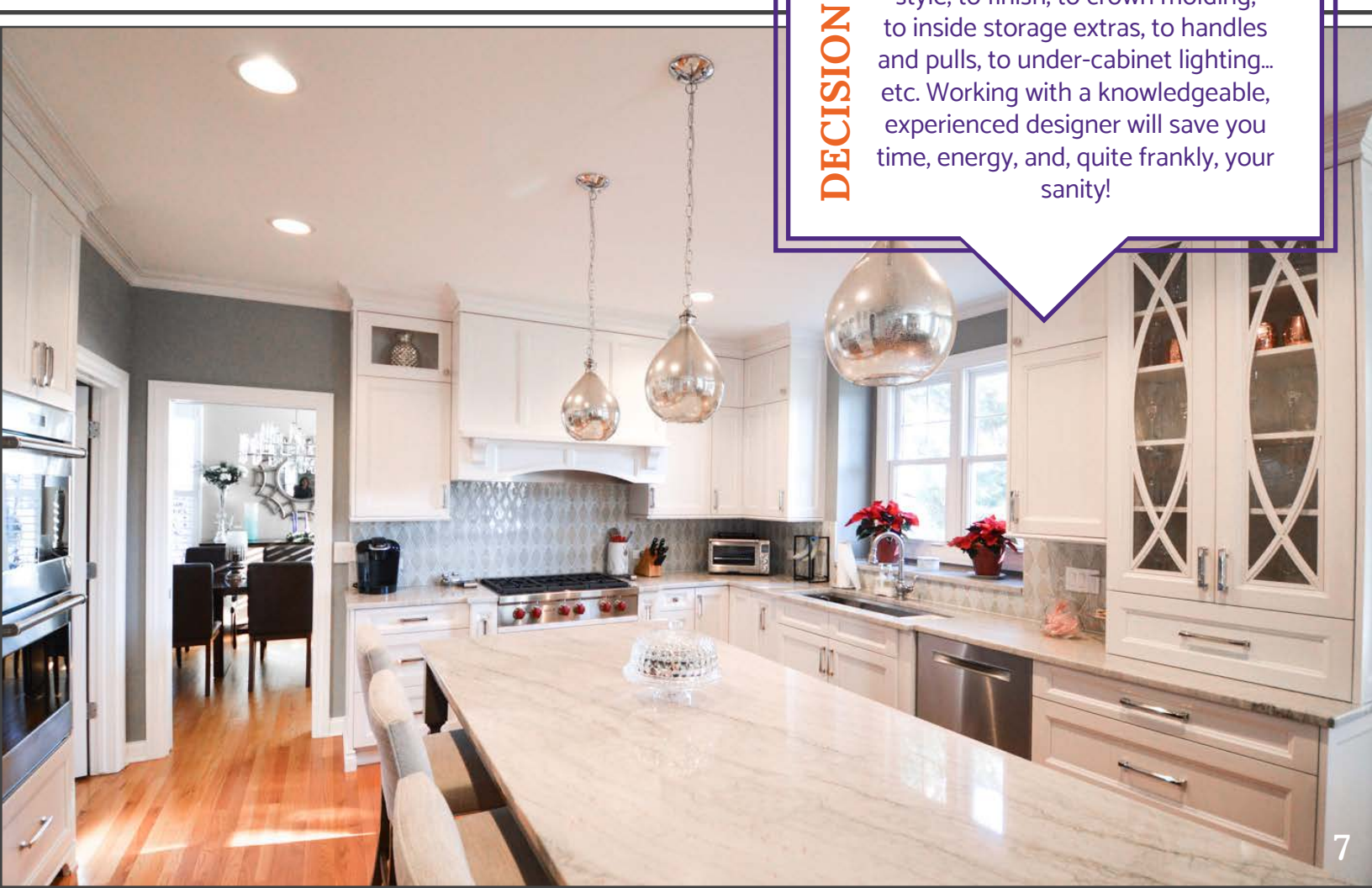
SERVICE

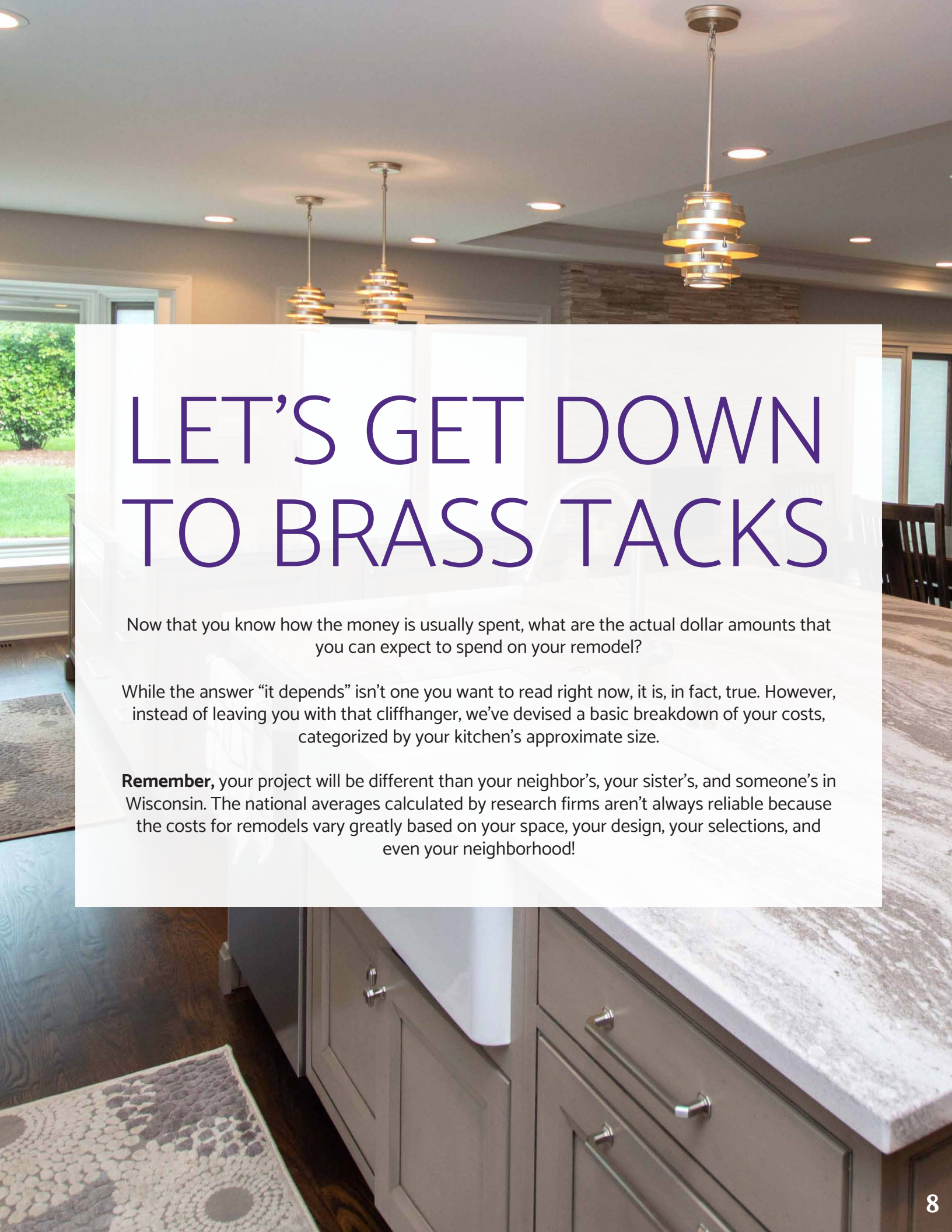
If you've ever heard the phrase, "You get what you pay for," it certainly holds true for kitchen remodeling. In general, remodeling is a messy business (literally!), and it pays to have a trustworthy team alongside you that will keep your project on time, on budget, and aligned with your goals. This does come with a price tag, but considering the headaches and time you'll save in the long run, the investment is definitely worth it.

Top of the line service is usually brought to life through a design-build firm or a remodeling company that can quarterback your project for you. Oftentimes, remodelers will employ certified designers who come up with ideas for your space, and ensure you have access to the best products to bring those ideas to life. Additionally, remodelers may employ project managers to oversee the actual construction of your project and interface with all the required trades, helping keep your project on track with its timeline.

DECISION FATIGUE

A kitchen remodel can include hundreds of line items. One seemingly simple element like "cabinetry" can have multiple decisions associated with it, from style, to finish, to crown molding, to inside storage extras, to handles and pulls, to under-cabinet lighting... etc. Working with a knowledgeable, experienced designer will save you time, energy, and, quite frankly, your sanity!





LET'S GET DOWN TO BRASS TACKS

Now that you know how the money is usually spent, what are the actual dollar amounts that you can expect to spend on your remodel?

While the answer “it depends” isn’t one you want to read right now, it is, in fact, true. However, instead of leaving you with that cliffhanger, we’ve devised a basic breakdown of your costs, categorized by your kitchen’s approximate size.

Remember, your project will be different than your neighbor’s, your sister’s, and someone’s in Wisconsin. The national averages calculated by research firms aren’t always reliable because the costs for remodels vary greatly based on your space, your design, your selections, and even your neighborhood!

SMALL KITCHEN

APPROXIMATE SQUARE FOOTAGE RANGE: UP TO 200 SF

Small kitchens usually range between \$35,000 and \$60,000 for an overall investment. Most small-sized or galley kitchens we see at OHi wind up costing an average of \$55,000.

If you want to turn your small kitchen into a large kitchen, consider a bump-out addition. These micro additions will increase your costs, but it can also add value to your home, while providing you with more options for layout, design, and function while redoing your space. If you plan on staying in your home long-term, it is well worth the consideration!

BUDGET FRIENDLY

\$35,000-\$45,000

- Existing floorplan will remain; no wall removal or pass-through openings
- Cabinetry layout and appliance locations will remain
- Quality semi-custom cabinetry with select finishes
- Existing flooring will likely remain
- Select granite countertops
- Select plumbing fixtures
- Select cabinet hardware
- Select ceramic tile backsplash options

MID ROAD

\$45,000-\$60,000

- Existing floorplan will remain; no wall removal or pass-through openings
- Cabinetry layout and appliance placement can be modified for functionality desires
- Quality semi-custom cabinetry with select interior storage upgrades and wide selection of finishes
- Select vinyl, laminate, or tile flooring options
- Select granite countertops
- Select plumbing fixtures
- Select cabinet hardware
- Select tile backsplash options, including ceramic or glass

WHATEVER I WANT

\$60,000+

- Reworked floorplan, including wall removal
- Customized cabinetry layout and appliance placement
- Custom cabinetry with multiple options for internal storage and finishes
- New flooring in kitchen and adjacent areas
- Quartz countertops
- High-end plumbing fixtures; includes multiple faucet heads
- High-end cabinet hardware
- Numerous backsplash options, including mosaic, glass, and ceramic



MEDIUM KITCHEN

APPROXIMATE SQUARE FOOTAGE RANGE: 300-450 SF

Medium kitchens usually range from \$50,000 to \$80,000 as an overall investment. Most medium-sized kitchens we see at OHi wind up costing an average of \$70,000.

Being that medium sized kitchens are stuck in the middle between small and large, we commonly see small kitchens turn into medium sized kitchens through remodeling. As with any remodel, there can be unforeseen obstacles that arise while the project is already underway. This holds true for kitchen remodels, especially in the case of when walls are removed or relocated to expand the kitchen even further.

BUDGET FRIENDLY

\$50,000-\$65,000

- Existing floorplan will remain; no wall removal or pass-through openings
- Cabinetry layout and appliance locations will remain
- Quality semi-custom cabinetry with select finishes
- Existing flooring will likely remain
- Select granite countertops
- Select plumbing fixtures
- Select cabinet hardware
- Select ceramic tile backsplash options

MID ROAD

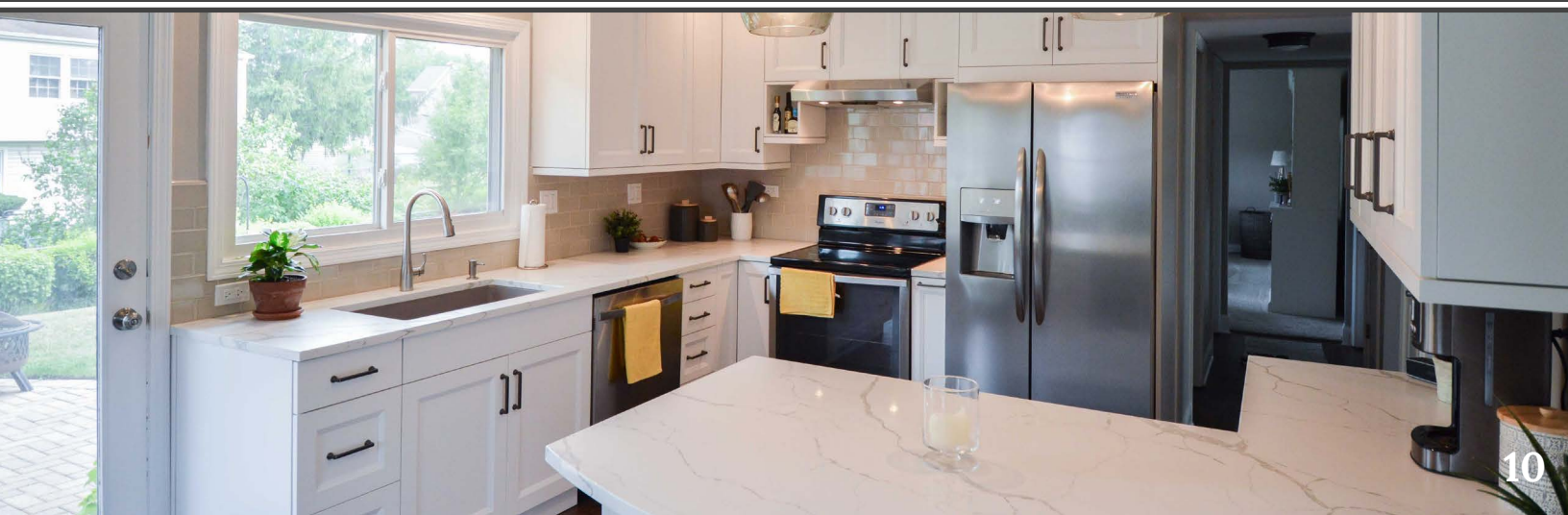
\$65,000-\$80,000

- Existing floorplan will remain; no wall removal or pass-through openings
- Cabinetry layout and appliance placement can be modified for functionality desires
- Quality semi-custom cabinetry with select interior storage upgrades and wide selection of finishes
- Select vinyl, laminate, or tile flooring options
- Select granite countertops
- Select plumbing fixtures
- Select cabinet hardware
- Select tile backsplash options, including ceramic or glass

WHATEVER I WANT

\$80,000+

- Reworked floorplan, including wall removal
- Customized cabinetry layout and appliance placement
- Custom cabinetry with multiple options for internal storage and finishes
- New flooring in kitchen and adjacent areas
- Quartz countertops
- High-end plumbing fixtures; includes multiple faucet heads
- High-end cabinet hardware
- Numerous backsplash options, including mosaic, glass, and ceramic



LARGE KITCHEN

APPROXIMATE SQUARE FOOTAGE RANGE: 450 SF AND UP

Large kitchens usually range between \$80,000 and \$100,000 for an overall investment. Most large-sized kitchens we see at OHi wind up costing an average of \$90,000.

Many of the large kitchens we tackle also include a mild to moderate remodel of the surrounding rooms. For instance, we may install new flooring to match, open up the floor plan to create an eat-in kitchen, or relocate a powder room.

Updating the adjacent spaces can help create a more consistent look throughout the entire first floor.

BUDGET FRIENDLY

\$70,000-\$85,000

- Existing floorplan will remain; no wall removal or pass-through openings
- Cabinetry layout and appliance locations will remain
- Quality semi-custom cabinetry with select finishes
- Existing flooring will likely remain
- Select granite countertops
- Select plumbing fixtures
- Select cabinet hardware
- Select ceramic tile backsplash options

MID ROAD

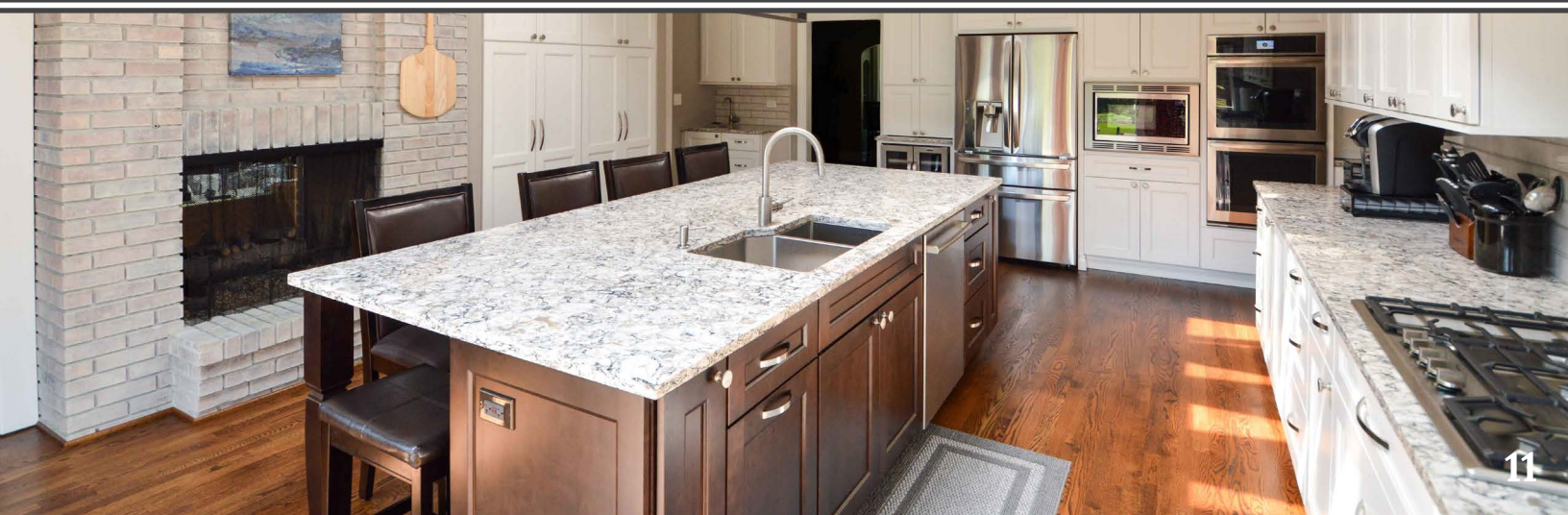
\$85,000-\$100,000

- Existing floorplan will remain; no wall removal or pass-through openings
- Cabinetry layout and appliance placement can be modified for functionality desires
- Quality semi-custom cabinetry with select interior storage upgrades and wide selection of finishes
- Select vinyl, laminate, or tile flooring options
- Select granite countertops
- Select plumbing fixtures
- Select cabinet hardware
- Select tile backsplash options, including ceramic or glass

WHATEVER I WANT

\$100,000+

- Reworked floorplan, including wall removal
- Customized cabinetry layout and appliance placement
- Custom cabinetry with multiple options for internal storage and finishes
- New flooring in kitchen and adjacent areas
- Quartz countertops
- High-end plumbing fixtures; includes multiple faucet heads
- High-end cabinet hardware
- Numerous backsplash options, including mosaic, glass, and ceramic



INVESTING IN YOUR LIFE

Your home is where you spend half of your life. At OHi, we believe the quality of that life should be as high as possible. That's why we do what we do.

While project costs like kitchen remodels are larger investments, their payoffs are astounding.

Our clients constantly tell us how their lives have been impacted by their remodels, not their pocketbooks. More room for family, increased comfort, and more options for entertaining are just some of the perks they see as a result of their choice to remodel. Your home is your biggest investment, and it's where your memories are made.

Whatever level you choose to invest in your home, make the investment for your life, not just for your resale value.





NOW WHAT?

You want to be wise with your money, and you want to make the right choices when investing in your home.

The good news is we want that for you as well. In fact, we find ourselves telling our clients what not to invest in, just as often as we help them redesign their spaces.

We believe in treating their money like our own. After all, why wouldn't we? We're family!

If you live in the Chicagoland area, we invite you to experience the difference of working with family. We'd love to help you tackle your kitchen remodel and make this amazing investment in the heart of your home and your life.

Give us a call at (847) 541-4848, or contact us online and let us know how we can help you get the space you've always dreamt of.

ABOUT OHi

If you've lived in the Chicagoland area for a while, chances are you know someone who has worked with OHi for something within their home. From carpets to kitchen renovations to second story additions, OHi has been improving our neighborhood one home at a time since 1900.

Christian Kautz began providing his community with carpeting in 1900, teaching his son Charles and grandson Ray everything he knew about the business. Christian and Ray even installed carpet for the Chicago World's Fair in 1933 and at the Drake Hotel upon its opening. In 1967, Ray and his wife Kathryn opened a storefront, Carpets by Ray & Sons, which resulted in a second store opening in Buffalo Grove in 1977.

Ray, a father of six boys, eventually employed his sons in his stores when they were old enough to work. He taught them everything, from the product, to the installation, to the importance of customer service and building relationships. As the business continued to grow and offer new services for our neighborhood, we changed our name to OHi and now specialize in improvements for the entire home, and commercial interiors for healthcare, multi-family housing, property management groups, and more.

The commitment to customer service Ray and Kathryn built as the foundation to our business carries through everything we do today. Even as other companies continually choose to outsource their work, we stay true to our roots and still employ professional interior designers, product specialists, project managers, and expert tradesmen all in-house to ensure the highest quality possible with minimal sub-contracting. Our family has been a part of Chicago's legacy for five generations. We invite you to experience the difference of working with family, and allow us to play a part in yours!

"No matter what size the project is, we want our clients to spend their money wisely. We believe in full transparency; so, just as often as we suggest what to do in your space, we'll tell you when something isn't a wise investment. In the end, our goal is to design to your budget, not to create a budget for our design!"

JOHN KAUTZ
President

