

A New Kitchen, Inc.

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WHAT IS CONSTRUCTION ?

Below you will find a basic definition of construction in a Kitchen or Bath remodel.

NOTE: Heating and AC should be used sparingly if not at all during remodel as dust will be transferred through forced air system to other rooms in the home. Keep windows and doors closed as much as possible.

Demolition:

- Drape tarps for dust retention. Protect path ways from kitchen to exit. Create an entrance to the work zone.
- Disconnect plumbing. Water lines to sinks, gas lines to appliances. Remove valves and cap hot and cold water pipes. Cap drains to prevent sewer smell. Drains and water pipes to have a 6" minimum nipple.
- Disconnect electrical. Ovens, hoods, garbage disposals, phones, light fixtures (if being replaced). Remove all outlets and add wire nuts to exposed wires. Cut off power to outlets at breaker box.
- Disconnect duct to hood, forced air register (cover register with plastic).
- Remove appliances from kitchen. Remove counter and splash. All thinset and caulking should be scraped off wall and windows. Remove moldings, skirt, etc. around window if it is going to have tile or other surface wrap into it from the splash. Remove moldings around doors, if being replaced. Remove cabinets. Remove floor, base boards and scrape slab or remove sub-floor. Remove soffet (drywall, all framing, hidden electrical, plumbing and HVAC).
- Check envelope for nails, or other obstacles. Walls, ceilings floor should be free of all exterior objects.
- Broom clean floor. Vacuum along base of walls.

Rough ins:

- Electrical should be roughed in to design, plan and appliance manufacturers specifications. This may be adding outlets, moving outlets, adding "whips" (romex for under cabinet lighting), ceiling light fixtures, adding new circuits, etc. Remember to calculate amps on circuit. All existing and new circuits should have calculations done. Most appliances will require their own dedicated circuit. Do not combine convenience outlets with major appliances. Wire gage, outlet placement, outlet amp rating, and circuit calculations must be done to national, state and local codes (including Title 24)!
- Plumbing should be roughed in to design, plan and appliance manufacturers specifications. This may be adding water outlets for refrigerator, ice makers, island sinks or adding gas lines for cooking appliances etc. Remember to check for proper pressure as required by plumbing fixture or appliance. Professional style ranges may require larger size pipes and may have to be tapped into meter to gain correct pressure. Pipe wall thickness, placement, and calculations must be done to national, state and local codes (including Title 24)!

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HVAC should be roughed in to design, plan and appliance manufacturers specifications. This may be adding ducting for hood or downdraft, re-routing forced air register or intake and re-routing air conditioning lines. Venting for hoods will require calculations. Make sure to check for proper duct diameter overall and make sure to calculate the correct square inch area. Elbows should be smooth and gradual. All HVAC placement, and calculations must be done to national, state and local codes (including Title 24)!

The building department will want to inspect the work at this point. Make corrections if required after inspection and request a second inspection.

Patch/ repair walls.

Patching should only be done if wall was exposed in small areas, roughly one square foot or less. If larger areas of wall interiors are exposed or if multiple one square foot or smaller holes have been punched in the wall, a full sheet of drywall should be installed. The building department will want to inspect the drywall nailing before you apply top coat and texture. Using full sheets of drywall instead of patching will yield more satisfactory results upon finishing. You may need to “fir out” or shim the drywall to flush out with existing wall surface. This is especially true when existing walls are plaster. All patch or new drywall will need to blend seamlessly with the existing walls. You will need to apply a texture of some sort. You should use a hopper and compressor system to apply the texture. A spray can texture applied system may be used for one or two small patches. The can system should not be used for large sections or entire walls. Whenever a patch or new drywall is installed you will need to apply primer to the new areas. The primer will usually take two coats. If the primer has not been applied properly the gloss of the paint may dull or create “dead” spots. “Dead” spots in the paint are not acceptable as a professional painted finished. Talk to your paint supplier on how to limit “dead” spots.

Now your finally ready for cabinets!