Constructive Advisors

Construction Project Profile

Project: Kitchen Remodel
Project Type: Residential
Project Location: Durham, NC
Quote/Bid Due Date: 4-25-26

Project Contact:
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Project Overview
The kitchen remodel involves selective demolition, potential architectural modifications, new or relocated utilities, cabinetry and countertop installation, finish upgrades, and coordination of multiple construction trades. The scope is for a full kitchen renovation involving structural, mechanical, electrical, and plumbing modifications.

Scope of Work (SOW)

Preconstruction & Planning
- Existing-condition measurements and site assessment
- Project budget development
- Design and finish selections
- Contractor and trade coordination
- Construction schedule development

Demolition
- Removal of existing cabinets, countertops, appliances, flooring, and fixtures
- Selective removal of drywall or wall finishes
- Removal or relocation of existing plumbing, electrical, and mechanical components
- Debris removal and jobsite protection

Framing & Structural
- Wall modifications or removal
- New partitions, soffits, or openings
- Structural modifications where required
- Installation of headers, beams, or posts when load-bearing walls are modified
- Blocking and backing for cabinets and fixtures

Plumbing
- Relocation or installation of water and drain lines
- Kitchen sink and faucet connections
- Dishwasher and refrigerator water connections
- Gas piping modifications, if applicable
- Plumbing fixture installation

Electrical

- New and relocated receptacles
- Dedicated appliance circuits
- GFCI/AFCI protection as required
- Lighting and switching
- Under-cabinet lighting
- Range, oven, microwave, dishwasher, refrigerator, and disposal connections
- Electrical panel or service upgrades if required

HVAC & Ventilation

- Range hood installation or replacement
- Exhaust ductwork
- HVAC relocation or modification where required
- Coordination of ductwork with cabinets and ceiling construction

Cabinetry & Millwork

- Base and wall cabinet installation
- Island construction
- Pantry storage
- Cabinet hardware
- Trim, fillers, panels, and finished end panels

Countertops & Backsplash

- Countertop fabrication and installation
- Sink cutouts and installation
- Backsplash installation
- Caulking and finish detailing

Flooring & Finishes

- Flooring removal and installation
- Drywall repair and finishing
- Interior painting
- Tile installation
- Trim and baseboard installation
- Final touch-up and finish work

Appliances & Final Installation

- Appliance delivery and installation
- Appliance connections
- Plumbing and electrical final connections
- Fixture installation
- Final adjustments
- Commissioning

Roles & Responsibilities

Unless otherwise agreed upon in writing, the contractor shall be responsible for all required construction activities, trade coordination, permitting, inspections, engineering, architectural design, and related project requirements necessary to complete the work. Any responsibilities specifically assigned to the homeowner or others shall be identified and agreed upon before work begins.

Engineering & Design

Through a site visit and assessment, it may be determined that the project involves structural changes by a licensed architect, structural engineer, or other qualified design professional.

Permit drawings may be required when walls are relocated, structural elements are modified, or the project involves significant changes to electrical, plumbing, mechanical, or life-safety systems.

Professional engineering may be required for:

- Removal or modification of load-bearing walls
- New or modified structural openings
- Beams, headers, posts, or other structural supports
- Floor modifications affecting structural capacity
- Significant electrical service upgrades
- Mechanical or ventilation modifications requiring engineered design
- Unusual existing-condition or code-related issues

Permitting

Obtaining all necessary permits per local jurisdiction requirements is the responsibility of the contractor and may include:

- Building permit
- Electrical permit
- Plumbing permit
- Mechanical/HVAC permit
- Gas permit
- Structural permit or engineering documentation when load-bearing elements are modified

Project Sequence

1. Existing-condition assessment
2. Scope, budget, and design development
3. Contractor pricing and trade coordination
4. Engineering, if required
5. Permit application and approvals
6. Material and appliance selections
7. Demolition
8. Framing and structural work
9. Plumbing, electrical, and HVAC rough-ins
10. Inspections
11. Drywall and finish work
12. Flooring, cabinets, countertops, and backsplash
13. Fixture and appliance installation
14. Final inspections and corrections
15. Project completion and client walkthrough

Key Project Considerations

Kitchen remodel will require close coordination between the general contractor, designer, electrician, plumber, HVAC contractor, cabinet installer, countertop fabricator, and other specialty trades.

Project Deliverables

- Defined project scope
- Existing-condition documentation
- Concept or construction drawings
- Finish and material selections
- Contractor pricing
- Construction schedule
- Engineering documents, when required
- Permit applications and approvals
- Trade coordination
- Construction management
- Final inspection and closeout

Project Complexity

Low: Cabinet, countertop, flooring, paint, and fixture upgrades with no significant utility relocation.

Moderate: New cabinets and finishes combined with plumbing, electrical, HVAC, or appliance relocations.

High: Structural wall modifications, major layout changes, utility relocation, service upgrades, extensive mechanical work, or projects requiring architectural and engineering documentation.