Your Guide to the Remodel of Your Dreams
Work with an Award Winner!
Certified Kitchen & Bath Remodeler

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- Kitchen & Bath Specialists
- Established since 1994
- NARI Certified Kitchen & Bath Remodeler since 2003
- Old Home Experts
- Barrier Free Design

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Welcome to City Wide Remodelers

For over 60 years, City Wide Remodelers has been providing Kansas City with superior quality and service. Our experience and professionalism makes us one of the most accomplished companies in the area. Let us help you with every phase of your remodeling project.

“Thanks to everyone at City Wide for the beautiful remodel of our main floor. We can’t wait for friends and family to come over and enjoy it with us. You did fantastic work and hopefully we will enjoy it for years to come. God Bless."  
Aaron & Cindy W.

“I’ve been talking about City Wide Remodelers on my radio show for over 35 years. Everyone I have ever known has been pleased with every aspect of their work. They are the only people EQ and I would trust with out home!”  
Toby Tobin
Home, Lawn & Garden Expert
State of the art production facility
Largest selection in the metro area
Quick turnaround
On schedule as promised
Competitive pricing

Mike Reilly
President, Reilly Homes

Canaan Stone Works is our vendor of choice for all our granite and quartz countertops. CSW is a great local company that provides superior service and a great selection. They continue to exceed our expectations!

Maddy Ferguson
Project Manager, Mission Kitchen & Bath

I have used the team at CSW for many of our client’s home remodeling projects. This team is always professional, on time, and delivers great quality stone countertops at the best value.
KANSAS CITY’S PREMIER RESOURCE FOR HUNTER DOUGLAS WINDOW FASHIONS

Blinds, Shades, Shutters, Custom Draperies, Automation
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Visit us on the web at www.RemodelingKC.com
for more information about KC NARI and all of our members.

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The National Association of the Remodeling Industry (NARI) is the exclusive national non-profit trade association dedicated solely to the professional remodeling industry. NARI’s goal is to help homeowners find the right professional remodeling team to complete their remodeling projects. NARI wants each homeowner to get the maximum value and enjoyment for the dollars they invest in their remodeling. There are over 4,800 NARI members across the U.S. and 305 members in the Kansas City NARI chapter.

Kansas City NARI represents professional remodeling contractors, subcontractors, specialty contractors, product manufacturers, distributors, consumer publications, and lending institutions. Kansas City NARI is committed to enhancing the professionalism of the remodeling industry and serving as an ally to you, the homeowner. When you work with a NARI professional you get:

- A full-time, dedicated remodeling professional who has experience, and voluntarily adheres to NARI’s strict Code of Ethics.

- A company that pledges to observe high standards of honesty, integrity and responsibility in the conduct of business. NARI’s screening offers this assurance.

The National Association of the Remodeling Industry is dedicated to being the best resource for knowledge and training in the remodeling industry. NARI members have access to the latest information in the industry through publications, educational programs, seminars and conferences. Always ask your remodeling contractor if their company is a member of NARI.

Kansas City NARI Vision:
Kansas City NARI is the premier resource for the remodeling industry and its consumers. All remodelers will want to be part of Kansas City NARI and customers will insist on contracting with our members.

Kansas City NARI Mission:
Support member-focused education and encourage business relationships. To fulfill this mission, Kansas City NARI will serve its members by:
- Providing education and certification programs
- Offering networking and marketing opportunities
- Creating a public awareness that makes NARI a household name
- Growing a dynamic organization.

Kansas City NARI Value Statement:
Improve the perception of the professional remodeling industry by creating positive remodeling experiences.

CODE OF ETHICS:
Each member of the National Association of the Remodeling Industry is pledged to observe high standards of honesty, integrity and responsibility in the conduct of business by:

- Promoting in good faith only those products and services which are known to be functionally and economically sound, and which are known to be consistent with objective standards of health and safety;

- Making all advertising and sales promotion factually accurate, avoiding those practices which tend to mislead or deceive the customer.

- Writing all contracts and warranties such that they comply with federal, state, and local laws.

- Promptly acknowledging and taking appropriate action on all customer complaints.

- Refraining from any act intended to restrain trade or suppress competition.

- Obtaining and retaining insurance as required by federal, state, and local authorities.

- Obtaining and retaining licensing and/or registration as required by federal, state, and local authorities.

- Taking appropriate action to preserve the health and safety of employees, trade contractors, clients and the public.
WRITE IT DOWN
Walk through your home and write down all the dreams you have for it.

HIT THE WEB
Search for remodeling ideas on Houzz and Pinterest. These sites let you create boards and project pages to collect your ideas. Capture details about countertops, tile, cabinets, appliances and favorite paint colors.

PLAN IT OUT
Figure out your financial resources so you know how much you can spend on a remodel project. Don’t forget to budget for interior design...furniture, lighting, window treatments, etc., to finish the look.

CALL THE BEST
Look to Kansas City NARI for your best resource for professional, ethical and experienced remodeling companies, subcontractors and suppliers.

DO YOUR HOMEWORK
Call the contractor’s references, ask to go see at least one of their remodeling projects.

GIVE IN TO YOUR GUT
The remodeling contractor or subcontractor will “live” with you and your family for days or weeks or months. Your gut feel tells you if you are comfortable with this person!

DEFINE THE DETAILS
Your remodeling proposal and/or contract should be comprehensive and include product descriptions, start and approximate completion dates, payment schedule, change order procedures, warranties, and alternative dispute resolution clauses.

STAY ON TOP OF PROGRESS
Inspect each phase before making payment. Make sure everything is done to your satisfaction before you make the final payment.

KEEP YOUR PERSPECTIVE
Remodeling can be disruptive to your normal household environment. Take a deep breath, keep your focus and work with the remodeling contractor or subcontractor for the end result.

CELEBRATE THE DREAM
Invite your family, friends, neighbors to see your new remodeling project...and start dreaming about the next one!
So you are in need of a good contractor and you’ve picked
up the Kansas City NARI Remodeling Guide. Now what?
Well, this magazine is packed full of useful information about
how to find a remodeling professional for your home. Not
only have we listed all members of Kansas City NARI, but
we’ve also included helpful information about how to select
a contractor, what signifies a NARI member, and what makes
being a NARI member a distinction.

Check out these professional designations:

**MCR = Master Certified Remodeler**
The recipient of this prestigious certification has demonstrated
involvement in the community, the remodeling industry, and
continued competency in the performance of remodeling projects
as specified by the association’s Certification Board. An MCR must
hold two NARI certifications for 10 years or more.

**CR = Certified Remodeler and
CRS = Certified Remodeler Specialist**
Requires five years of remodeling experience, continuing
education and passage of a one-day written exam on 20 subsets
of remodeling.

**CKBR = Certified Kitchen and Bath Remodeler**
Requires five years of experience in the kitchen and bath industry,
continuing education and passage of an extensive examination
covering 10 subsets of the kitchen and bath industry.

**CLC = Certified Lead Carpenter**
Requires five years of experience, with two being lead carpenter
and passage of a half-day examination covering 19 subsets of
carpentry.

**GCP = Green Certified Professional**
Requires five years of remodeling experience, continuing
education, and passage of an extensive examination that covers 16
subsets of sustainable remodeling.

**UDCP = Universal Design Certified Professional**
Requires five years of remodeling experience, continuing
education, and passage of an extensive examination that covers 16
subsets of universal design and remodeling.

**CRPM = Certified Remodeling Project Manager**
Certification for field personnel who oversee every aspect
of a project: customer satisfaction, personnel management,
administration, etc., while working on the project. Requires 3 to 5
years of experience plus passage of an extensive exam.

For professional remodelers, NARI certification offers the consumer
assurance that he or she is choosing a professional with years of
experience dedication to ongoing training and a commitment to
ethical conduct.

NARI certification programs identify remodelers who have
subjected themselves to detailed review and testing in areas of
business management, ethical conduct, and technical skills. For
professional remodelers, NARI certification offers the consumer
assurance that he or she is choosing a professional with years of
experience dedication to ongoing training and a commitment to
ethical conduct.
Don’t just remodel, **Transform**

Our diverse line of products has the flexibility you need to meet the highest expectations that come with a remodel.

With extensive custom size capabilities to fit virtually any opening, and a wide variety of product options to answer the most unique design challenges, we can help exceed client expectations.

Rely on the extensive experience and support of Kansas City Millwork, from specification to installation and beyond to assure your project’s success.

For expert advice and Assistance,
Contact Kansas City Millwork, Co.
NARI's certified designations are marks of dedication to the remodeling industry and a contractor's quest for knowledge. The NARI certified designations are an assurance that the remodeling professional has years of experience, a dedication to ongoing training and a commitment to ethical conduct.

The following Kansas City NARI members have obtained the **MCR** (Master Certified Remodeler), **CR** (Certified Remodeler), **CKBR** (Certified Kitchen & Bath Remodeler), **CRS** (Certified Remodeler Specialist), **GCP** (Green Certified Professional), **UDCP** (Universal Design Certified Professional) or **CRPM** (Certified Remodeling Project Manager) designations (effective 1/1/22):

**Steve Atkins, MCR, UDCP**  
Country Club Builders LLC

**Scott Baldentine, MCR, CLC**  
Black Oak Construction, LLC

**Mike Dodd, MCR, CKBR, GCP**  
Wineteer Construction

**Mike O'Connell, MCRS, GCP**  
Hayes Insulation

**Chris Peterson, MCR, CRPM, CLC**  
Schloegel Design Remodel

**Celia Aldrich, UDCP**  
Aldrich Contracting Co.

**Lauren Balestrieri, UDCP**  
L Marie Interior Design LLC

**Sharon Beck-Doran, CRPM**  
The Home Depot

**Larry Birky, CR**  
Birky Co.

**Bill Brackmann, CR**  
Brackmann Construction, Inc.

**Mike Brackmann, GCP**  
Brackmann Construction, Inc.

**Kelly Brandmeyer, CRPM**  
Architectural Craftsmen, Inc.

**Megan Bringman, GCP**  
Schloegel Design Remodel

**Kenny Choikhit, CR, CLC, UDCP**  
Schloegel Design Remodel

**Brad Conner, CR**  
Frontier Restoration, LLC

**Katrina Culwell, UDCP**  
Schloegel Design Remodel

**Rob Dagley, CR**  
ALH Home Renovations, LLC

**Allen Deuschle, CR**  
Kansai Remodel & Handyman Allen LLC

**Cassidy Dill, UDCP**  
Cabinet Design Sales

**Al Felman, CKBR**  
Mission Kitchen & Bath, Inc.

**Mark Franklin, CRPM**  
ReTouch Design-Build-Renovate

**Ryan Gibson, CRPM**  
Remodel Moore

**Tony Gonzalez, CRPM**  
Brackmann Construction, Inc.

**Allen Harris, CR**  
ALH Home Renovations, LLC

**Jimmy Hatley, CRPM**  
Kings Remodel, Inc.

**Greg Heiman, CR**  
Heiman Development Co., Inc.

**Graham Houston, CRPM**  
ALH Home Renovations, LLC

**Gayle Jagoda, CKBR**  
Schloegel Design Remodel

**Tim Jones, CRPM**  
Birky Co.

**Ted Kincaid, CRPM, CLC**  
Black Oak Construction, LLC

**Bill King, CRPM**  
Kings Remodel, LLC

**Donna Kirsopp, CKBR**  
Schloegel Design Remodel

**Tyler Madl, CRPM**  
Four Seasons Sunrooms

**Kevin Moore, CR**  
Remodel Moore

**Pat Muller, CKBR**  
Schloegel Design Remodel

**Jeff Penrose, CRPM, CLC**  
Mike Pottinger, CR

**David Rouyer, CRPM**  
Remodel Moore

**Bill Ruisinger, CRPM**  
Paint Pro, Inc.

**Steven Sanders, CRPM**  
Pella Windows & Doors of Kansas City

**Charlie Schloegel, CR, UDCP**  
Schloegel Design Remodel

**Emily Schmidt, CRPM**  
Phoenix Renovation and Restoration, Inc.

**Nina Schmidt, CKBR**  
Schloegel Design Remodel

**Derick Shackelford, CR, CRPM, CLC**  
Shack Built, LLC

**Nick Shepard, CR**  
KC Home Solutions

**Terry Skilling, CR**  
Rho Builders Remodel + Design

**Jake Snyder, CR**  
Hammer and Nails Remodeling LLC

**Kim Stevermer, CR, CKBR**  
Stevermer Co.

**Dustin Strahle, CR, CRPM**  
Kings Remodel, Inc.

**Pat Strand, CR**  
Total Home Remodeling

**Kelly Summers, CKBR**  
Schloegel Design Remodel

**Kirk Thomas, CRPM, CLC**  
Schloegel Design Remodel

**Mary Thompson, CR, CRPM, UDCP**  
Architectural Craftsmen, Inc.

**Judy Transue, CR, CRPM, UDCP**  
CHC Design-Build

**Nick Vaught, CKBR, UDCP**  
KC Home Solutions

**Ron Webster, CKBR**  
Schloegel Design Remodel

**Mike Wondra, CR**  
Phoenix Renovation and Restoration, Inc.

**Jason Wright, CRS**  
Jason Wright Electric

**Nathan Zirl, CRPM**  
A to Z-Man Construction

The following Kansas City NARI members have obtained the **CLC** (Certified Lead Carpenter) designation (effective 1/1/22):

**Scott Baldentine, MCR, CLC**  
Black Oak Construction, LLC

**Chris Peterson, MCR, CRPM, CLC**  
Schloegel Design Remodel

**James Auld, CLC**  
ALH Home Renovations, LLC

**Brent Breedlove, CLC**  
Phoenix Renovation & Restoration

**Kenny Choikhit, CR, CLC, UDCP**  
Schloegel Design Remodel

**Doug Drury, CLC**  
Crown Cabinetry

**Tim Euston, CLC**  
Remodel Moore

**Andrew Gower, CLC**  
Schloegel Design Remodel

**Nicolas Juncos, CLC**  
Schloegel Design Remodel

**Ted Kincaid, CRPM, CLC**  
Black Oak Construction, LLC

**Anthony McComas, CLC**  
Remodel Moore

**Jeff Penrose, CRPM, CLC**  
Schloegel Design Remodel

**Bill King, MCR, CLC**  
Kings Remodel, LLC

**Scott Pinney, CLC**  
Mission Kitchen & Bath, Inc.

**Doug Schauerman, CLC**  
Schloegel Design Remodel

**Derick Shackelford, CR, CRPM, CLC**  
Shack Built, LLC

**Jim Shearer, CLC**  
Mission Kitchen & Bath, Inc.

**Kirk Thomas, CRPM, CLC**  
Schloegel Design Remodel

**Kyle Verstraete, CLC**  
CMC Construction

**Henry Wallraf, CLC**  
Mission Kitchen & Bath, Inc.

**Kris Worden, CLC**  
Schloegel Design Remodel
Window Shopping?
We’re into it.

At Open & Shut, we do all our projects with pride, patience and precision. We stand behind our work with no shortcuts and no gimmicks. We offer a lifetime warranty on all of our installations.

Replacing your windows, doors, and siding is easy breezy. Relax, we got this.

Say Hello
913-586-Open  |  www.openandshutkc.com
EDUCATION IS KEY BUSINESS TOOL FOR KANSAS CITY NARI MEMBERS

Education is key to the success of the Kansas City NARI members. From codes and regulations to workforce development and technology, Kansas City NARI provides educational programs for all members and their employees. From roundtables and seminars to chapter meetings and workshops, topics range from small business/industry specific to personal growth and business success all year long. NARI members have access to the latest information in the industry through publications, educational programs, seminars and conferences.

Kansas City NARI Mission:
Support member-focused education and encourage business relationships.

We’re Excited
8 Years!

KCH&S has become the home magazine Kansas City looks to when designing, building, remodeling and furnishing their homes, inside and out.

As we begin our 8th year, we’re delighted to continue to bring even more of what Kansas City wants.
From kitchens and bathrooms to historical renovations and outdoor living, the REMY Remodel of the Year awards from Kansas City NARI represent quality remodeling projects with attention to detail. There were 39 entries and 34 winning projects. The NARI REMY Awards is held annually to honor contractors for their craftsmanship, professionalism and their commitment to excellence in remodeling.

Entries for the 2021 program were judged on a 75-point system that included project overview, before and after photos, budget considerations, overall aesthetic appeal and communication with the homeowner. Winners had to score at least 64 points. All Star Awards were presented to those entries that achieved 70 or more points. Remodeling contractors and design professionals from the Madison NARI and Minnesota NARI chapters judged the entries this year.

Best of Show awards were presented to 4 of the 39 projects. These four remodeling projects were judged the best in the following categories: Under $75,000, $75,000-$150,000, $150,001-$250,000 and Over $250,000

Here is a list of all the 2021 REMY entries, alpha by category and alpha by company. Please check our website to see who the winners are late March at www.RemodelingKC.com/homeowners/get-inspired-to-remodel/remy-awards/

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<thead>
<tr>
<th>Category</th>
<th>Company</th>
<th>Remodeler</th>
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<tr>
<td>Basement Under $100,000</td>
<td>KC Home Solutions</td>
<td>Martanne Construction</td>
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<td>Timberstone Homes</td>
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<td>Basement $100,000 to $250,000</td>
<td>KC Home Solutions</td>
<td>Reliance Construction Group</td>
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<td>Schloegel Design Remodel</td>
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<td>Timberstone Homes</td>
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<td>Basement Over $250,000</td>
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<td>Martanne Construction</td>
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<td>Schloegel Design Remodel</td>
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<td>Bath $25,000 to $50,000</td>
<td>Martanne Construction</td>
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<tr>
<td>Bath $50,001 to $75,000</td>
<td>Martanne Construction</td>
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<td>Bath Over $100,000</td>
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<td>Commercial Interior</td>
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<td>Commercial Specialty</td>
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<td>Designs &amp; Plans</td>
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<td>Deatherage Home Designs</td>
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<td>Entire House Under $250,000</td>
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<td>Entire House Over $1,000,000</td>
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<td>Exterior Under $50,000</td>
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<td>Exterior Element</td>
<td>Architectural Craftsmen</td>
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<td>Outdoor Lighting Perspectives of Kansas City</td>
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<tr>
<td>Historical Renovation/Restoration Over $250,000</td>
<td>Architectural Craftsmen</td>
<td>(Team Entry with Orion Design Inc.)</td>
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<td>Interior Element Under $30,000</td>
<td>Martanne Construction</td>
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<td>Interior Element Over $30,000</td>
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<td>Interior Remodel Under $100,000</td>
<td>Brackmann Construction</td>
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<td>Kansas City Remodel &amp; Handyman Allen</td>
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<td>Interior Remodel $100,000 to $250,000</td>
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<td>Interior Remodel Over $500,000</td>
<td>Echo Systems</td>
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<td>Kitchen $60,001 to $100,000</td>
<td>KC Home Solutions</td>
<td>Martanne Construction</td>
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<td>Schloegel Design Remodel</td>
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Architectural Craftsmen  
Exterior Element

Brackmann Construction  
Interior Remodel Under $100,000

Outdoor Lighting Perspectives of Kansas City  
Exterior Element

Kansas City Remodel & Handyman Allen  
Interior Remodel Under $100,000

Architectural Craftsmen  
(Team Entry with Orion Design Inc.)  
Historical Renovation/Restoration Over $250,000

Martanne Construction  
Interior Remodel Under $100,000

Martanne Construction  
Interior Element Under $30,000

Schloegel Design Remodel  
Interior Remodel $100,000 to $250,000

Schloegel Design Remodel  
Interior Element Over $30,000

Echo Systems  
Interior Remodel Over $500,000
KC Home Solutions
Kitchen $60,001 to $100,000

Timberstone Homes
Landscape Design/Outdoor Living Under $100,000

Martanne Construction
Kitchen $60,001 to $100,000

KC Home Solutions
Room Addition Under $100,000

Martanne Construction
Kitchen $60,001 to $100,000

KC Home Solutions
Room Addition Under $100,000

Schloegel Design Remodel
Kitchen $60,001 to $100,000

Schloegel Design Remodel
Room Addition Over $250,000

Schloegel Design Remodel
Kitchen $100,001 to $150,000

Schloegel Design Remodel
Room Addition Over $250,000

Martanne Construction
Landscape Design/Outdoor Living Under $100,000

Scovell Remodeling
Room Addition Over $250,000

2021 REMODEL OF THE YEAR
A Listing of Area Professionals by Their Expertise

Air Duct Cleaning
Duct Doctor USA of Kansas City
816.503.8900

Appliances
Ferguson Bath, Kitchen & Lighting Gallery  - Pg 64
913.888.8028
Kitchen Design Gallery
913.492.8887

Architecture
Architects, the
816.228.1111
Deatherage Home Designs
816.804.3520

Audio/Visual Equipment
Teague Electric Construction Inc. - Pg 29
913.529.4600

Automated Lighting Control
Teague Electric Construction Inc. - Pg 29
913.529.4600
Wise Security Systems, LLC  - Pg 7
816.841.2800

Barbecue Equipment
Fireplace & BarBQ Center  - Pg 52
913.383.2286

Basement Remodeling
ALH Home Renovations, LLC
913.384.0030
Birkby Co.
913.488.9235
Brackmann Construction, Inc - Pg 62
816.331.1818

Bath Plumbing Fixtures
Bath & Kitchen Idea Center by Grandview Winnelson
816.765.2555
Ferguson Bath, Kitchen & Lighting Gallery  - Pg 64
913.888.8028

Bathroom Design
Deatherage Home Designs
816.804.3520
KC Home Solutions  - Pg 30
913.780.4498
Kenny’s Tile & Flooring
816.765.0400
The Remodeling Pro - Pg 36
913.270.3757
Wineleer Construction  - Pg 39
816.363.0600

Bathroom Remodeling
Aldrich Contracting Co.
913.649.3544
ALH Home Renovations, LLC
913.384.0030
Arrow Renovation
913.703.3000
Birkby Co.
913.488.9235
Black Oak Construction, LLC  - Pg 35
913.387.4691
Brackmann Construction, Inc  - Pg 62
816.331.1818
City Wide Remodelers, LLC  - Pg 3
816.942.1993
CMP Construction, Inc.  - Pg 31
913.839.9234
Comfort Remodel
816.384.1112
Gartman Remodeling  - Pg 28
816.215.7989
Glenross Contracting, Inc.
913.686.2367
Kansas City Remodel & Handyman Allen LLC  - Pg 27
913.808.5518
KC Home Solutions  - Pg 30
913.780.4498
Kenny’s Tile & Flooring
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MSC Enterprises Inc.
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This is a great opportunity to see a remodeler’s work in a real home setting, and also a chance to meet the contractors, their staff members and some of the product suppliers in a finished remodeled home.

For more details about the 24th Annual Remodeled Homes Tour visit www.RemodeledHomesTourKC.com or call 913-362-8833.

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If you are looking to do some home remodeling this year, call The Remodeling Pro. You can trust us to turn your dream into a reality.

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Finding a qualified professional remodeling contractor doesn’t have to be a difficult task. Kansas City NARI has some helpful tips to guide you in finding the best remodeler for your project.

“Do your homework when hiring a professional remodeler,” recommends Nick Shepard, CR, KC Home Solutions, and the 2022 chapter president of Kansas City NARI. “NARI members are proud of their affiliation and commitment to professionalism, and it’s a reputation they work hard to protect.”

NARI’s 4,800 member companies across the U.S., of which 305 are members of the Kansas City NARI chapter, have met the association’s stringent criteria for experience and professionalism. NARI members also pledge a commitment to the highest standards of practice and NARI’s code of Ethics.

Check out these steps for hiring a professional remodeler:

1. **Employ a contractor with an established business.** Start by searching Kansas City NARI members at www.RemodelingKC.com. You can search by specialty listing...bathroom remodeling, kitchen remodeling...or by key words such as certified, Lee’s Summit, remodeling contractor, etc. You can also research names and background of qualified remodelers that may have been supplied by neighbors and friends to verify licensing and certifications.

2. **Discuss your project with several remodelers.** Call a few remodelers from your list to talk about your project. Describe what you envision for the home remodel, styles you like, your estimated budget, and other ideas for the remodeling work. Ask the remodeler for references, and check out their website or brochure that describes their experience and accomplishments.

3. **Ask questions about the contractor’s business.** Asking questions can help ensure you hire the best professional. Does the remodeler have a license, if required in your area? Do they have general liability insurance in case of an accident on the job? Ask to see a copy to verify coverage. Do they guarantee their work? How do they handle any problems that may arise on the project? Having these answers in advance will prevent future problems and nail down the best professional remodeler for the job.

4. **Check the references and background of the remodeler.** It’s important to do some background research after you have selected the remodelers who match your project’s needs. Many states, but not all require contactors to be bonded. Check with the Better Business Bureau, talk to their references, and ask if they are a member of a professional or trade association (such as NARI). Remodelers with these qualities tend to be more reliable, better educated, and more likely to stay on top of construction, remodeling and design trends.

5. **Don’t make the selection on price alone.** Many people are lured by the lowest price to their remodeling project, thinking that they have found a great deal. But be skeptical of unusually low prices. These bids may cost more in the end-especially if the contractor is cutting corners, not pulling permits, not calculating certain costs, or is inexperienced. Often, professional remodelers end up fixing remodels from unscrupulous contractors who did shoddy and unsafe work or failed to complete the job. Beware that the lowest price may not ultimately provide the best value for your home remodel.

Be smart when remodeling your home by hiring a professional remodeler. They’ll help you stay on budget, solve remodeling challenges, and provide a higher-quality service.
TOP 10 STEPS TO PREPARE FOR A REMODEL

“The planning and researching phases of a project are the most critical steps in the remodeling process,” said Nick Shepard, CR, KC Home Solutions, and the 2022 Kansas City NARI chapter president. “The more knowledgeable and prepared a homeowner is, the more they protect themselves.”

What can a homeowner do to prepare for a remodel? NARI provides a top 10 list of steps homeowners should take before breaking ground on their next remodel.

1. **Research your project.** Taking time to research projects on the Internet and NARI.org will provide a good sense of what is involved such as price, scope of work, return on investment and new product/material options. Also, research property values in your neighborhood to make sure your project is in line with other homes in the area.

2. **Plan project around the long-term.** How long do you plan to stay in your home? How might your family structure change over time? Life can change quickly—these questions should be answered early on to ensure your project will fit your lifestyle long after it’s complete.

3. **Set your budget.** Deciding on a realistic budget and arranging finances to support your project are essential. This number needs to include everything—the project, products, contingencies, etc. Don’t be afraid to share this with your remodeler; professionals are respectful of a client’s budget and will create a plan around it, not over it.

4. **Use advanced search for professionals.** The online world makes it easy to gather information about strangers. Ask friends, family and neighbors for referrals and then spend time researching that person online. Professional remodelers take their reputation seriously and hold credentials beyond licensing, such as certifications, memberships in trade associations and additional training. Look for examples of press coverage or involvement in industry presentations or events. Check online reviews and social media to see how they interact with past clients and peers.

5. **Ask the right questions.** Time and cost are important, but getting the right information requires the right questions. Ask your professional remodeler about his educational background, training, specialties or past issues with clients. Ask about how the remodeling process will work.

6. **Verify your remodeler.** Don’t take their word for it. Check the information given to you such as references, license numbers, insurance information and certifications by calling providers to verify.

7. **Review contracts word-by-word.** A remodeling contract protects you and your remodeler. Homeowners should review this carefully. Professional remodelers have done this before, and know what should go in a contract. Homeowners are not as familiar with remodeling and should ask about terms they don’t understand. Pay attention to details about change orders, payment, additional fees, timeline and responsibilities. If it’s not in the contract, it doesn’t exist.

8. **Keep design in mind.** Your design guides the entire project. Think about what you dislike about your current space and the intended use of the new space. Use Websites such as Pinterest.com and Houzz.com to gather design ideas. Make sure you can articulate specifically what you like about that design when talking to your designer. Professionals don’t recreate a photo—they incorporate accessibility, functionality, ease of modification, style and value into your design.

9. **Make your selections.** Deciding on products and materials is a larger process than most imagine. With so many options to choose from, product selections are one of the primary reasons for project timelines to get extended. Base decisions on quality, function, price, style and availability. Include selections in the contract to lock down pricing and keep your budget intact.

10. **Create a communication plan.** A common downfall in remodeling is lack of communication between homeowners and remodelers. Your remodeler should lay out a communication plan at the beginning of the project. If not, ask them to do so. This plan should clarify roles of everyone involved, communication methods, availability, and frequency of communication that is expected.
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Bath Tips to Fit Your Lifestyle

Below are just a few of the questions you should ask yourself when considering the design and function of your new bath.

- What features would make the bath more comfortable for you?
- How would you like to use your bath?
- Is there enough sinks and counter space for everyone?
- Are there enough baths in the house or should you consider adding another room? (This is usually a concern as children reach their teen years and also with expanding families.)
- Do you prefer to take showers or baths? If you like baths, would you prefer a tub and shower combination unit or separate facilities? Have you always wanted a claw-foot tub or would you rather install a whirlpool?
- Do you have adequate storage? To help you decide, make a list of all the items you need to store in the bath to ensure proper storage space in the plan. This list also should include cleaning agents, toiletries, linens, first aid items and medications. Indicate on this list where in the room you would like to store each of these items. For example, you may want some of the toiletries in the shower area, while others will be used by the sink or dressing area. Storage is one of the biggest concerns in any design, particularly in rooms as small as the typical bath. Carefully consider this aspect of the room during your preplanning phase.
- Have you considered the lighting in your bath?
- If the bath in question is a shared bath for the family, would a separation of the sinks from the rest of the room be helpful?
- Have you considered newer water-saving fixtures? (You can still obtain a water-rich environment with water-saving features.)

Kitchen Tips to Fit Your Lifestyle

Use these questions to help plan the most efficient kitchen for your lifestyle and cooking habits.

- How do you currently use your kitchen?
- How would you like to use your kitchen?
- What type of pots and pans do you own? (You won’t want to buy a 14,000 BTU commercial range if you have pots and pans from a discount store.)
- How do you prepare a meal? Do you use every pot and pan in the kitchen or do you simply tear open a box and toss it into the microwave?
- On average, how many cooks use the kitchen at one time? (If you have multiple cooks in the kitchen, you may want to create separate work zones for more efficient use of the space.)
- Are you a baker who would benefit from a lower counter or island? Do you require a fair amount of counter space for kneading and rolling out pie crusts and pastries?
- How do you shop? If you buy in bulk, do you have enough storage space?
- Is there a certain style cuisine you prepare that requires storage for special ingredients, such as varying sizes of pasta or exotic spices and oils, or storage for specialized utensils?
- Do you enjoy cooking or is your kitchen more a gathering place than a gourmet retreat?
- If it is a gathering spot, is there room for family or friends who are not involved in the meal preparation? Is that space convenient and comfortable for everyone?
- Would a family desk be helpful in this space? If so, would you like a computer to be included?
- Do you have children or teens that will be using the kitchen? If so, would it be helpful to have a separate area in the kitchen dedicated to sodas and snack preparation?
- Have you taken safety issues into consideration? This would apply not only to children in the kitchen, but also to elderly family members. Would some universally designed features such as multiple counter heights be helpful? Would an oven with a lock-out feature, to prevent use while you are away, ease your mind? Think about other safety concerns keeping your particular family composition and capabilities in mind.
- Is the lighting in the room sufficient? Do you need additional task lighting or more light in general?
- Does your family eat together often? If so, do you want an eat-in kitchen? How many would you need to seat? Do you have enough room for all of them?
- Do you entertain? How often? Do you prepare the meals yourself or do you have them catered?
- Would you benefit from dual appliances such as stoves, refrigerators or dishwashers?
- Does your family typically eat together or are meals scattered amongst family members coming home at different times? Many times different schedules may mean a need for a warming drawer which keeps food warm throughout the evening.
- What type of entertaining accoutrements will you need to store?
- Are you storing any kitchen-related items in closets or rooms outside of the kitchen? Perhaps some china in a hall closet or dining room hutch? If so, do you want to continue storing these items outside of the kitchen or would you like additional storage for these items in the kitchen?
- Have you made an inventory of the types of kitchen items you need to store to determine efficient placement and adequate storage space?
- Is everything currently in the kitchen in working order?
- Have you considered the energy savings afforded by newer, energy-efficient appliances?
WORKFORCE DEVELOPMENT IS KEY TO REMODELING INDUSTRY FUTURE

In 2016, the Kansas City NARI chapter started a charitable foundation called the Kansas City NARI Futures Fund to help build the future of the remodeling industry. The members have raised over $170,500 and given away nearly $102,000 in grants to local school districts with construction trades programs. Not only are the funds used to support the construction trades classes by helping to purchase tools and equipment, but Kansas City NARI members are going into the construction trades classrooms and educating students about opportunities in the industry and even helping with mock interviews with the students.


To help support this effort, please make a donation to Kansas City NARI Futures Fund at https://gkccf.kimbia.com/kans48
Kitchens and bathrooms remain among the top picks for homeowners looking to upgrade because their functional contributions to the household can’t be overstated and they typically provide high return on investment.

If you’re considering a renovation project for either in-demand space, consider some of these on-trend ideas from Nick Shepard, CR, KC Home Solutions and president of Kansas City NARI, a local chapter of the National Association of the Remodeling Industry.

**Kitchen**

**Bigger functional spaces.** Not only do many kitchen renovations result in added square footage, they also add practical features to make living and entertaining more comfortable and enjoyable. When it comes to physical space, a popular choice is removing or relocating walls to make the room larger.

This added space can be instrumental in adding an island or peninsula for bar seating, which many homeowners view as a necessity when it comes to entertaining. Other features like icemakers, tall wine refrigerators and walk-in pantries are high on the frequent request list. Another growing trend is a kitchen designed for two, complete with a second full-size sink, dishwasher and microwave drawer, along with a larger island.

**Clever storage.** Making the most of storage space has always been a top desire, and homeowners are getting increasingly clever about how to maximize their cabinetry. Drawer organizers are in high demand, along with pull-out waste baskets that hide recycling bins within. Another popular approach is large base cabinets with pivoting shelving mechanisms for storing large items like mixers and other taller countertop appliances. Making use of every inch of space is common; even the toe-kick area for drawers are proving useful to hold smaller items or put kid-friendly essentials in easy reach.

**Feature-rich appliances.** Appliance manufacturers are adding all kinds of bells and whistles, and those features are increasingly attractive to homeowners. Upper-end appliances are becoming more mainstream as homeowners discover features the more expensive models offer for ease of use and comfort. Larger freezer and column-style refrigerators are especially growing in popularity.

**Bathroom**

**Spa-like setting.** One long-term trend that is still in top demand for the master bath is design that mimics a serene spa. This plays out in cooler colors like white, blues and grays. Glass tiles are taking on a bigger role with many homeowners using them as artistic focal points in showers or opting for pebble-like tiles that spill from walls onto the floor.

**Upscale practicality.** Little touches that may have once gone unnoticed are now trending as opportunities to add elements of style. For example, curbless showers with offset lineal drains are preferred to traditional centered circular versions. Similarly, homeowners are upping the ante with lighting such as fixtures integrated with fans and mirrors, and even below floating vanities for ambient light at night. One more place you might find lighting: on the bidet, which is also an increasingly hot addition in the master bath.

**A splash of tech.** Whether it’s used to control smart features or simply add entertainment like TV or soothing music, technology has a permanent place on the list of bathroom trends. The available features make it easy to make a full escape from the daily grind of life.

Find more inspiration and trending ideas for your next home improvement project at RemodelingKC.com
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