Kitchen Refresh vs. Renovation Checklist

Questions to work through with your realtor and our design team before you list

Before You Talk to a Realtor

1. **Walk your kitchen as if you were a buyer seeing it for the first time**
   Note what catches your eye in the first ten seconds, good or bad.
2. **List anything that reads as deferred maintenance**
   A loose faucet, a sticking drawer, or a cabinet door that will not close all count.
3. **Note the kitchen's layout compared to what you have seen in nearby listings**
   A realtor can confirm whether this is actually a gap worth closing.

Comparing the Fast-Fix List and a Full Renovation

1. **Ask whether your timeline realistically allows for a layout change**
   Plumbing and electrical work usually need more lead time than a listing date allows.
2. **Separate cosmetic wear from structural condition**
   Dated finishes and failing cabinets call for different plans.
3. **Ask your designer which fast-fix items would make the biggest visible difference in your specific kitchen**
   Not every kitchen benefits from the same short list in the same order.

Before You Commit to Either Path

1. **Get an independent read on current market value from a member appraiser or your realtor**
   This is the number that should drive the decision, not a general renovation rule of thumb.
2. **Ask what comparable homes on your specific street have sold with recently**
   Your street's expectations matter more than a broad market trend.
3. **Confirm your timeline with your design team before committing to a full renovation**
   A realistic schedule protects both your listing date and your budget.

Bring this list to your first conversation with your realtor so the renovation decision is grounded in what your street actually rewards.

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This guide is general information, not professional advice. Requirements, products, and site conditions vary by property and change over time. Confirm the details that apply to your project with a qualified professional before you decide. Kitchen and Bath Reno is not responsible for decisions made solely on the basis of this guide.