

Restore or Replace Cabinetry

A great way to refresh your living space is by changing the cabinets. A refreshing coat of paint or a total replacement can enhance the aesthetics of rooms like a kitchen or bathroom.

Analyze the current condition of your storage space to determine if refacing is possible or if they are past their prime and require replacing.

Of course, the main factor of your cabinet renovation is likely to be budget. According to the experts at HGTV, replacing cabinetry can take up nearly 50 percent of the cost of a total kitchen remodel. Make sure you have enough left in your budget to focus on other sections of the room that need upgrades.

Whether you are aiming to update your kitchen to sell your home or intend to upgrade for your own use, there are a few ways to change the appearance.

RESTORE WITH PAINT

Performing a facelift on your current cabinets saves a great deal of time and labor. If their interior is in good condition, you can get away with making upgrades without the task becoming a major project.

The most affordable way to freshen up the colors of your kitchen cabinetry is with paint. It's also the most prone to errors, however, if per-



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formed without efficient knowledge in the process.

Before you begin, remove and label all doors and hardware to avoid a frustrating guessing game when you are ready to reinstall them.

Prepping the surfaces is one of

the most important steps to achieving great results. Scrub cabinet doors with a mild solution to eliminate grease and residue.

You should then smooth surfaces with a coarse-grit sandpaper to remove the

sheen from previous coatings.

To ensure the final coat of paint sticks, it's crucial to use a bonding primer as a base, rather than a general-purpose type. These special coatings work efficiently on hard-to-paint surfaces.

You should choose a paint that is specially designed for cabinetry. Determine if a brush, roller or spray is the best way to apply your desired finish. Spraying is best done outside, in an open area, to prevent overspray.

REFACING

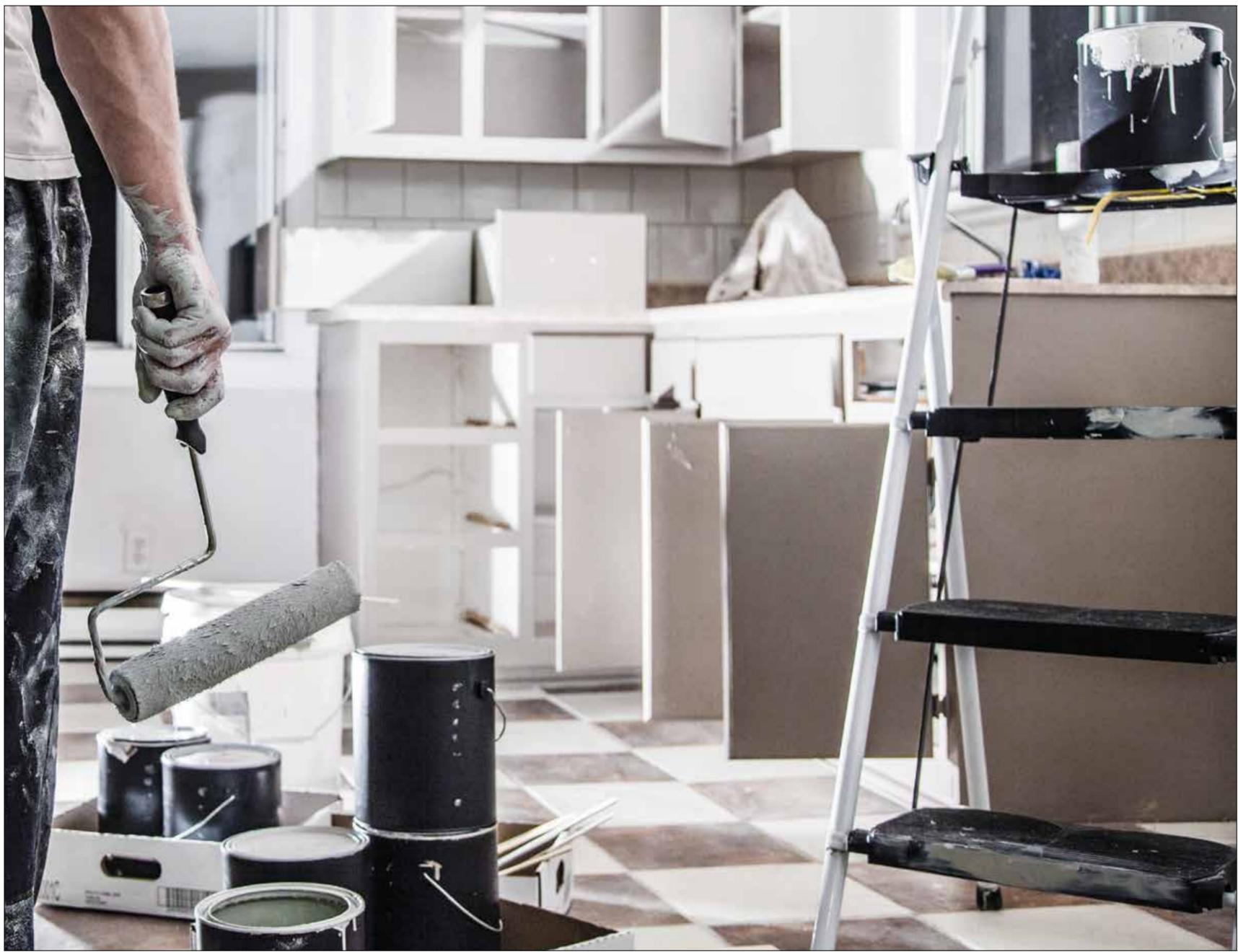
An alternative to painting but still not as drastic as a complete replacement, is refacing the surface of your cabinets. However, it isn't the most basic renovation for a DIY guru. If you are considering a reface, consider hiring an expert who has experience in the job.

The process requires precise measurements and applying thin layers of real wood or laminate. A big advantage of this renovation it is less intrusive than painting or replacing and won't disrupt the usability of your kitchen.

REPLACING

The major upside to completely replacing your old cabinetry is it gives you a chance to redo the footprint and appearance of a kitchen. Work with an expert to increase the functionality of the layout by moving appliances or sinks to different locations.

While this renovation can be expensive and time consuming, it also will completely change a room's floorplan and increase your home's value.



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REAL ESTATE 101



Drawn to Storage

Drawers are the newest trend in kitchen storage. If you're remodeling, consider adding drawers to your kitchen. You can store everything in drawers — pots and lids, cups, knives, dishes, food storage, and more. If you're handy with woodworking, you can even turn the empty space below your cabinets, called the toe kick, into storage space for items such as baking pans or even a folding step stool.

HOMEWISE GLOSSARY

Record title: the aspects of a title that appear in the public records as distinguished from unrecorded title aspects and interests.

SOURCE: Homeclosing101.org

AD SPACE