

Rental Kitchen Upgrade Order Checklist

Upgra

Upgrade in this order

- ☐ 1. Structural, plumbing, and electrical fixes (safety-critical first).
- ☐ 2. Cabinetry: repair, reface, or replace - reface if boxes are sound.
- ☐ 3. Countertops: non-porous, stain-resistant surfaces that survive turnover.
- ☐ 4. Backsplash and flooring: cleanable, scuff- and moisture-resistant.
- ☐ 5. Lighting and fixtures: simple, replaceable - avoid specialty fixtures.
- ☐ 6. Cosmetic finishing touches: paint, hardware, final details.

Durability-first material picks

- ☐ Cabinet finishes that resist scratching and moisture.
- ☐ Flooring that can be spot-repaired without replacing whole sections.
- ☐ Standard-size hardware and fixtures for easy future replacement.
- ☐ Avoid trend-driven finishes that date quickly between tenancies.

Budget & compliance

- ☐ Use the 30% rule as a starting point: kitchen ~30% of whole-property reno budget.
- ☐ Check permit requirements before moving plumbing or adding circuits.
- ☐ For occupied units, plan timing and tenant notice early.
- ☐ Decide: full remodel (plumbing/electrical/layout issues) vs. turnover refresh.