

A wide-angle photograph of a modern rustic house with a dark metal roof and large glass windows. A stone wall runs along the front of the house. In the foreground, a woman walks away from the camera towards a swimming pool. The sky is blue with scattered white clouds.

samantha kate
INTERIOR DESIGN

Investment Guide | 2026



welcome

Thank you so much for considering Samantha Kate Interior Design on your upcoming home project.

At SKID, we aim to create a home that reflects your unique style and showcases the pieces and memories that bring you joy. We focus on making you comfortable with thoughtful design choices and a construction-informed approach that helps keep your project on budget and on schedule. By incorporating your cherished belongings and family treasures, we'll craft a space that tells your story and truly feels like home.

We look forward to collaborating with you on your next project, bringing together our expertise and your vision to create a home that is truly extraordinary.

Samantha Bailey
Founder, Lead Designer

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our services

NEW CONSTRUCTION + REMODEL

Designer Concierge service for Full Service Design-to-Build, Custom Home Construction and Remodels. Includes review of architectural plans, elevations and lighting plans, creation of preliminary space plans and furniture layout concepts. We'll create a fully developed design package for you and your builder which includes all interior drawings, 3D views as needed, design-finish selection boards and finish spec sheets. Along with our design concepts, we'll accompany you to various scheduled showroom and site visits, plus we'll communicate and coordinate with your builder, and quality-check your project on-site at major milestones.

\$10.00/SF Full Service
1800 square foot project minimum

*Flat fee single room pricing is available
For single room renovations*

CONSULTING SERVICE

Design & finish selection only service offered as a cost effective investment for construction and renovation projects. This service assists clients with finish selections only, and offers minimal post-design involvement from designer.

Hourly design-retainers are per room, 10 hour minimum, and do not include drawings or site visits.

\$2000 minimum per room
10 hour minimum per room x \$200 per hr

FULL SERVICE FURNISHING

Designing and selecting furnishing and decor room by room for projects not requiring construction. We'll choose furnishings, artwork, rugs, window coverings, accessories and decor, order and receive your pieces.

When your bespoke selection of pieces arrive, we'll coordinate with our trusted movers and installers to bring your vision to life. We'll manage the day of installation, then style your home to perfection.

This is a bespoke service starting at \$2000 per room

project phases

00 DISCOVERY, CONSULTATION

Each project begins with a complimentary phone or virtual discovery call to learn about you and your project goals, we'll explain what it's like to work with us and how we can help you meet your goals. We'll then schedule your paid on site consultation as needed, where we can visit your space in person, take photos and measurements in order to offer a detailed proposal and timeline for your unique project.

01 CONCEPT DESIGN

Once the proposal is approved, and deposit is received, we will then create a budget allowance for project including all the fittings for each space, while you're organizing your inspiration images so we may begin discussing the details related to aesthetic inspiration, needs, wants and must haves of the new spaces. We will present a collection of design concepts, space plans, finish selections and material options to illustrate and further discuss end goals.

02 CREATIVE PRESENTATION

Finally, we'll share a our final design concept presentation of each complete space for review and allow for a single revision before budgeting.

After the design is approved, our team will coordinate the selections with the preliminary budget, revise as needed and begin creating our deliverable package including interior elevations and finish specifications.

03 PROCUREMENT, PROJECT MANAGEMENT, INSTALLATION

Once a design plan is completely approved and the design fee funds are received, we move forward with design administration; collaborating with our trades, placing orders (*full service*) and tracking your shipments. Once all the items for your space have arrived at our receiving warehouse, we'll coordinate the day of installation and styling (*full service*).

For design-build concierge services, your complete package will be delivered to your builder and we'll continue to conduct milestone site visits at your project site.

payment schedule

consulting service

*design-to-build full service **
*furniture design full service **

PHASE 01: DESIGN CONCEPT

50% of design fee is due at acceptance of proposal before design concept phase begins.

PHASE 02: DESIGN APPROVAL

Design fee remainder is due at acceptance of final design, before procurement begins. Finish and fixture information will not be released to client until final design fee is received.

PHASE 03: IMPLEMENTATION *

Spec books is released for project implementation. Fixtures and finishes to be ordered by SKID per agreement, a 20% markup & 10% procurement fee retainer is applied to the total finish allowance, Procurement Fee facilitates ordering, tracking, damage claims, receiving and transporting product to the job site. Payment is due at each invoice.

PHASE 01

concept design

design & finish selections

For every room we design, our design fee includes the following deliverables for construction

- Discovery Kick off meeting
- Budget meeting + Planning
- Design meetings with client
- Concept Design presentation
- Design with 2-3 options per room
- Final Design (Mood) Boards
- Sourcing and specifying product/material/samples

Read on for Full Service Design offerings in phase 2



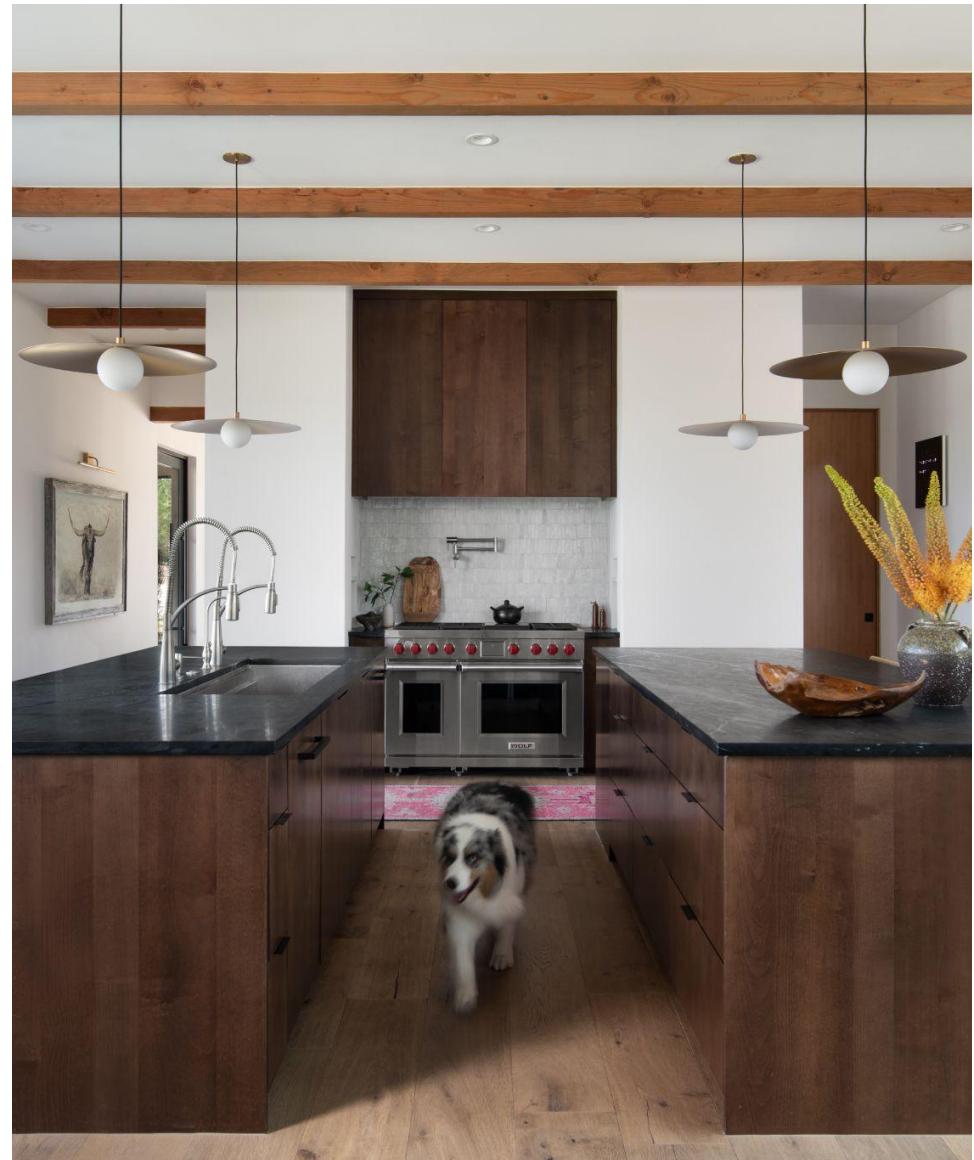
PHASE 02

creative presentation

schematic drawings, spec book,
procurement, project management

FULL SERVICE DESIGN fee, includes all deliverables
from Phase 1 Concept Design & Finish PLUS:

- Spec book for builder
- Complete drawing package for contractors
- Floor plans
- Space planning drawings
- Elevation drawings
- Cabinet concepts
- Lighting/Electrical layouts



PHASE 03

project admin

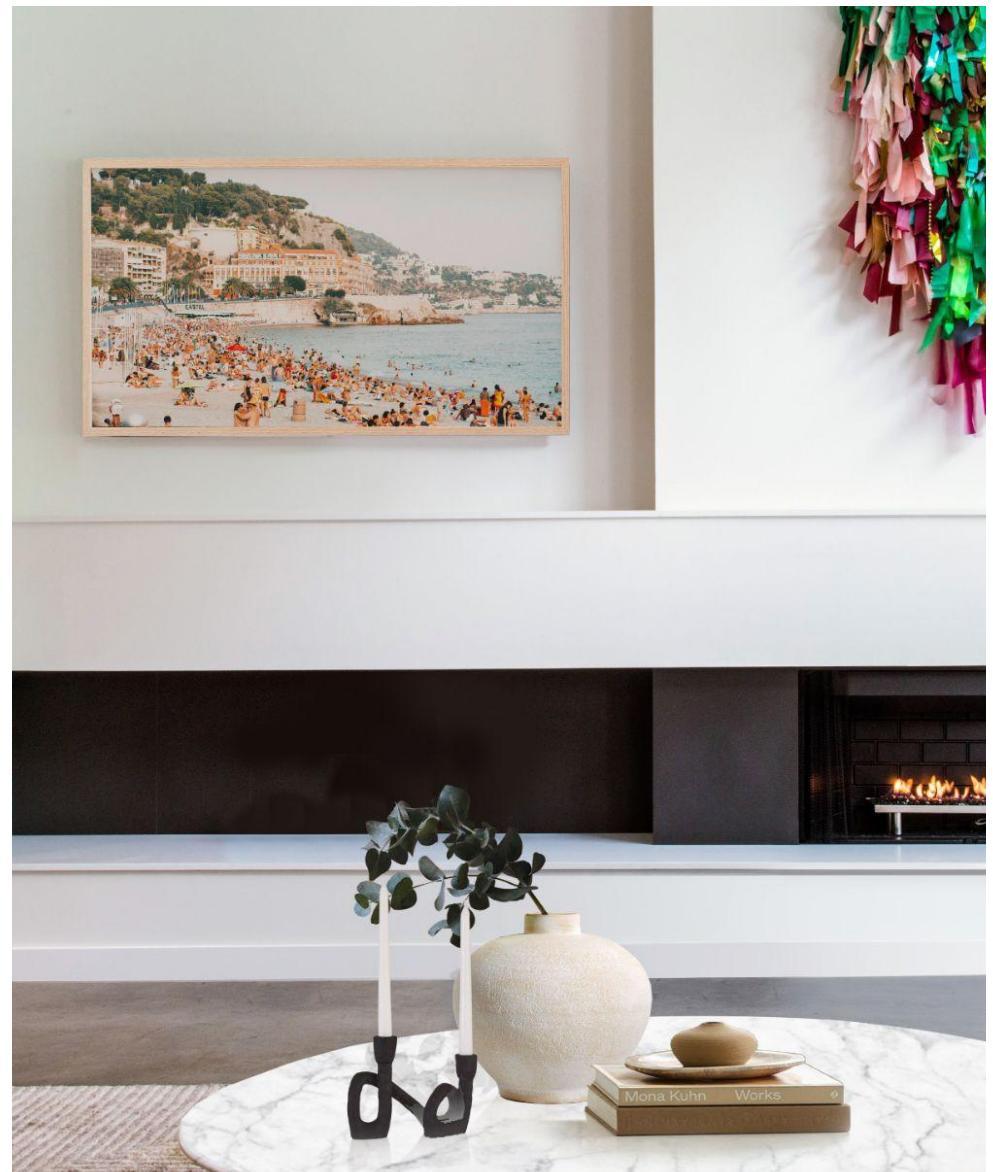
Procurement, project management
and installation

FULL SERVICE DESIGN fee, includes all deliverables
from Phase 1 & 2 PLUS:

Proposals for all items purchased through SKID
Procurement, order management
Communication between client & builder
Project coordination + site visits for the following:

(totalling no more than 25 hours)

- Demo
- Framing
- Windows & doors
- Electrical
- Plumbing
- Flooring
- Tile layouts
- Millwork/cabinets
- Paint
- Final walk through and punch list



what the flat rate design fee does not include

Design revisions beyond single revision

Additional site visits not listed on proposal

Materials and product for the project

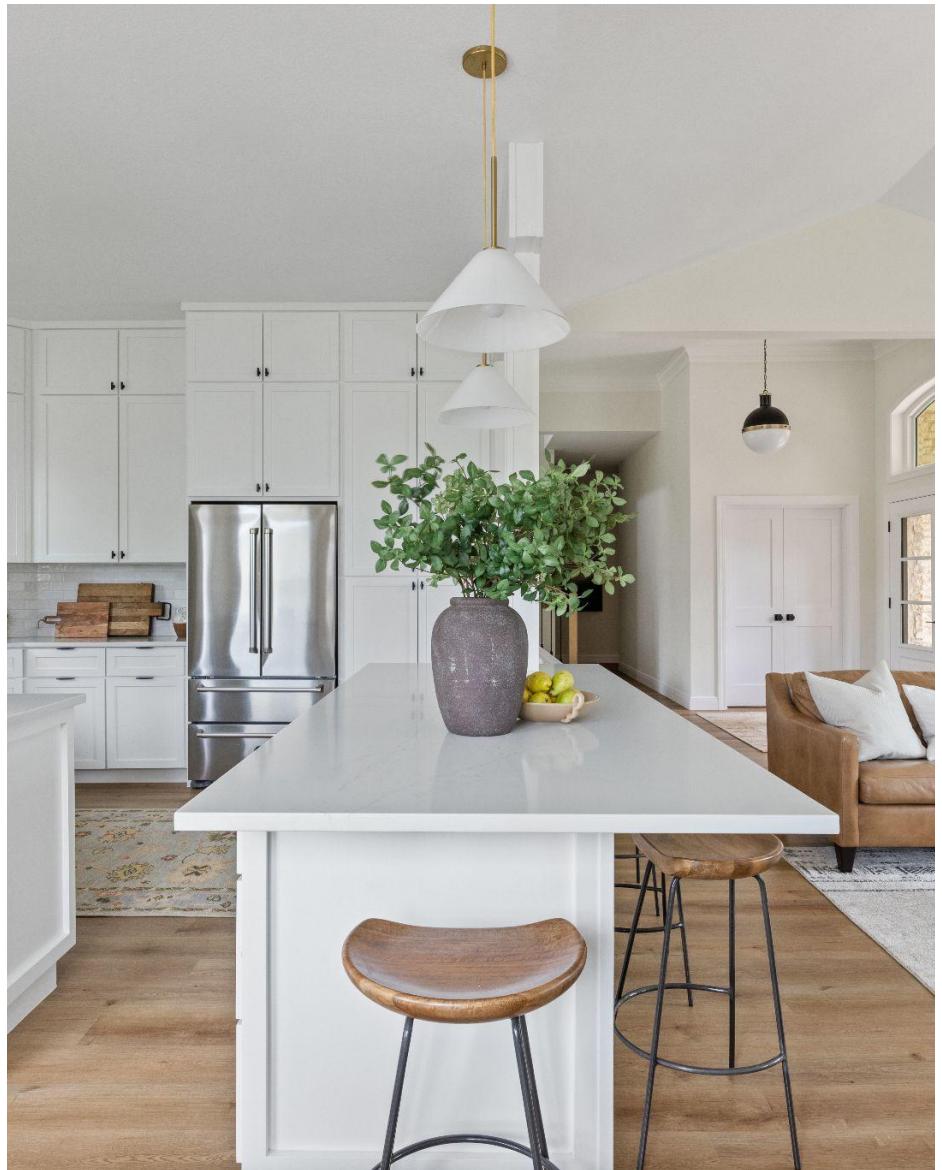
Product sample orders or shipping costs associated

Labor costs for construction

Receiving warehouse fees

Storage fees for materials or furnishing

Handyman or installation fees



additional services

furnishing and finishing touches

With construction underway, we can start designing and selecting furniture and decor. We'll choose furnishings, artwork, rugs, window coverings, and decor to bring your spaces to life in a way that reflects your personality and lifestyle. We offer procurement & receiving services, and when construction is complete, we coordinate with our trusted movers and installers to bring your vision to life.

- Furniture design, selection and styling
- Custom window covering details
- Interior styling & finishing touches
- Procurement, logistics, and installation



examples

Design boards, interior elevations, cabinet drawings and conceptual drawings serve to document the overall concepts and material selections for spaces within the home including a detailed finish schedule from which to order all finishes.



deliverable example



deliverable example



deliverable example



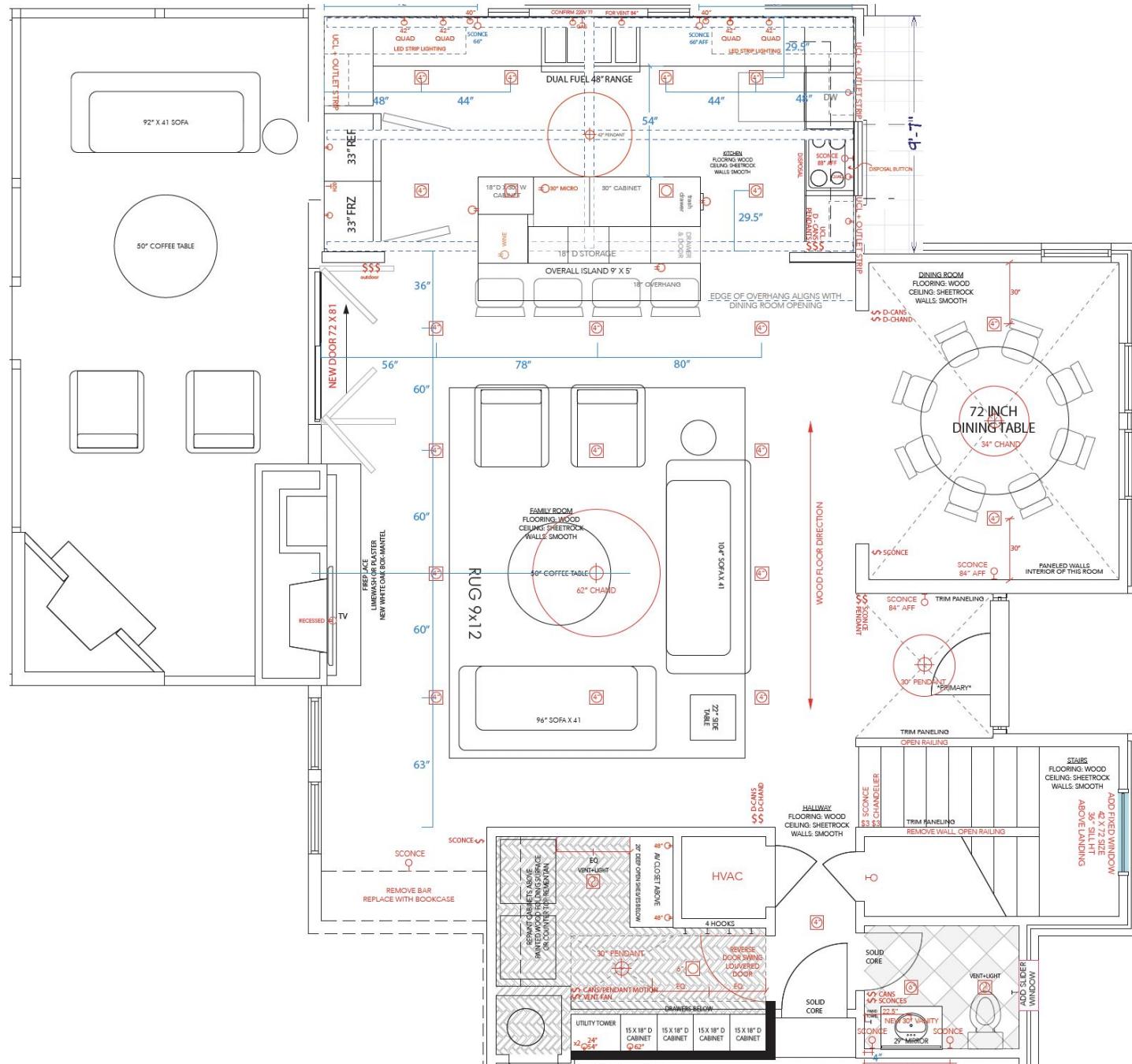


3D CONCEPTUAL RENDERING

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deliverable example



deliverable example

Elevations, drawings and 3d interior views facilitate fabrication of cabinets and built-ins. Drawings include dimensions and information needed for the cabinet maker/carpenter to execute the intended design. Additional interior elevation drawings may illustrate installation intent of fixtures and finishes such as tile layouts, lighting placement, dimensions, and hardware placement.



deliverable example

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deliverable example

Fixture Location	qty	description	finish, notes	vendor	cost per item	total with tax	Filter Category
ELECTRICAL							
Front Exterior Sconces	11	Maxim Catalina 22" Tall Wall Sconce	black	build.com	\$143.00	\$1,702.77	Electrical
Rear Patio Sconce	1	Maxim Catalina 22" Tall Wall Sconce	black	build.com	\$143.00	\$154.80	Electrical
Patio Fireplace sconce, garage sconces	3	Kichler Allenbury 12" Wide Outdoor Wall Sconce	textured black	build.com	\$180.00	\$584.55	Electrical
Rear Patio Fans	2	72" Mondo outdoor fan, craftmade	flat black	Home Depot	\$435.00	\$941.78	Electrical
Flood Lights	6	Utilitech LED flood lights	black	Lowes	\$40.00	\$259.80	Electrical
Foyer Light	1	Morris Large Lantern	Aged brass	Visual Comfort	\$1,550.00	\$1,677.88	Electrical
Foyer Art Light	1	Cabot Picture Light	Brass	RH	\$479.00	\$518.52	Electrical
PLUMBING							
Kitchen Faucet	1	Kraus Allyn 1.8 GPM Single Hole Pull Down	Brushed gold	build.com	\$272.00	\$294.44	Plumbing
Kitchen Pot filler	1	Delta Broderick Pot filler	Champagne bronze	build.com	\$673.00	\$728.52	Plumbing
Kitchen soap dispenser	1	Kraus Deck Mounted Soap Dispenser	Champagne Bronze	build.com	\$39.00	\$42.22	Plumbing
Kitchen Disposal motor	1	InSinkErator Advanced Series 3/4 HP	-	build.com	\$307.00	\$332.33	Plumbing
Kitchen disposal button	1	Insinkerator air switch		build.com	\$101.00	\$109.33	Plumbing
Kitchen air switch	1	Kraus disposal button	Champagne Bronze	build.com	\$39.00	\$42.22	Plumbing
Kitchen sink	1	Kraus stainless undermount workstation sink		build.com	\$427.00	\$462.23	Plumbing
TILE MATERIAL, Includes 20% waste, does not include grout							
Rear Patio Tile		Marazzi, MF01 Peak White 24x48, matte	matte	daltille, prosource	\$6.15	\$0.00	Tile
Foyer tile		4x4 SQUARE + FIRED EARTH, Square Cotto	ired earth cotto	Cle Tile	\$19.85	\$0.00	Tile
Kitchen backsplash		counter slab material		counters		\$0.00	Tile
Cocktail Bar Floor tile		Marble mosaic floor tile		bedrosians	\$25.00	\$0.00	Tile
Cocktail Bar Backsplash		Monet Honed Nero marquina backsplash		bedrosians	\$17.00	\$0.00	Tile
Utility, Mud Floor Tile		Montana 2.5 x 10 brick look porcelain		bedrosians	\$8.29	\$0.00	Tile
Laundry Mud Floor Tile		Cloe 2.5 x 8 field tile	white gloss	bedrosians	\$8.29	\$0.00	Tile
Master bathroom floor tile		Sensi roma 24x28, ivory	matte	bedrosians	\$9.29	\$0.00	Tile
Master bathroom shower floor tile		Royal Beige Honed Herringbone 5/8x3 Marble Mosaic		stone tile depot	\$12.00	\$0.00	Tile
Master bathroom shower wall tile		Ragno melange bianco 4x4		Prosouce	\$6.00	\$0.00	Tile
Master shower tile trim		Ragno melange bianco pencil trim		Prosouce	\$11.00	\$0.00	Tile
CABINET HARDWARE							
Dining room hutch knobs		Grace cabinet knobs	unlacquered brass	rejuvenation	\$20.00	\$0.00	Cabinet Hardware
Kitchen knobs		Cabinet Pull No 23 12" centers	brass	Mi and Gei	\$76.00	\$0.00	Cabinet Hardware
Kitchen pulls		Cabinet Pull No 22 4.5" centers	brass	Mi and Gei	\$46.00	\$0.00	Cabinet Hardware
Pantry knobs		Unlacquered Antique Brass Edge Pulls with Backplate		Etsy	\$20.00	\$0.00	Cabinet Hardware
Bar, pulls		allen + roth Elana 5-1/16-in	Brushed gold	lowes	\$6.00	\$0.00	Cabinet Hardware
Bar, knobs		Sumner Street Home Hardware Kent knurled 1-1/8-in	Brushed gold	lowes	\$6.71	\$0.00	Cabinet Hardware
Bar, shelf bracket		Shelf Bracket Forme No 31	brass	Mi and Gei	\$290.00	\$0.00	Cabinet Hardware

the Samantha Kate Design difference

With over 15 years of expertise in designing, specifying, and budgeting for homeowners and custom home builders, we are delighted to extend our guidance to you throughout your home's journey. Our seasoned professionals are here to assist you in curating exquisite interior and exterior finishes that seamlessly blend aesthetics with functionality. From conceptualizing your vision to meticulously detailing every aspect, we ensure that each decision enhances the elegance and sophistication of your home and stands the test of time.

Choosing beautiful fixtures and elevating your project with custom cabinetry and trim design are our specialties. Our team is committed to providing you with an unparalleled experience, ensuring that every element is thoughtfully selected and implemented to reflect your unique style and needs. We believe in fostering a collaborative environment where your ideas are valued and expertly brought to life.

Trust us to transform your space into a haven of beauty and comfort; together, we can create a home that is both timeless and truly yours.





Thank you again for your interest in Samantha Kate Interior Design and our services. We have spent nearly two decades mastering the art of residential design, seamlessly blending architecture, interiors and construction. Our collaborative approach begins by understanding personal style and culminates in detailed design documents that enable your builder to execute your vision confidently. Experience a that reflects timeless elegance, crafted with care and expertise cultivated through years dedicated practice.

We are honored for the opportunity to work on your project, and we would be thrilled to bring our expertise and passion to your space. We can't wait to collaborate more with your goals and ideas, and we look forward to working on something truly amazing together!