



# YOUR RENOVATION BUDGET GUIDEBOOK

# WELCOME



We're Kyle + Meridith, a husband and wife duo who's here to help you figure out how much it'll cost to get that bathroom or kitchen renovation you've been hoping for...

Having worked as a remodel contractor for the last several years we've got a pretty good idea of what a remodel will cost without even looking at the space.

You're probably feeling a little confused and unsure about what you can expect to pay for a design and/or remodel project. Choosing a contractor like us is a big decision, that's why we created this workbook to help you with creating a budget for your project (and to help you avoid sticker shock once you do get an estimate from us!).

This workbook will walk you through the prices you can expect for design and/or renovation for each room and will help you get a personalized budget estimate based on the tier of items and materials you desire for a space.

Let's get started!



# GENERAL REMODEL ESTIMATES

Before we get into specific material prices, here's a list with a price range for different types of remodels of bathrooms and kitchens.

	GOOD	BETTER	BEST
Cosmetic Kitchen Remodel	\$22,000 - \$35,000	\$35,000 - \$55,000	\$55,000 - \$150,000+
Full Kitchen Remodel	\$40,000 - \$55,000	\$55,000 - \$85,000	\$85,000 - \$200,000+
Cosmetic Primary Bathroom Remodel	\$18,000 - \$28,000	\$28,000 - \$40,000	\$40,000 - \$55,000+
Full Primary Bathroom Remodel	\$30,000 - \$55,000	\$55,000 - \$70,000	\$70,000 - \$100,000+
Cosmetic Secondary Bathroom Remodel	\$15,000 - \$20,000	\$20,000 - \$30,000	\$30,000 - \$40,000
Full Secondary Bathroom Remodel	\$20,000 - \$35,000	\$35,000 - \$45,000	\$45,000 - \$65,000
Powder Bath Remodel	\$10,000 - \$20,000	\$20,000 - \$30,000	\$30,000 - \$45,000
New Deck	\$20,000 - \$25,000	\$25,000 - \$40,000	\$40,000 - \$55,000+
Basement Finishing	\$20,000 - \$30,000	\$30,000 - \$50,000	\$50,000 - \$70,000+
Mudroom	\$15,000 - \$20,000	\$20,000 - \$30,000	\$30,000 - \$45,000+
Addition	\$30,000 - \$50,000	\$50,000 - \$75,000	\$75,000 - \$150,000+

Basements take about 4 - 6 weeks to complete.

Decks take about 2 - 6 weeks to complete.

\*see page 07 for labor rates.



# GENERAL MATERIALS

These are materials that will show up in pretty much any room you decide to renovate. This is different types of flooring, doors, tile, heating + cooling, etc.

## GOOD

## BETTER

## BEST

Wall Tile/Backsplash (per sf)	\$8 - \$15	\$15 - \$25	\$25 - \$40+
Countertops (per slab)	\$2000 - \$3000	\$3500 - \$5500	\$6000 - \$10,000+
Cabinetry (per box/each)	\$200 - \$350	\$400 - \$1000	\$1000 - \$2500+
Cabinet Hardware (each)	\$2 - \$5	\$5 - \$10	\$10 - \$25+
Exterior Front Door	\$800 - \$1500	\$1500 - \$3000	\$3000 - \$5000
Interior Door	\$125 - \$225	\$225 - \$350	\$350 - \$500
Pocket Door	\$500 - \$800	\$800 - \$1500	\$1500 - \$3000
Barn Door + Track System	\$600 - \$1000	\$1000 - \$1700	\$1700 - \$3500+
Paint (per gallon)	\$60 - 75	\$75 - \$90	\$90 - \$175
Split Unit AC/Heat Pump (each)	\$2000 - \$2500	\$2500 - \$3500	\$3500 - \$6000
Electric Radiant Heat (per sf)	\$10 - \$15		



## FLOORING

## GOOD

## BETTER

## BEST

Wood Flooring (per sf)	\$6 - \$8	\$8 - \$10	\$10 - \$35
Tile Flooring (per sf)	\$3 - \$6	\$6 - \$12	\$12 - \$30+
Luxury Vinyl Plank (per sf)	\$2 - \$4	\$4 - \$8	\$8 - \$12



# BATHROOMS

The typical bathroom renovation takes about 3-6 weeks.

A powder bath (1/2 bath) takes about 2-4 weeks.

\*see page 07 for labor cost per week

## GOOD

## BETTER

## BEST

Stand Alone Bathtub	\$900 - \$2000	\$2000 - \$4500	\$4500 - \$8000+
Freestanding Faucet	\$350 - \$900	\$900 - \$2000	\$2000 - \$3000+
Single Sink Vanity	\$400 - \$900	\$900 - \$1500	\$1500 - \$3000
Double Sink Vanity	\$1500 - \$2500	\$2500 - \$4000	\$4000 - \$8000+
Shower System	\$800 - \$1500	\$1500 - \$3500	\$3500 - \$6000+
Toilet	\$200 - \$350	\$400 - \$800	\$800 - \$1500+
Bathroom Sink	\$100 - \$300	\$300 - \$900	\$1000 - \$2000+
Bathroom Faucet	\$200 - \$450	\$450 - \$900	\$900 - \$2000+
Custom Bathroom Mirror	\$600 - \$1000	\$1000 - \$2000	\$2000 - \$3000
Vanity Mirror (each)	\$100 - \$250	\$250 - \$500	\$500 - \$1000+
Towel Holder, Toilet Paper Holder, etc.	\$75 - \$100	\$100 - 150	\$150 - \$300
Medicine Cabinets	\$175 - \$350	\$350 - \$650	\$650 - \$1100
2 Light Vanity Light (each)	\$150 - \$250	\$250 - \$350	\$350 - \$500+



# KITCHENS

The typical kitchen renovation takes about 3-8 weeks.

This is a large range because simple cosmetic updates will be much quicker than a full in-depth renovation.

\*see page 07 for labor cost per week

## GOOD

## BETTER

## BEST

Dual Fuel Range	\$5000 - \$8000	\$8000 - \$18,000	\$18,000 - \$25,000+
Wall Mount Range Hood	\$700 - \$1000	\$1000 - \$2000	\$2000 - \$3500
36" Built-in Refridgerator	\$6000 - \$9000	\$9000 - \$13,000	\$13,000+
36" Refridgerator	\$1600 - \$2500	\$2500 - \$6000	\$6000 - \$10,000+
24" Built-in Drawer Microwave	\$1600 - \$2000	\$2000 - \$2500	\$2500+
24" Built-in Microwave	\$200 - \$400	\$400 - \$700	\$700 - \$1000
Dishwasher	\$800 - \$1200	\$1200 - \$1800	\$1800 + \$3500+
Kitchen Sink	\$500 - \$750	\$750 - \$1500	\$1500 - \$5000+
Kitchen Faucet	\$350 - \$750	\$750 - \$1500	\$1500 - \$3500+
Pot Filler	\$300 - \$500	\$500 - \$800	\$800 - \$1300
Garbage Disposal	\$100 - \$150	\$150 - \$250	\$250 - \$400
Under Cabinet Lighting (per linear foot)	\$25 - \$35	\$35 - \$45	\$45 - \$55
Pantry	\$900 - \$2000	\$2000 - \$3500	\$3500 - \$6000+
Under Counter Beverage Cooler	\$1000 - \$2000	\$2000 - \$3000	\$3000 - \$4000





# LABOR

As you'll begin to see here (on this page), it's actually the labor that's the most expensive part of the renovation.

Here at Houseal Construction, we try to do things right.

Why? Because we care. Not just for our clients, but for our employees to have the best place to work within the construction field.

We pay for contractor insurance, accountants, lawyers, workers compensation, match our employee's 401(k) contributions, provide PTO, pay for employees' gas, and more.

Did you know we're leading the way with other progressive companies who work 4 day, 32 hour work weeks (but we pay them the same as we would for a 40 hour work week) to help our employees have a better work + life balance?

You're not just paying our hourly wages, you're paying for our company to do things right.

Weekly Labor Rate	\$7,200
4 Weeks of Labor	\$28,800
6 Weeks of Labor	\$43,200
8 Weeks of Labor	\$57,600

**So, if you're looking for the cheapest contractor to come in  
+ do the work, we're not the contractor for you.**

We pride ourselves on providing:

- the highest quality of work
- fulfilled employees who show up every day on time to get your project done
- high touch communication through the entire renovation process

***That's why we charge what we do for labor.***

\*If you're interested in getting your company involved with the global initiative to shift to the 4 day, 32 hour work week, [click here](#).

# WHAT ELSE AFFECTS THE BUDGET?

There are some things that we really can't put an exact price on, but these additional items you may want done to your bathroom or kitchen will increase the price of your renovation to the higher end of the ranges you saw on page 03.

Here's a non-exhaustive list:

- Removing, relocating + adding walls
- Removing, relocating + adding plumbing fixtures (sink, toilet, shower, fridge, etc.)
- Bringing plumbing up to code
- Custom built-ins
- Getting permits (depending on what town/city you're located in this may or may not be necessary)

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As you've probably heard (or had nightmares about) when doing home renovations there is risk of unforeseen issues occurring.

We do our best to mitigate this risk, but it's impossible to have 0% risk, so here's a few issues we might encounter that can add unexpected costs to your renovation:

- Finding mold
- Finding rotted framing or subfloors
- Uneven or sagging subfloors (if doing tile floors, must be close to level for installation)
- Outdated and not to code electrical (ex: finding knob + tube, this is typical of homes built before 1940s)





# YOUR TURN



Now that you have an idea of how much each item or material costs, you can use the blank worksheets on the next few pages to put together your own budget based on the rooms you want updated, what you want for items, and what tier you're looking for (meaning good, better, or best).

Keep in mind, this worksheet doesn't take the place of a contractor's working budget. We didn't include many of the building materials that you'll never see (think: wiring, framing lumber, sheetrock, grout, tile spacers, cement board, thinset, etc.), but it will allow you to get a better idea of what you'll be looking at paying for your renovation project.

We wish you all the best and hope you choose us as your home renovation contractor.

Warmly,

*Kyle + Meridith*

Give it a try!

# CLIENT WORKSHEET

In the space below, list out what you want for items and materials based on the previous pages of items for each room separately. Put the cost of the item or material on the right side of the table. When you're done with everything you want, add all of the prices to get your total estimate for your space.

\* Don't forget to add estimated labor as a line item!

Room: \_\_\_\_\_

Ex: Signature Hardware Acrylic Freestanding Tub

\$1,349

TOTAL



# CLIENT WORKSHEET

Room: \_\_\_\_\_

Ex: Signature Hardware Acrylic Freestanding Tub

\$1,349