



PROJECT BUDGET GUIDE



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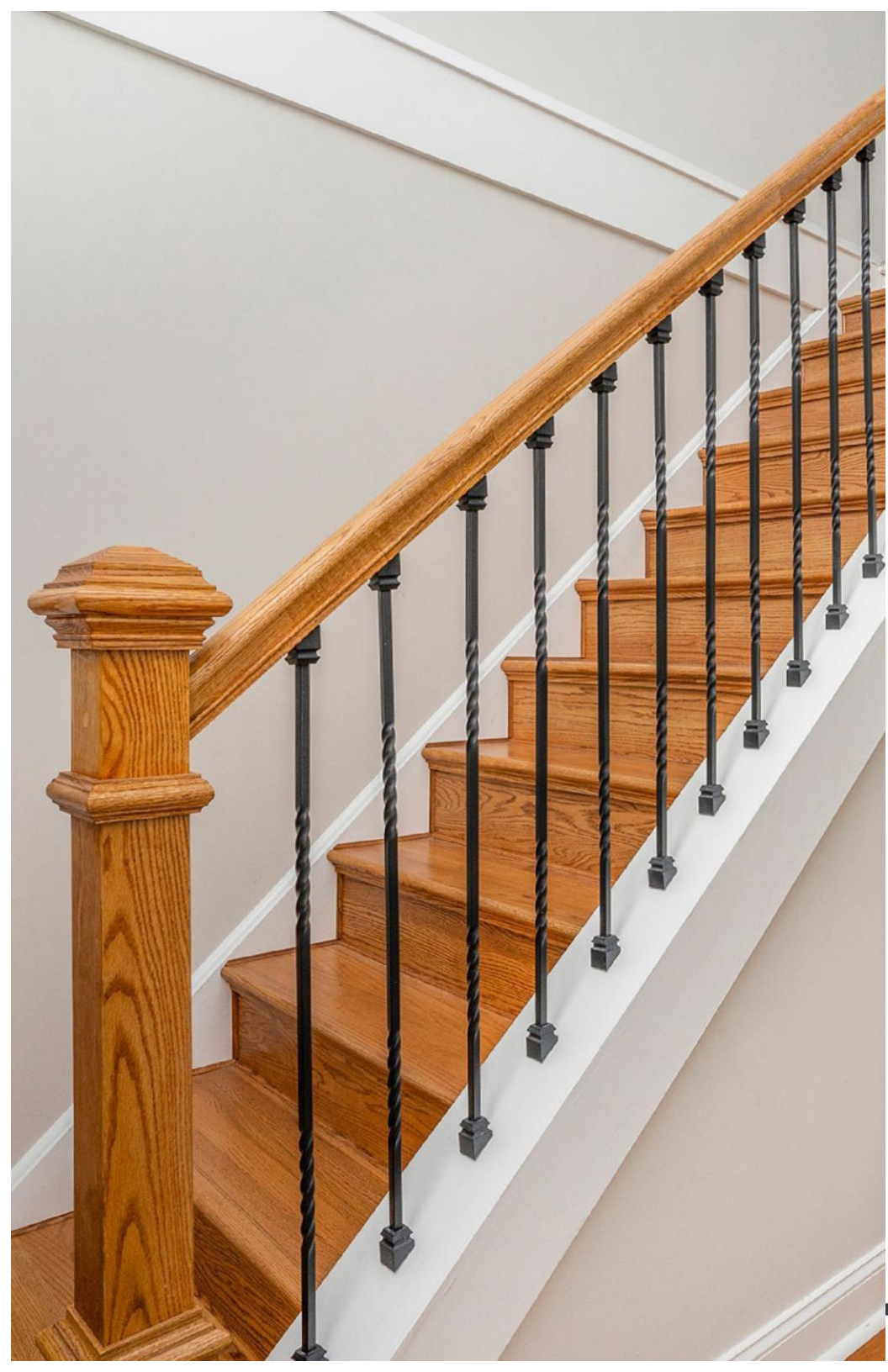
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Imagining the possibilities of a home remodel is thrilling, but the practical aspect of budgeting for remodel projects can often leave homeowners puzzled...

For remodeling projects in Southeast PA, such as breathing new life into a kitchen, bathroom, or even the entire home, costs can range from \$5,000 to over \$300,000. This broad range reflects the many variables inherent in each home and project. Detailed examinations of your renovation plans are essential to accurately project your investment. We created this guide to give you an overview of price brackets for the most popular home remodel projects and a general framework to help with planning your home remodel or addition.



Generally speaking, when working with a professional licensed remodeling contractor, the building blocks of your remodel or addition will include:

- Project Management
- Client Care & Communication
- Cleanliness & Jobsite Care
- Logistics & Scheduling
- Design & Layout
- Permitting
- Appliances
- Flooring & Tile
- Fixtures
- Cabinetry & Countertops
- Painting & Finishes
- Lighting
- Finishes
- Installation Labor
- Quality Control

* The costs in this guide are based on our historical data and Zonda Home market research data.



KITCHEN REMODEL

When exploring the costs of a kitchen remodel, you'll encounter a wide range of conflicting numbers, often varying by tens of thousands of dollars. This discrepancy arises because the factors included in these "averages" can vary significantly. Some online kitchen remodeling guides cater to DIY enthusiasts, omitting costs like design, project management, and professional installation labor. Others may reflect only one specific grade of finish or assume extensive layout changes that may not align with your project.

Moreover, regional differences play a pivotal role in determining the overall cost. A kitchen remodel that might be achievable for \$50,000 in one area could potentially cost nearly twice as much in another part of the country, due to variations in economic conditions, material availability, and local labor rates.

To accurately gauge the cost of your kitchen remodel, it's essential to consult with a reputable local contractor who understands the unique market dynamics and can provide a transparent estimate for your specific project.



Mid-Range Kitchen Remodel \$50,000 - \$100,000

These kitchen remodels maintain the existing kitchen footprint and layout but involve the replacement of cabinetry, countertops, flooring, and fixtures.

Mid-Range Kitchen Remodel typically features:

- Preservation of the existing layout for cabinetry & appliances
- Installation of new cabinetry
- New plumbing fixtures
- Granite countertops
- Tile backsplash
- Luxury vinyl tile (LVT) or luxury vinyl plank (LVP) flooring
- Professional design and project management services



Intensive Kitchen Remodel

\$70,000 - \$150,000

These extensive remodels often involve eliminating or relocating walls to expand the space and fully reimagine the layout of the kitchen, as well as updating all of the elements.

An Intensive Kitchen Remodel typically encompasses the following features:

- Wall removal, relocation, or modification
- Reconfiguration of the cabinetry layout
- Modification of the electrical & lighting layout
- Relocation of appliances
- Installation of new cabinetry
- New plumbing fixtures
- Granite or quartz countertops
- Ceramic tile backsplash
- Premium luxury vinyl tile (LVT), luxury vinyl plank (LVP), ceramic tile, or hardwood flooring
- New trim & crown molding
- Professional design & project management services



Examples of additional Kitchen Remodel options:

Structural Beam: \$7,000 - \$14,000

Walk-in Pantry: \$3,000 - \$15,000

Heated Flooring: \$3,000 - \$10,000

Luxury Appliance Package: \$8,000 - \$20,000

Custom Cabinetry: \$40,000 - \$80,000



BATHROOM REMODEL

Bathroom remodels are rarely one-size-fits-all projects. They often involve a strategic blend of elements from varying price points, allowing homeowners to prioritize their must-haves while balancing their budget.

One homeowner might splurge on a luxurious freestanding tub (a high-end indulgence) but opt for cost-effective ceramic tile flooring (an economy choice). Another might invest in a spa-like walk-in shower with multiple body sprays (a mid-range enhancement) while keeping their existing vanity to save costs. This ability to customize and tailor each aspect of the remodel is the true strength of the design-build approach. It empowers homeowners to create a bathroom that reflects their unique style, needs, and financial considerations.



Powder Room Remodel (No Layout Change)

\$7,000 - \$15,000

A powder room remodel allows for a cost-effective update that maximizes aesthetics and functionality in a compact space. With its modest square footage and lack of extensive plumbing requirements, a powder room remodel lends itself well to a budget-conscious approach.

A typical Powder Room Remodel might include:

- New stock vanity
- New plumbing fixtures
- Updated toilet
- Painted walls
- Luxury vinyl tile (LVT) or similar flooring
- New trim & molding
- Mirrors, lighting & accessories



Full Secondary Bathroom Remodel (No Layout Change) \$15,000 - \$50,000

Investing in a full secondary bathroom remodel is a thoughtful upgrade, that not only enhances your daily life but can also add value to your home.

A Full Secondary Bathroom Remodel might include:

- Upgraded shower system
- New plumbing fixtures
- Hardware & accessories
- Upgraded countertops
- New stock cabinetry
- New plumbing fixtures
- Updated toilet
- Fresh finishes and paint
- Luxury vinyl tile (LVT) or similar flooring
- New mirrors, lighting, and accessories
- New trim & molding



Master Bathroom Remodel (No Layout Change) \$35,000 - \$100,000+

A master bathroom remodel is an opportunity to create a luxurious, high-functioning space that offers style and relaxation. The Master Bathroom is one of the most popular remodeling projects for new and long-term homeowners, as it not only enhances your daily routine but also adds significant value to your home.

A standard Master Bathroom Remodel might include:

- New paint, trim & molding
- Upgraded shower enclosure & system
- Freestanding tub
- Upgraded plumbing fixtures
- Premium countertops
- Double vanities with premium sinks & mirrors
- New stock cabinetry
- New ceramic or porcelain tile
- Upgraded lighting; dimmable, task, ambient, etc.
- Upgraded accessories; towel bars, toilet paper holder, etc.

Luxury Master Bathroom Remodel features:

- Frameless glass shower enclosure
- Multiple shower heads & body sprays
- Jetted tub
- Touchless faucets
- High-end countertops; quartz, marble, etc.
- Custom cabinetry
- Heated floors & towel warmers



Universal Bathroom (ADA)

\$40,000 - \$65,000

A universal bathroom remodel is a transformative investment that prioritizes safety, comfort, and ease of use for those with accessibility needs or looking to age in place. By integrating ADA-approved design principles and tailoring the space to your specific needs, you can enhance your daily routine and promote independence without compromising on style.

A Universal Bathroom Remodel generally includes:

- Widened doorways with ample turning radius
- Barrier-free walk-in shower
- Adjustable showerhead & handheld sprayer
- Lever-style door handles & faucets
- Slip-resistant flooring
- Grab bars & handrails
- Comfort-height toilet
- Accessible storage solutions
- Accessible vanity; knee space & lower countertop height
- Improved lighting & visual contrast for enhanced visibility



Examples of additional Bathroom Remodel options:

Layout Change: \$3,000 - \$15,000

Curbless Shower: \$2,000 - \$5,000

Electric Heated Floor: \$2,000 - \$4,000

Shower Bench or Niche: \$800 - \$1,500

In-Wall Toilet: \$800 - \$1,200

Japanese Toilet: \$2,000 - \$20,000



WHOLE HOME RENOVATIONS

Whole home renovation can be exciting investment that requires careful planning and a thorough understanding of the potential factors involved. The financial scope of a whole home renovation can vary greatly; with factors such as home size, renovation depth, and material quality. Developing an accurate idea of a budget can be complex, as general online information often fails to account for local labor rates, material availability, and unique structural requirements. Collaborating with your local home remodeling expert will help you gain a clear understanding of the financial implications of bringing your dream home to life.



Full Home Renovation (No Layout Changes) \$100,000+ per floor

A full home renovation, without layout changes, can absolutely breathe new life into your entire living space; enhancing both aesthetic appeal, functionality, and overall value. This comprehensive renovation focuses on updating and refreshing all visible surfaces throughout your home, creating a cohesive and modern atmosphere that gives the feel and energy of a brand new home.

A Full Home Renovation, without layout changes, might include:

- Fresh interior painting throughout the home
- Updated flooring; hardwood, luxury vinyl plank, tile, etc.
- Refreshed trim, baseboards, and crown molding
- Modernized light fixtures & switches
- Upgraded interior doors & hardware
- Refaced or replaced kitchen cabinets
- Updated countertops; quartz, granite, etc.
- Refreshed kitchen backsplash
- New appliances; refrigerator, oven, dishwasher, etc.
- Renovated bathrooms; new vanities, mirrors & fixtures
- Updated window treatments; blinds, shades, curtains, etc.
- Refreshed staircase & railings
- Revitalized fireplaces & mantels



Intensive Full Home Renovation
(With Layout Changes)
\$150,000+ per floor

An intensive full home renovation, with layout changes, is a truly transformative project, that completely reshapes your home. This comprehensive remodel goes beyond surface level updates to reimagine the floor plan, flow, and functionality of your home. By optimizing the use of space, enhancing functionality, and incorporating high-end finishes and features, you can create a home that stands out in the market, feels brand new and inspiring.

An Intensive Full Home Renovation, with layout changes, might include:

- Reconfiguration of floor plan and room layouts
- Removal or relocation of walls to create an open-concept living space
- Addition or expansion of rooms; bedrooms, bathrooms, home office, etc.
- Structural changes to accommodate larger windows or doors
- Installation of custom built-in features; shelving, cabinetry, seating, etc.
- Kitchen renovation with new cabinetry and premium appliances
- Bathroom remodels with custom tile work and high-end fixtures
- Replacement of all flooring, trim & interior doors
- Upgrade of electrical, plumbing, and HVAC system when necessary
- Integration of smart home technology & energy-efficient features
- New light fixtures & hardware throughout the home
- Interior design & selection of finishes / materials

Examples of additional popular Whole Home Renovation options:

Load Bearing Wall Removal: \$7,000 - \$14,000

Floor Plan Change: \$5,000 - \$60,000

Dry Bar or Butler's Pantry: \$20,000 - \$50,000

Wet Bar or Kitchenette: \$25,000 - \$80,000

Walk-In Closet: \$15,000 - \$50,000

Siding Replacement: \$30,000 - \$80,000

Roof Replacement: \$15,000 - \$40,000



HOME ADDITIONS

Home additions have the power to expand your living space, accommodating to your growing needs and preferences. As you consider this project, it's essential to understand both the potential costs and the significant benefits that these enhancements can bring to your daily life and the long-term value of your property.

The Benefits of Home Additions:

- **Expanded Living Space:** Extra space, provided by a well-planned addition, can effectively cater to your needs; whether you are expanding your family, requiring more functional space, or seeking a dedicated area for projects or entertainment.
- **Customized Living Environment:** Home additions can offer the freedom to tailor your living space to your specific needs, allowing you to create a dedicated home office, a luxurious master suite, or a gourmet kitchen that reflects your lifestyle.
- **Cost-Effective Alternative to Moving:** Investing in an addition can be a more cost-effective and less stressful solution compared to relocating to a larger house; allowing you to avoid the expenses and hassles associated with moving, while still achieving the extra space you need.
- **Increased Property Value:** Well-executed home additions can significantly boost your property's market value; enhancing the appeal of your home to potential buyers in the future and positioning your property for a higher resale value.



Guest Bedroom Addition

\$60,000 - \$150,000+

Adding a guest bedroom to your home is a practical and versatile project that not only creates a welcoming space for visitors but also can also create space for growing and changing family needs. Whether you're preparing for the arrival of a new child, accommodating aging parents, or creating a dedicated home office, creating a guest bedroom can be a great option to provide more space and flexibility.

Some of the key reasons why homeowners choose to invest in a Guest Bedroom Addition include:

- New baby: A guest bedroom addition can be easily converted into a nursery, providing a comfortable and convenient space for your growing family.
- Accommodating aging parents: By adding a guest bedroom with an en-suite bathroom, you can create a comfortable and accessible living space for elderly parents, while maintaining privacy and independence.
- Dedicated home office: With remote work becoming increasingly common, a guest bedroom addition can serve as a quiet and productive home office space, conveniently separating work from family life.
- Long-term guests: If you frequently host family members or friends for extended stays, an accommodating guest bedroom can be a great addition to ensure comfortable stays.
- Generating rental income: A well-designed guest bedroom addition can also be used as a short-term rental, like Airbnb, providing a source of additional income for your household.



Master Suite Addition \$100,000 - \$300,000+

A master suite addition involves adding a spacious bedroom, with a practical bathroom, and often a walk-in closet or dressing area; designed to provide a comfortable and convenient living space for guests. A master suite addition can also serve as a potential source of extra income, when offered as a short or long-term rental. The revenue can help offset the cost of the renovation, as well as increasing the overall value of your home.

Typically, a Master Suite Addition might include:

- Construction of a new bedroom
- Addition of a functional bathroom
- Practical walk-in closet or dressing room with ample storage
- Installation of windows or French doors to provide natural light & outdoor access
- Durable flooring; such as laminate, tile, or carpet
- Addition of built-in features; window seat, a cozy reading nook, or a small workspace
- Inclusion of a private outdoor space; patio or balcony
- Upgrade of electrical, plumbing & HVAC systems to accommodate the new space
- Thoughtful interior design; cohesive, inviting atmosphere
- Consideration of rental-friendly amenities; small kitchenette, private entrance, etc.

Deck Addition \$15,000 - \$60,000+

Adding a deck to your home is a fantastic way to expand your outdoor living space, create an inviting area for relaxation, entertainment, and enjoyment of nature. A well-designed deck can serve as a comfortable and stylish space to host gatherings, spend quality time with family, or simply unwind after a long day.

The cost of a deck addition can vary greatly depending on several factors, including:

Size: Larger decks require more materials and labor, resulting in a higher overall cost.

Materials: The choice of decking materials significantly impacts the budget. Pressure-treated wood is the most affordable option, while composite decking and exotic hardwoods offer increased durability and aesthetic appeal at a higher price point.

Design Complexity: Intricate designs, multiple levels, and custom features like built-in seating, planters, or pergolas can add to the overall cost of the project.

Railing: The style and material of the railing, such as wood, composite, or metal, can affect the total expense.

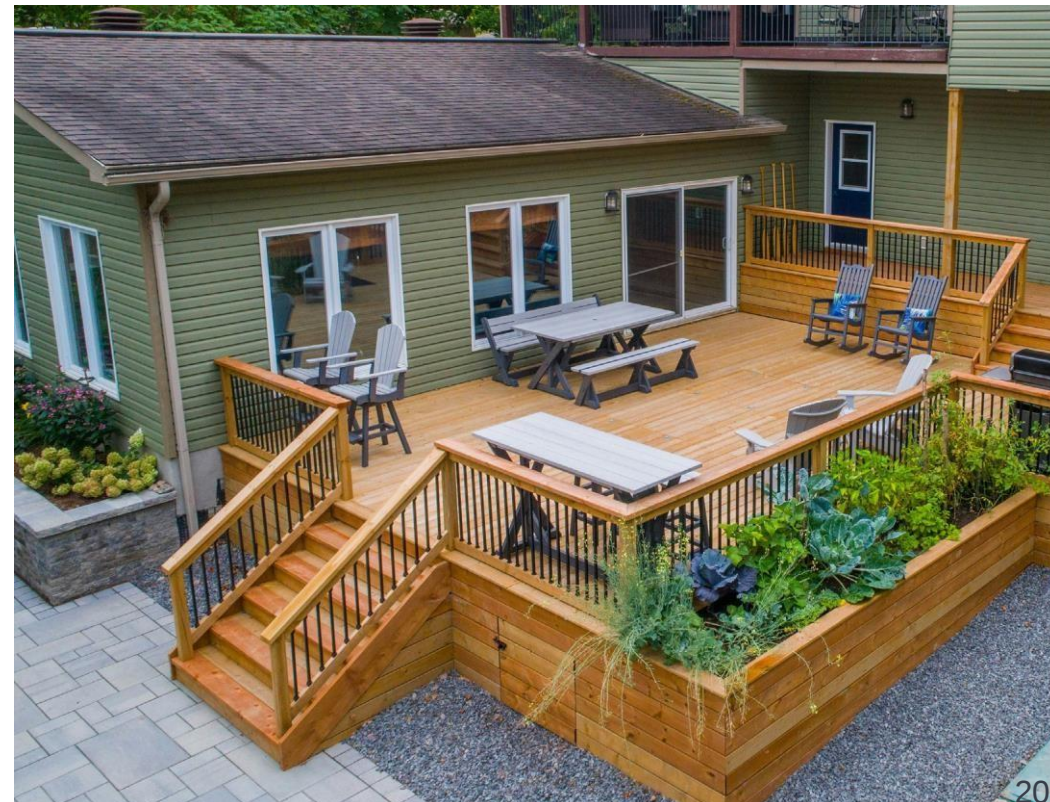
Stairs: The number and complexity of stairs required to access the deck from the ground level can impact the cost.

Structural Support: Accommodating additional features like hot tubs or ensuring a seamless indoor-outdoor flow may require extra structural support, increasing the overall cost.

Local Building Codes: Adhering to local building regulations and obtaining necessary permits needs to be factored in as well.

A typical Deck Addition includes:

- Design & planning to ensure the deck compliments your home's style & meets your functional needs
- Excavation & installation of footings, posts for a stable foundation
- Framing of the deck structure; pressure-treated lumber or steel beams
- Install decking boards; pressure-treated, composite, or exotic hardwood
- Construction of railings, stairs & any additional features like built-in seating or pergolas
- Finishing touches; staining or sealing the deck to protect it from the elements



ABOUT THE FOUNDER



Clark has always enjoyed making things, and was working in the financial services industry when he started managing construction projects. During that process, he discovered a passion for the building process and identified a gap in the market for higher service standards.

Known for his commitment to quality and exceptional service, he wears many hats, from CEO to estimator, driven by his love for family, learning, traveling, and building. Based in Pottstown, PA, he's dedicated to transforming the local home spaces





If you're planning a home remodel or additon in the Southeast PA area, please reach out to us with any questions. We aim to offer quality workmanship and exceptional customer service every time.

Family Owned - Licensed - Insured

We look forward to creating beautiful spaces with you!

www.pottstownconstruction.com

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