

WHOLE HOUSE RENOVATION GUIDE



HOME RENOVATION OPTIONS

REFRESH

\$300,000-\$600,000



A home refresh would likely involve renovating your kitchen, master bath, and secondary bath. These are some of the most frequently used spaces in a home, so updating them can make a big impact on your daily routine and overall enjoyment of your living space. A kitchen renovation can improve functionality and increase your home's value, while a bathroom renovation can provide a spa-like oasis for relaxation and rejuvenation.

REMODEL

\$500,000-\$850,000



A remodel level renovation would include a full-scale renovation that includes knocking down or relocating interior walls in addition to renovating your kitchen, master bath, and secondary bath. By reconfiguring the layout of your home, you can create a more open and functional space that better suits your needs and lifestyle. This can also improve the flow of natural light and air, making your home feel brighter, more spacious, and more comfortable. Of course, a remodel of this scale requires careful planning and execution.

REIMAGINE

\$900,000-\$1M+



If you are ready to reimagine your home, it is time for a comprehensive renovation that includes renovating your kitchen, master bath, and secondary bath, knocking down or relocating interior walls, and adding an ADU, pop-up, or addition. This can transform your living space into a more functional, comfortable, and stylish environment that meets your needs and suits your lifestyle. An ADU, pop-up, or addition can provide additional living space for a growing family or for guests, while a reconfigured interior layout can create a more open and inviting atmosphere.

REFRESH

\$300,000-\$600,000

REMODEL

\$500,000-\$850,000

REIMAGINE

\$900,000-\$1M+

PLANNING AND
DESIGN

\$30,000-\$80,000

DRAWING PLANS,
DESIGN
RECOMMENDATIONS,
FIXTURES
SELECTIONS, ETC.

DEMOLITION &
SITE PREP

\$50,000-\$80,000

REMOVE EXISTING
FIXTURES, VANITIES,
FLOORING, & TILING

FOUNDATION &
FRAMING

\$50,000-\$120,000

CONSTRUCTING
FLOOR & WALLS

HVAC

\$20,000-\$150,000

INSTALLATION

CABINETRY

\$30,000-\$100,000+

CUSTOM OR SEMI-
CUSTOM CABINETRY

INSTALLATION

PLUMBING

\$15,000-\$100,000

REPLACING OR
RELOCATING
PLUMBING LINES
FOR SINKS,
FAUCETS, AND
FIXTURES.

ELECTRICAL WORK

\$20,000-\$150,000

REWIRING, ADDING
NEW OUTLETS, AND
INSTALLING LIGHTING
FIXTURES.

COUNTERTOPS

\$20,000-\$100,000

MATERIALS LIKE
GRANITE, QUARTZ, OR
CONCRETE.

INCLUDES FABRICATION
AND INSTALLATION.

FLOORING

\$10,000-\$75,000

TILE OR LAMINATE

INCLUDES INSTALLATION

APPLIANCES &
FIXTURES

\$30,000-\$125,000

NEW TOILET, FACUET,
SINK, SHOWER, ETC.

MISCELLANEOUS COSTS

\$10,000-\$75,000

PERMITS, DESIGN
FEES, AND OTHER
UNEXPECTED
EXPENSES

PAINTING
FINISHING

\$20,000-\$60,000

WALLS, TRIM, AND CEILING

TILING

\$20,000-\$75,000

TILE OR OTHER MATERIALS

INSTALLATION

PLANNING AND DESIGN

\$30,000-\$80,000

Planning and design are critical components of any whole home renovation project. Before you begin the remodel, it's important to clarify your goals and priorities for the project. What do you hope to achieve with the remodel? What are the top priorities for your family in terms of functionality, style, and comfort? Our goal is always for the process to be easy-to-manage for the homeowner and ultimately to improve your life. We'll work with you to design a remodel that meets your goals.

With a whole house remodel, there are some scenarios when it would make sense to vacate the home for a period of time. At this point the options can be fully explored.

We'll work through the existing conditions of your property, talk about your options, and take a first look at permitting and conceptual designs. We also begin to outline selections, create budget allowances, and draft floor plans or sketches. The permit offices, HOA's, subcontractors, and design professionals are introduced to the homeowner.

While the architects and engineers develop their plans, an interior design team coordinates the vision for your project. Our clients are welcome to choose from a curated list of finishes and design elements or work one on one with a design professional. Selecting fixtures and finishes is when the vision boards become a reality and pricing is refined even further.



DEMOLITION AND SITE PREP

\$50,000-\$80,000

For a home remodel, the demolition and site preparation phase can be extensive: removing walls, removing old fixtures and cabinets, old plumbing, windows and more. To protect the rest of your house from construction dust everything is carefully taped off with plastic and paper is placed on any floor that needs to be protected. Our goal is to keep the rest of your home pristine throughout construction.

The site is then prepped by removing any debris, old flooring, and finishes. It is important to ensure that any demolition is done safely and that any hazardous materials are disposed of properly. Once the sites to be remodeled have been cleared and prepped, the new design plans can be implemented.

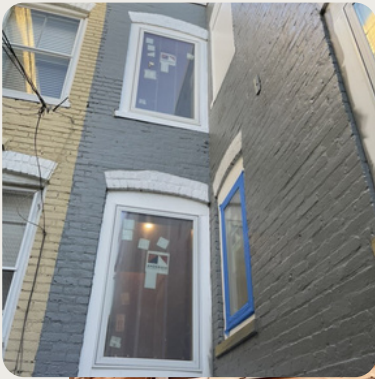


FOUNDATION AND FRAMING

\$50,000-\$120,000

If any type of addition is in the plans for a whole home renovation one of the most important steps is the foundation and framing. When it comes to adding on to an existing structure, proper planning and execution of the addition is crucial to ensure that it seamlessly integrates with the rest of the building.

When framing an addition, the process is similar to framing a new house. The framing process begins by constructing the floor system, including the joists and subflooring. After the floor is in place, the walls are framed using wood or metal studs, and then sheathed with plywood. Once the walls are up, the roof system is framed, including the rafters or trusses and roof decking. Finally, windows and doors are installed, and the exterior siding or brickwork is added. The final product will integrate seamlessly with the existing structure.



HVAC

\$20,000-\$150,000

When considering HVAC options for a renovation, it's important to evaluate the existing system and determine if it can adequately serve the updated space. Options may include upgrading the current system, adding zoning controls for improved energy efficiency, or integrating smart thermostats for better temperature management

With a home addition, it's important to consider the increased heating and cooling needs due to the additional space. You may need to upgrade your existing HVAC system or consider installing a separate system for the new area.



ELECTRICAL WORK

\$20,000-\$150,000

The electrical work involves installing new electrical wiring, outlets, and fixtures to meet the demands of the new design. This includes installing electrical circuits for the new lighting and any other electrical features. During the electrical work phase, the electrician will install wiring for the new fixtures, relocate electrical outlets and switches, and determine best placement for any new outlets and switches. They'll also need to make sure that the electrical panel can accommodate the new electrical load and that all wiring is properly grounded and insulated. The electrician will also ensure that the electrical system is up to code and meets all safety standards.



PLUMBING

\$15,000-\$100,000

This phase involves the installation of new plumbing fixtures, such as sinks, faucets, and showers, as well as the relocation of existing water lines. It's important to note that the plumbing phase of a remodel can be complex and time-consuming, especially if you're making significant changes to your plumbing system or adding an addition.



CABINETRY

\$30,000-\$100,000+

Cabinetry is one of the more expensive aspects of remodeling a kitchen and can be an important aspect in other rooms like laundry, bathrooms, and even living rooms. Cabinets can completely transform the look and feel of your space, while also increasing your storage capacity and functionality. During a remodel, you'll have a variety of options when it comes to cabinetry, including custom, semi-custom, and stock. The right cabinetry in place can elevate the look of a space and also ensure it functions efficiently and effectively.



COUNTERTOPS

\$20,000-\$100,000

Countertops play a major role in the appearance and functionality of your kitchen and bathrooms, so it's important to choose the right material during a remodel. There are many options available, each with its own unique features, benefits, and drawbacks. Some of the most popular countertop materials include granite, quartz, marble, and concrete.

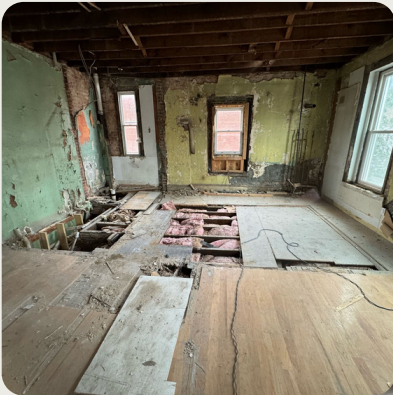


FLOORING

\$10,000-\$75,000

The right flooring can enhance the overall look and feel of your home while also providing durability and easy maintenance. There are a variety of flooring options available, including hardwood, tile, laminate, vinyl, and concrete.

the subfloor needs to be cleaned and prepped for the new flooring. This can involve patching any holes or cracks and ensuring that the surface is level and smooth. For certain types of flooring, such as laminate, an underlayment is required. This helps to provide a smooth surface and can also help to reduce noise. Once the underlayment is installed, the new flooring can be cut and laid.



APPLIANCES & FIXTURES

\$30,000-\$125,000

Fixtures can vary widely in price, so it's important to set a budget before you start shopping. Keep in mind that higher-end fixtures may have more features and be more durable, but they will also be more expensive. Proper installation is crucial to ensuring that your fixtures function efficiently and safely.

Efficiency and safety are some considerations to make when choosing appliances. For example, gas stoves have negative impacts on indoor air quality so if your home allows, electric may be the right choice. We will guide you through pros and cons of different appliance choices depending on your priorities and budget.



TILING

\$20,000-\$75,000

Tiling not only adds aesthetic appeal, but it also protects your walls, floors, and backsplash from water and stains. Materials including ceramic tile, glass, stone, and metal all have a different price point and aesthetic. Some homeowners even choose to mix materials throughout their bathrooms. It's important to choose a material that is both durable and easy to clean, while also complementing the rest of your kitchen and bathroom designs.



PAINTING AND FINISHING

\$20,000-\$60,000

Painting and finishing completely transform the look and feel of your space and bring the whole remodel together. When selecting paint colors, hardware, lighting and other finishes for your home renovation, consider your personal style and the overall aesthetic you want to achieve. It's important to choose durable, high-quality paint and finishes that can stand up to the wear and tear of daily use to keep your home looking new for years to come. Small details can make a big impact on the overall appearance of your home.

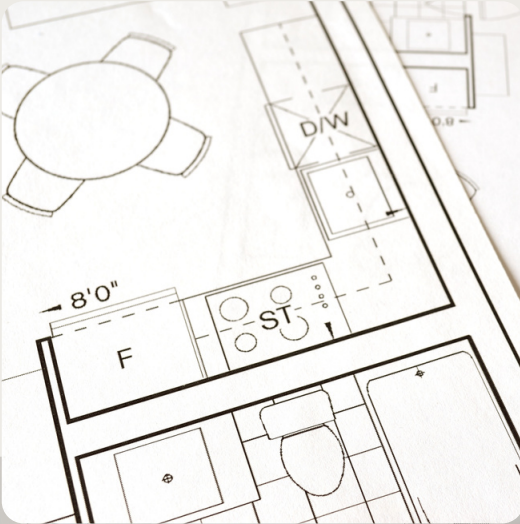
This step also includes professional cleaners to ensure your space is ready to enjoy.



MISCELLANEOUS COSTS

\$10,000-\$75,000

Keep in mind that unexpected costs can arise during a whole home renovation, such as the discovery of hidden plumbing or electrical issues, a needed permit, a structural issue, or any number of other things. While PACE does our best to anticipate all costs there are often things that arise during the course of a renovation that must be addressed.



LET'S GET STARTED!

At PACE Design and Construction, our ultimate goal is to improve your life by providing high-quality, custom renovations that meet your unique needs and preferences. While beginning a bathroom renovation can appear daunting, PACE will be with you every step of the way making your dreams a reality. Selections are managed within a personalized homeowner's portal and are populated with popular choices or recommendations from our design team, making selecting finishes a simpler process.

The goal of a renovation is to improve your life and your family's life. By making changes and improvements to your home, you can create a space that better meets your needs and preferences, ultimately enhancing your overall quality of life. At PACE Design and Construction, we understand the importance of tailoring our renovations to each client's unique needs and desires, in order to achieve the best possible outcome.

Let's improve your life together!