RYCON SERVICES • HOMEOWNER RESOURCE

BATHROOM REMODEL PLANNING GUIDE

A practical starting point for planning your space, setting a budget, and preparing for construction.

PLAN WITH CONFIDENCE

Custom Homes • Remodeling • Residential Construction

McCleary & Olympia, Washington & Surrounding South Sound Areas

360-346-0880 | ryconservices.com

1. Start With the Right Plan

A bathroom remodel can be as simple as refreshing finishes or as involved as changing the layout, moving plumbing, or rebuilding a shower. Before choosing tile or fixtures, get clear on what needs to change and why.

What are you hoping to improve?

- **Function:** Is storage limited? Is the layout awkward? Do you need better lighting or ventilation?
- **Comfort and access:** Would a walk-in shower, grab-bar blocking, a wider entry, or easier-to-use fixtures help?
- **Condition:** Are there signs of leaks, soft flooring, damaged grout, poor ventilation, or other concerns that need investigation?
- **Style:** Are you updating dated finishes, creating a spa-like retreat, or making the bathroom more timeless for resale?

Choose a project level

Project type	May include	Planning note
Cosmetic refresh	Paint, mirror, lighting, hardware, accessories	Usually less disruptive; confirm what can stay.
Surface remodel	New vanity, flooring, toilet, tile, fixtures	Check the condition of surfaces and what is behind them.
Full remodel	Shower/tub rebuild, waterproofing, flooring, vanity, lighting	Coordinate trades and plan for the bathroom to be out of service.
Layout change	Moving plumbing, walls, or electrical	Can add cost, time, permits, and complexity.

Write down your priorities

Must-have improvements	Nice-to-have upgrades
_____	_____
_____	_____
_____	_____
_____	_____

2. Build a Realistic Budget

Your budget should account for more than visible finishes. The final cost depends on room size, selected materials, labor, existing conditions, and whether plumbing, electrical, ventilation, or the layout will change.

Budget category	Planning amount
Demolition and disposal	$ _____
Framing, subfloor, or repairs	$ _____
Plumbing and fixtures	$ _____
Electrical, lighting, and ventilation	$ _____
Shower/tub, waterproofing, tile, or surround	$ _____
Vanity, countertop, sink, and storage	$ _____
Flooring, paint, trim, and accessories	$ _____
Permits, inspections, and other project costs	$ _____
Total planned project budget	$ _____

Include a contingency

Set aside a reserve for unexpected conditions, especially in older bathrooms where water damage, rot, outdated wiring, or plumbing issues may be hidden behind finished surfaces. A planning allowance of around 10–20% is a common starting point, but your contractor can help determine what makes sense for your home and project.

Where can you invest—and where can you simplify?

- **Prioritize:** waterproofing, proper ventilation, sound installation, and durable materials.
- **Compare thoughtfully:** tile, faucets, vanities, mirrors, and lighting vary widely in price.
- **Keep the layout when practical:** leaving plumbing in place may reduce complexity and cost.
- **Confirm selections early:** availability and lead times can affect the schedule.

Budget reminder: Avoid choosing a contractor based on the lowest total alone. Make sure each proposal covers the same scope, materials, allowances, and responsibilities. Remember, if a job isn't within your budget...there's typically always things that can be done to lower the cost.

3. Understand the Timeline

Bathroom projects involve more than the days when work is happening in the room. Design decisions, product lead times, inspections, and hidden conditions can all affect the schedule. Ask for a project-specific timeline and what could change it.

Stage	What happens
1. Consultation and scope	Discuss goals, existing conditions, priorities, and budget range.
2. Planning and selections	Confirm layout, fixtures, tile, vanity, finishes, and design details.
3. Proposal and scheduling	Review written scope, pricing, allowances, responsibilities, and estimated start.
4. Preparation and demolition	Protect nearby areas, remove agreed materials, and inspect exposed conditions.
5. Rough work and inspections	Complete required framing, plumbing, electrical, ventilation, and inspections.
6. Waterproofing and finishes	Install shower/tub system, tile or surround, flooring, vanity, fixtures, and finishes.
7. Final details and walkthrough	Test fixtures, review workmanship, address punch-list items, and discuss care/warranties.

Selections to confirm before work begins

- Shower or tub type, size, and enclosure
- Tile or surround material, pattern, grout, and edge details
- Vanity size, storage, countertop, sink, and faucet
- Toilet, showerhead, valves, and other plumbing fixtures
- Lighting, exhaust fan, switches, and outlets
- Flooring, paint, trim, mirrors, towel bars, and accessories
- Who orders each item, who receives deliveries, and what happens if an item is delayed

Tip: If you have only one full bathroom, discuss a realistic plan for access to another bathroom during construction.

4. Compare Contractors Carefully

A clear written proposal makes it easier to compare contractors and reduces confusion once work begins. Ask questions before signing, not after demolition.

Question to ask	Contractor A	Contractor B
Is the scope detailed and written?	■ Yes ■ No	■ Yes ■ No
Are materials, brands, and allowances identified?	■ Yes ■ No	■ Yes ■ No
Are demolition, disposal, and cleanup included?	■ Yes ■ No	■ Yes ■ No
Are permits/inspections addressed where required?	■ Yes ■ No	■ Yes ■ No
Is waterproofing and shower installation described?	■ Yes ■ No	■ Yes ■ No
Are payment schedule and change-order process written?	■ Yes ■ No	■ Yes ■ No
Is insurance and applicable licensing verified?	■ Yes ■ No	■ Yes ■ No
Are schedule and communication expectations clear?	■ Yes ■ No	■ Yes ■ No
Are warranty details and final walkthrough discussed?	■ Yes ■ No	■ Yes ■ No

Common planning mistakes to avoid

- Choosing finishes before setting a realistic budget and scope.
- Underestimating the impact of changing the layout or moving plumbing.
- Forgetting ventilation, waterproofing, storage, or everyday usability.
- Assuming every quote includes the same materials and tasks.
- Ordering fixtures late or overlooking dimensions and compatibility.
- Making changes mid-project without confirming cost and schedule impacts in writing.

5. Before Construction Begins

Use this checklist to make sure the key details are covered before your bathroom remodel starts.

- I have a clear list of must-haves and nice-to-haves.
- I have set a budget and planned for a contingency.
- I understand the written scope, exclusions, allowances, and payment schedule.
- I have confirmed who purchases materials and who is responsible for deliveries.
- I understand the estimated schedule and how updates will be communicated.
- I have discussed access, dust protection, pets, children, and daily routines.
- I know how unexpected conditions and change orders will be handled.
- I have confirmed any required permits, inspections, and project documentation.
- I know what the final walkthrough and warranty process will include.

READY TO TALK ABOUT YOUR BATHROOM PROJECT?

Rycon Services helps homeowners plan and complete residential remodeling projects with clear communication and attention to the details that matter. Every bathroom is different, so the right scope and budget start with a conversation about your home and goals.

Rycon Services LLC
McCleary & Olympia, Washington & Surround South Sound Areas
Phone: 360-346-0880
Website: ryconservices.com

This guide is for general planning and educational purposes. Project costs, schedules, permit requirements, and construction conditions vary by home and location. Confirm project-specific details with qualified professionals and applicable local authorities.