

Remodel Quiz and Guide

# Budget, Timeline, & Team

Find out what type of home renovation is right for you, how much it should cost, how long it should take, and who should be on your team.

abc modern studio



01



02



03

# quiz

what is  
your  
scope  
of work?

You are moving your appliances, light fixtures, plumbing fixtures, and/or walls to a new location?

**IF YES**

**IF NO TO ALL**

You are planning to change out your appliances, light fixtures, plumbing fixtures, cabinets, countertops, flooring, or tile, but all will be left in it's existing location?

**IF YES**

**IF NO TO ANY**

You may or may not change out your appliances, light fixtures, or plumbing fixtures?

**IF YES**

You are not replacing, but are repainting/refinishing or

**ALSO CONSIDER,**

Are you adding square footage to the overall size of your existing house?

**IF YES**

**IF NO**

Are you building a new home from the ground up?

**IF YES**

GO TO:



*studs-out*

structural or non-structural renovation



*change-in-place*  
renovation



*resurface*  
renovation



*addition*

If you are adding an addition on to your home, everything in the “Studs-Out” section will apply to you plus you will be adding foundation, siding, roofing, gutters, and exterior paint to your scope of

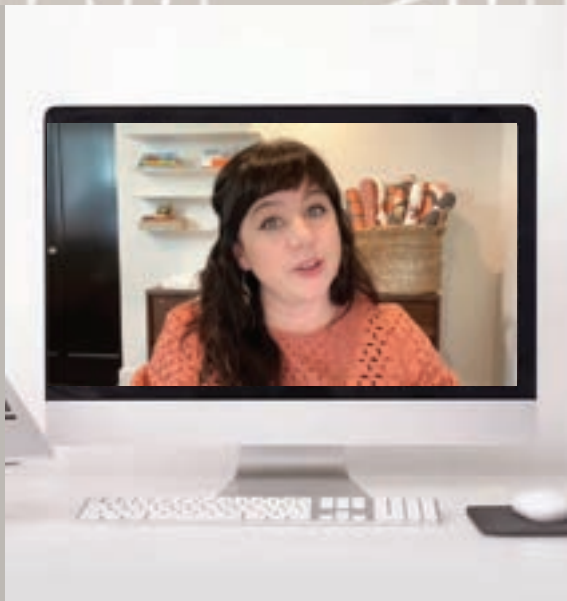


*new build*

If you are building a new home, everything in the “Studs-Out” section will apply to you plus you will be adding foundation, siding, roofing, gutters, and exterior paint to your scope of work.



# *construction* **IN LAYERS**



*psst...*

Would it be helpful if I talk you through this guide? I made a video to do just that. [Click here](#) to watch the video companion for this guide.



Before we dive into the level of renovation that is right for you, I wanted to quickly explain that a house is built in layers. Think of a layer cake when you take a look at the kitchen wall above and the construction pictures on the following page.



## **FRAMING**

The 2x4 wood framing inside the walls

## **DOORS & WINDOWS**

## **HVAC**

Heating, ventlation, and air conditioning

## **PLUMBING 1**

Pipes, valvues, shower pans, bathtubs

## **ELECTRICAL 1**

The electrical wires and equipment inside the walls

## **INSULATION**

## **DRYWALL**

## **PAINT**

## **FLOORING**

## **CABINETRY**

## **TRIM & RAILINGS**

Baseboards, Door/Window Frames, Stair Railings

## **COUNTERTOPS**

## **WALL TILE**

## **PLUMBING TRIM**

Sinks, Faucets, Shower Heads, Tub Fillers, Toilets

## **ELECTRICAL TRIM**

Light Fixtures, Ceiling Fans,

## **APPLIANCES**

Refrigerator, Dishwasher, Range, Washer/Dryer

## **MIRRORS/GLASS**

Vanity Mirrors, Shower Surrounds, Glass Shelves

## **HARDWARE**

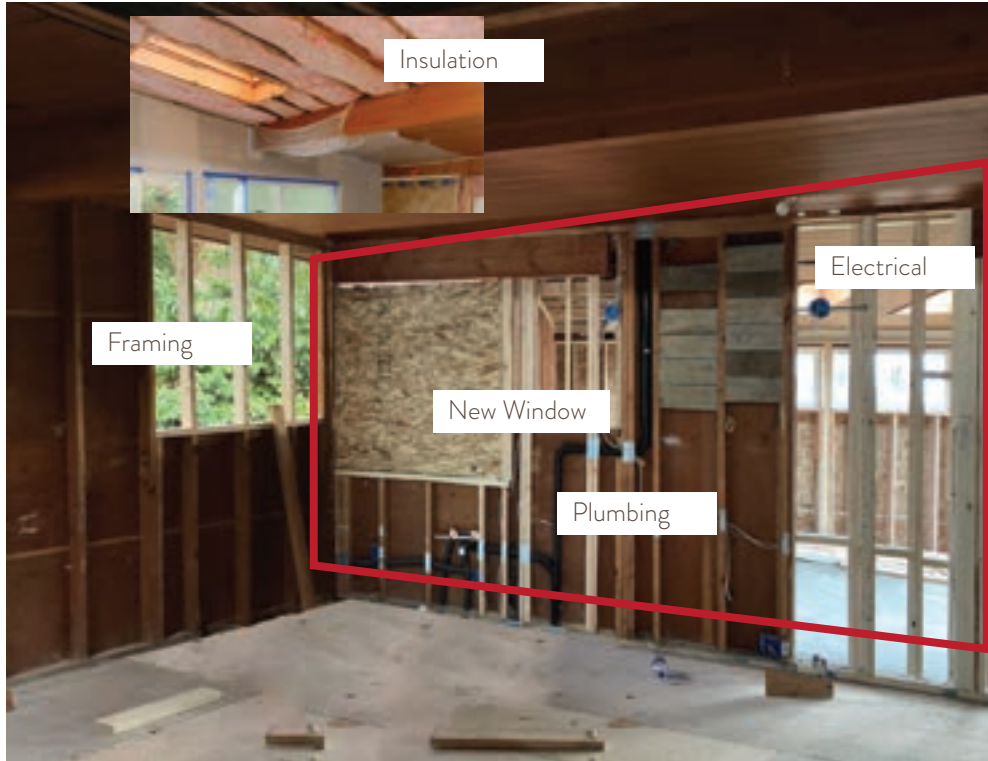
Door Knobs, Cabinetry Pulls



You can see that the first picture shows the framing that forms the structure of the wall, as well as the plumbing and electrical that are inside the wall to support the sconces and sink/faucet. This layer of construction is like the cake, it forms the structure and supports the function of the layers that come after.

In the second photo, you see drywall, flooring, and paint going in. Third, you see cabinetry. Lastly, you see wall tile, countertops, light fixtures, and plumbing fixtures. All of these are like layers of jelly, more cake, and finally frosting.

I want to introduce this concept of a house being built in layers because I am about to show you that the level of remodeling that you will embark on is dependent on how many layers deep you will need to dig into your existing home (or cake).





*resurface*  
**RENOVATION**





*el surface*  
Scope of Work

## HARDWARE

Door Knobs, Cabinetry Pulls

## MIRRORS/GLASS

Vanity Mirrors, Shower Surrounds, Glass Shelves

## APPLIANCES

Refrigerator, Dishwasher, Range, Washer/Dryer

## ELECTRICAL TRIM

Light Fixtures, Ceiling Fans,

## PLUMBING TRIM

Sinks, Faucets, Shower Heads, Tub Fillers, Toilets

## TILE

## COUNTERTOPS

## TRIM & RAILINGS

Baseboards, Door/Window Frames, Stair Railings

## CABINETS

## FLOORING

## PAINT

## DRYWALL

## INSULATION

## ELECTRICAL 1

The electrical wires and equipment inside the walls

## PLUMBING 1

Pipes, valves, shower pans, bathtubs

## HVAC

Heating, ventilation, and air conditioning

## DOORS & WINDOWS

## FRAMING

The 2x4 wood framing inside the walls

# resurface RENOVATION

Again, the level of renovation that you embark on is dependent on how many layers deep you will dig into your existing home. With each layer, your cost and timeline will grow because each of these layers typically represents additional material, a new subcontractor, and increased project management tasks.

A resurface renovation only digs into the surface layers of your home, as you can see indicated on the left. In my cake analogy, this is akin to just putting some new frosting on the cake. In a resurface remodel, you may be:

- Replacing the pulls on your cabinets
- Replacing door knobs
- Replacing appliances in place
- Switching out electrical fixture in place
- Switching out plumbing fixtures in place

And you may also be applying a new surface to some slightly deeper layers of your existing home. This would include:

- Resurfacing tile or placing a layer of material over existing tile.
- Resurfacing countertops or placing a layer of material over existing countertops.
- Painting trim and railings
- Painting cabinetry or swapping out cabinet doors and drawer fronts.
- Refinishing a hardwood floor
- Covering an existing floor with a new layer of flooring
- Repainting the walls
- Resurfacing a bathtub.

## SCHEDULE

1-3mth

## BUDGET

Kitchen \$2,000 - \$9,000\*  
Bathroom \$1,000 - \$3,000\*

\*Cost data is based on 2023 national averages provided by Houzz.com. Visit: [houzz.com/remodeling-costs](https://houzz.com/remodeling-costs) for more information.

### *design* team

This type of project is most often self designed, but may benefit from a consultation with an interior designer.

### *construction* team

This type of project is often self built, or may use the services of a handyman who has a variety of skills.





*Change in place*  
**RENOVATION**



# Change in place

Scope of Work

## HARDWARE

Door Knobs, Cabinetry Pulls

## MIRRORS/GLASS

Vanity Mirrors, Shower Surrounds, Glass Shelves

## APPLIANCES

Refrigerator, Dishwasher, Range, Washer/Dryer

## ELECTRICAL TRIM

Light Fixtures, Ceiling Fans,

## PLUMBING TRIM

Sinks, Faucets, Shower Heads, Tub Fillers, Toilets

## TILE

## COUNTERTOPS

## TRIM & RAILINGS

Baseboards, Door/Window Frames, Stair Railings

## CABINETS

## FLOORING

## PAINT

## DRYWALL

## INSULATION

## ELECTRICAL

The electrical wires and equipment inside the walls

## PLUMBING

Pipes, valves, shower pans, bathtubs

## HVAC

Heating, ventilation, and air conditioning

## DOORS & WINDOWS

## FRAMING

The 2x4 wood framing inside the walls



# Change-in-place RENOVATION

Again, the level of renovation that you embark on is dependent on how many layers deep you will dig into your existing home. With each layer, your cost and timeline will grow because each of these layers typically represents additional material, a new subcontractor, and increased project management tasks.

A change-in-place renovation digs into the surface and middle layers of your home as you can see indicated on the left. In a change-in-place remodel you may be doing anything listed in the resurface remodel section of this book, but also you are:

- Changing the tile on the walls in a shower or on a backsplash.
- Changing out your countertops in their existing location.
- Changing out your cabinetry in its existing location.
- Changing out doors and/or windows in their existing location.
- Changing out baseboards, door frames, and window frames in their existing locations.
- Removing the existing floor and replacing it with a new floor.
- Repainting your walls.

## SCHEDULE

3-4mth

## BUDGET

Kitchen \$11,000 - \$28,000\*  
Bathroom \$5,000 - \$10,000\*

\*Cost data is based on 2023 national averages provided by Houzz.com. Visit: [houzz.com/remodeling-costs](https://houzz.com/remodeling-costs) for more information.

### *design*

team

#### Interior Designer

This type of project is a great use of an interior designer who has remodel experience.

An interior designer will be able to, not only help you choose materials and fixtures that look nice together, but also record all your choices in a way that includes the construction details that your contractor will need. This is called writing specifications.

### *construction*

team

You may want to use a General Contractor to manage:

- Door and Window Installers
- Flooring Installer
- Cabinetry Installer
- Trim/Millwork/Door Carpenter
- Counter Top Fabricator
- Tile Setter
- Plumber
- Electrician
- Appliance Installer
- Mirror/Glass Contractor



*studs-out*  
**RENOVATION**







## HARDWARE

Door Knobs, Cabinetry Pulls

## MIRRORS/GLASS

Vanity Mirrors, Shower Surrounds, Glass Shelves

## APPLIANCES

Refrigerator, Dishwasher, Range, Washer/Dryer

## ELECTRICAL TRIM

Light Fixtures, Ceiling Fans,

## PLUMBING TRIM

Sinks, Faucets, Shower Heads, Tub Fillers, Toilets

## TILE

## COUNTERTOPS

## TRIM & RAILINGS

Baseboards, Door/Window Frames, Stair Railings

## CABINETRY

## FLOORING

## PAINT

## DRYWALL

## INSULATION

## ELECTRICAL

The electrical wires and equipment inside the walls

## PLUMBING

Pipes, valves, shower pans, bathtubs

## HVAC

Heating, ventilation, and air conditioning

## DOORS & WINDOWS

## FRAMING

The 2x4 wood framing inside the walls

# studs-out RENOVATION

Again, the level of renovation that you embark on is dependent on how many layers deep you will dig into your existing home. With each layer, your cost and timeline will grow because each of these layers typically represents additional material, a new subcontractor, and increased project management tasks.

A studs-out renovation digs into all layers of your home as you can see indicated on the left. In a studs-out remodel you may be doing anything listed in the resurface or change-in-place remodel, but also you are:

- Moving light fixtures to a new location or adding new light fixtures.
- Moving plumbing fixtures to a new location or adding new plumbing fixtures.
- Changing the layout of a bathroom or kitchen.
- Moving, removing, or adding new walls.

## SCHEDULE

6-12mth

## BUDGET

Kitchen \$27,000 - \$94,000\*  
Bathroom \$20,000 - \$33,000\*

\*Cost data is based on 2023 national averages provided by Houzz.com. Visit: [houzz.com/remodeling-costs](https://houzz.com/remodeling-costs) for more information.

### design

team

#### Architect

You may need an architect if you are modifying or removing structural walls or if you are significantly changing the layout of your home.

#### Interior Designer

This type of project is a great use of an interior designer who has remodel experience.

An interior designer will be able to, not only help you choose materials and fixtures that look nice together, but also record all your choices in a way that includes the construction details that your contractor will need. This is called writing specifications.

### construction

team

#### General Contractor to manage:

Framer  
Door and Window Installers  
HVAC Contractor  
Plumber  
Electrician  
Insulation Installer  
Drywall and Paint Contractor  
Flooring Installer  
Cabinetry Installer  
Trim/Millwork/Door Carpenter  
Counter Top Fabricator  
Tile Setter  
Appliance Installer  
Mirror/Glass Contractor

# DESIGN ISN'T EVERYTHING, BUT DESIGN HAS THE POWER TO SUBTLY INFORM HOW YOU SHOW UP IN YOUR LIFE, AND THAT IS EVERYTHING!

Your house should never stop you from playing on the floor with your kids, inviting friends for dinner, doing the hobbies that you love, or just taking a relaxing bath after a hard day.

You have likely worked your whole life to get to this point where you can remodel or build a home that shelters and inspires you! So let's not mess this up.

## YOU KNOW THE SAYING: "THE DEVIL IS IN THE DETAILS"...

Well, I'm fairly certain this phrase was conceived by someone in the midst of a home remodel.

For the average homeowner the details are devilish because they have the power to cause you big problems, AND you probably have no idea how many of them you're responsible for.

You have heard the construction nightmare stories about sleepless nights, blown budgets, sliding schedules, or even couples getting divorced! Every one of them is rooted in these devilish details.

## HERE'S THE GOOD NEWS, YOU DON'T NEED TO DO THIS ALONE

I have turned my twenty years of lessons learned into a system that will help you plan around the nightmares while you build your dream!

Hi, I'm Aubrey. For two decades I've been passionate about creating beautiful and functional homes. I have managed the design and construction of everything from a bathroom remodel to an aerospace sales gallery, and I can tell you that every project, at every scale is or isn't successful because of its plan or lack thereof.

You can find me on social media @aubrey\_abcmmodern, or on my website at [www.abcmmod.com](http://www.abcmmod.com)





# next steps

## GRAB MY RESOURCE GUIDE

Before you can build your dream home, you need to know all my favorite places to buy:

- Countertops
- Flooring
- Tile
- Appliances
- Cabinetry
- Plumbing Fixtures
- Light Fixtures
- Door and Millwork

This will save you HOURS of research and tens of headaches!!! I have compiled all my favorite sources into

[Learn More](#)



## DON'T MISS REMODEL JUMP START

Remodel Jump Start is both of my value packed pre-design courses in one bundle to give you a fast and efficient path to start your home remodel or custom build!

First, in my Design Brief Course we we will insure that you don't start meeting with contractors or designers until you have put your desires on paper. Launching your project with the clear communication will help you avoid inaccurate bids and undesirable outcomes!

Then, in my Team & Budget Planner Course we will get your mind set on a realistic budget, and make sure you hire the right architect, interior designer, and contractor!

[Learn More](#)

