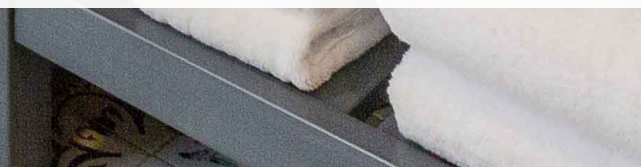
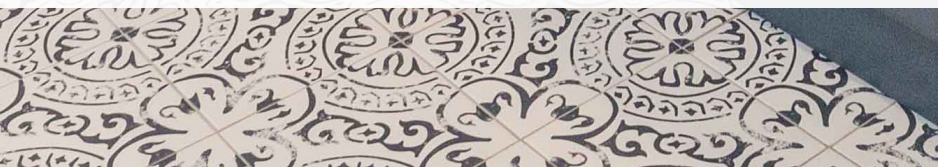




Investing in Your Bathroom

REMODELING COSTS, CONSIDERATIONS, AND TIPS





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MAKING A WISE DECISION

Did you know that your bathroom is the most used (and abused!) room in your house? Standing up to foot traffic, water exposure, and, err, sanitation, is no easy feat. So, it's no wonder that bathrooms eventually need a complete overhaul.

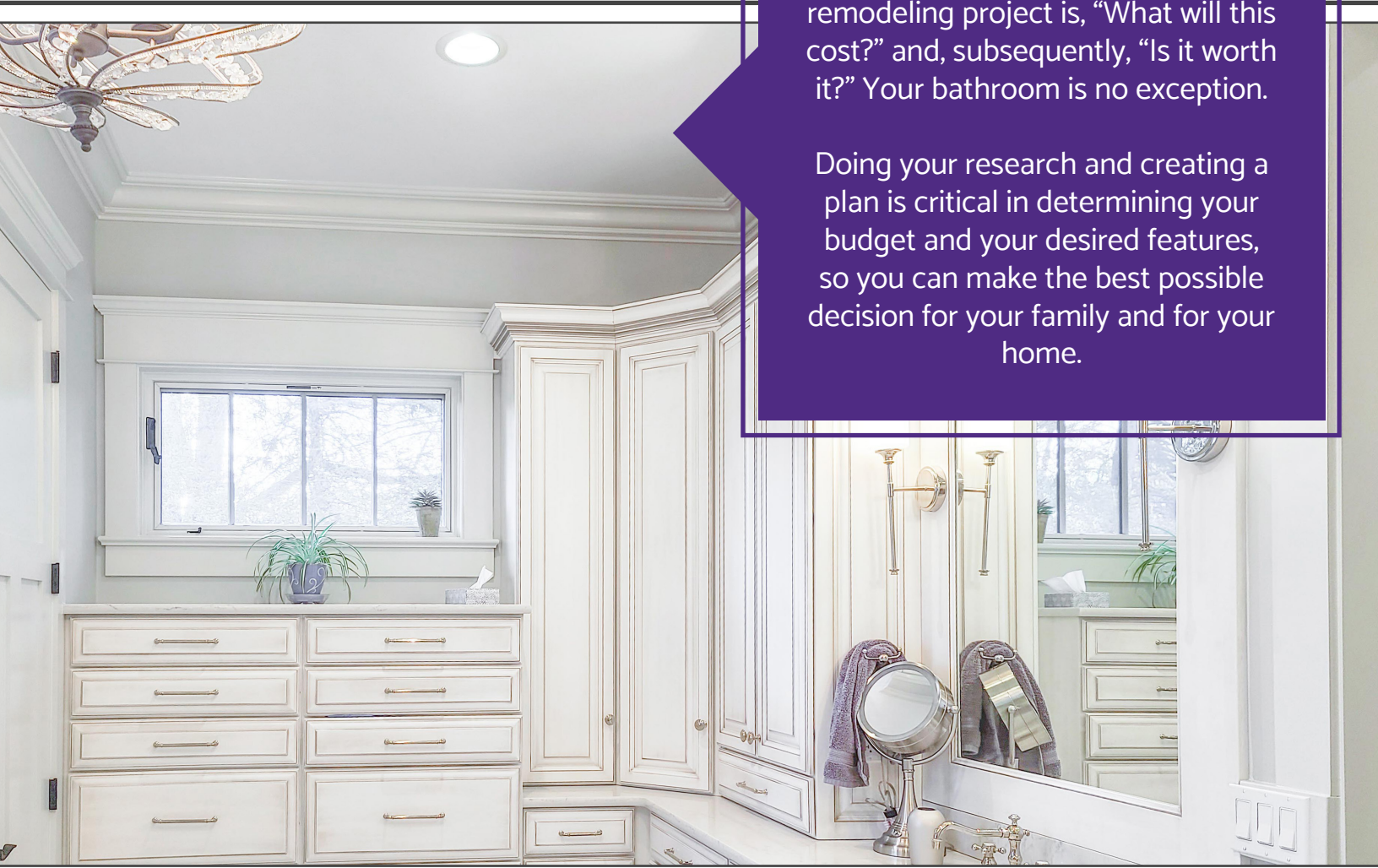
Fortunately, choosing to remodel your bathroom is one of the wisest investments you can make for your home's value.

Doing your research and creating a plan for your bathroom remodel is critical to your project's success. This guide will give you the information you need to make an informed decision that is best for you, your family, and your home.

WHAT IS IT GOING TO COST?

One of the first questions many homeowners ask prior to tackling a remodeling project is, “What will this cost?” and, subsequently, “Is it worth it?” Your bathroom is no exception.

Doing your research and creating a plan is critical in determining your budget and your desired features, so you can make the best possible decision for your family and for your home.





SHORT OR LONG TERM PLANS?

Before you put your money into a remodel, the first thing you should consider is your future in your home. Are you planning to move anytime soon? If so, how soon? If you intend to “flip” your home and sell it, you’ll want to make different decisions with your budget than if you’re planning to settle into your forever home.

1 I’M PLANNING TO SELL IN THE NEXT COUPLE YEARS

If you’re planning to sell your house in the next year or two, the best thing you can do with your budget is to be conservative. Instead of gutting your bathroom, consider a refresh. New budget-friendly flooring and an “off-the-rack” vanity can give you the look you want for a lesser cost.

2 I’M STICKING AROUND FOR THE LONG HAUL

If you will be staying in your home forever, your budget can have a little more wiggle room, and so can your selections. You can choose the design and finishes you want, instead of worrying about what’s going to sell the people moving in next. Remember, bathrooms take a beating...so investing in quality craftsmanship and durable materials up front will save you from making constant repairs in the future.

3 I’M NOT SURE WHAT THE FUTURE HOLDS

Not a fortune teller? That’s okay! The best advice we can give you is to stay right in the middle for a remodel you might leave behind in the next five-to-ten years. Determine which features are most important to you. That way, you can balance which selections to splurge on without ending up with buyer’s remorse. Maybe choose an off-the-rack vanity, but splurge on a waterfall shower head or a gorgeous accent tile!

QUALITY CONTROL



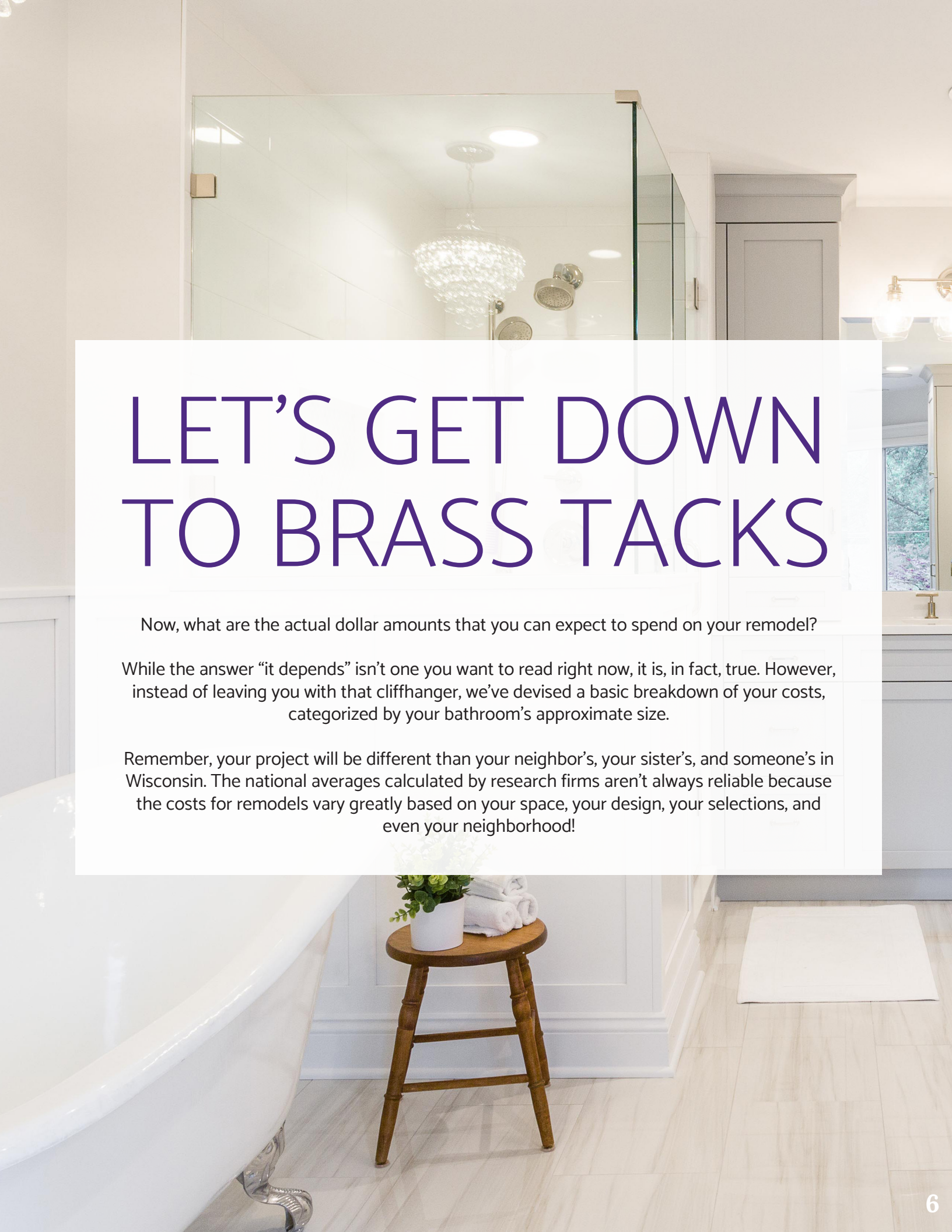
LABOR

When it comes to remodeling bathrooms, ensuring that everything is done correctly and up to code is of utmost importance. Cutting corners and performing non-permitted work can lead to leaks, mold, rot, and more, putting both your family's safety and your home's integrity at risk.

That's why it's critical to work with a licensed, experienced professional who not only does things the right way, but will provide complete transparency should an unforeseen issue arise. Furthermore, most design-build firms provide warranties on their work, ensuring you get high-quality products, service, and craftsmanship.

IT TAKES A VILLAGE

Applying and submitting for permits can be a long and confusing process if you're not familiar with construction. Yet, remodeling without a permit can open you up to countless risks. Working with an experienced professional will save you from the hassle of pulling a permit on your own. Your contractor can work with your village to determine what's needed to keep you, your family, and any future homeowners safe and secure. Most municipalities require permit fees and sometimes inspection fees, which will vary based on where you live and your project's scope of work.



LET'S GET DOWN TO BRASS TACKS

Now, what are the actual dollar amounts that you can expect to spend on your remodel?

While the answer “it depends” isn’t one you want to read right now, it is, in fact, true. However, instead of leaving you with that cliffhanger, we’ve devised a basic breakdown of your costs, categorized by your bathroom’s approximate size.

Remember, your project will be different than your neighbor’s, your sister’s, and someone’s in Wisconsin. The national averages calculated by research firms aren’t always reliable because the costs for remodels vary greatly based on your space, your design, your selections, and even your neighborhood!

POWDER ROOM

STANDARD TWO-PIECE

Powder rooms are usually two-piece bathrooms, including a toilet and either a sink or vanity. While those are the major elements, you also need to consider flooring, plumbing fixtures, lighting, mirrors, and ventilation. If you have or want to add details like wainscoting or beadboard, you'll need to consider those in your budget and selections process as well.

At OHi, we usually remodel powder rooms as part of a first floor project, but we also believe that there is no job too small. Here are the common costs associated with remodeling a standard two-piece powder room.

BUDGET FRIENDLY

\$10,000-\$15,000

- Existing locations will remain for vanity/sink and toilet
- Select vanity/sink combinations
- Select plumbing fixtures
- Current toilet style will remain (wall-mount, floor-mount, etc.)
- Select ceramic tile, laminate, or vinyl flooring options
- Existing bathroom exhaust fan remains intact (if existing ventilation does not meet village code & safety requirements, proper venting will be an additional, necessary cost)

MID ROAD

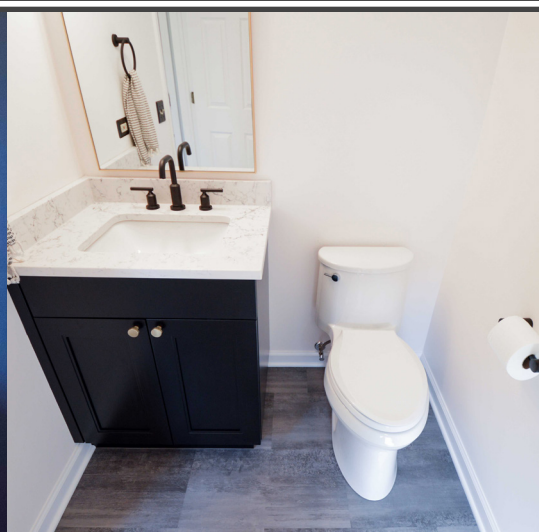
\$15,000-\$20,000

- Existing locations will remain for vanity/sink and toilet
- Mid-range custom cabinetry and countertop selections for vanity
- Mid-range sink selections
- Mid-range cabinet hardware
- Mid-range plumbing fixtures
- Current toilet style will remain (wall-mount, floor-mount, etc.)
- Flooring options including hardwood, tile, laminate, or vinyl
- Update bathroom exhaust fan (if existing ventilation does not meet village code & safety requirements, proper venting will be an additional, necessary cost)

WHATEVER I WANT

\$20,000+

- Locations for vanity/sink and toilet can be moved
- Vanity/sink style of choice
- Custom cabinetry and countertop selections for vanity
- Custom bowl selections for sink(s)
- High-end cabinet hardware
- High-end plumbing fixtures
- Toilet style of choice, including floor-mount or wall-mount
- Flooring options including hardwood, tile, laminate, or luxury vinyl
- Decorative wall accents including wainscoting or beadboard
- Tile backsplash options including mosaic, glass, and ceramic
- Upgrade bathroom exhaust fan (if existing ventilation does not meet village code & safety requirements, proper venting will be an additional, necessary cost)



HALL BATHROOM

APPROXIMATELY 45 SQUARE FEET; STANDARD THREE-PIECE

A standard hall bathroom usually consists of the same general layout including a sink or vanity, a toilet, and a tub/shower combination or standing shower. In addition to those three main elements, you'll also need to consider flooring, plumbing fixtures, lighting, mirrors, and ventilation. Furthermore, you'll likely want to add room in your budget for an alluring accent tile, a shower niche or shelving, medicine cabinets, towel racks, and cabinet hardware.

At OHi, we've never met a hall bath that we didn't get along with. Here are the common costs associated with remodeling a typical hall bathroom.

BUDGET FRIENDLY \$25,000-\$30,000

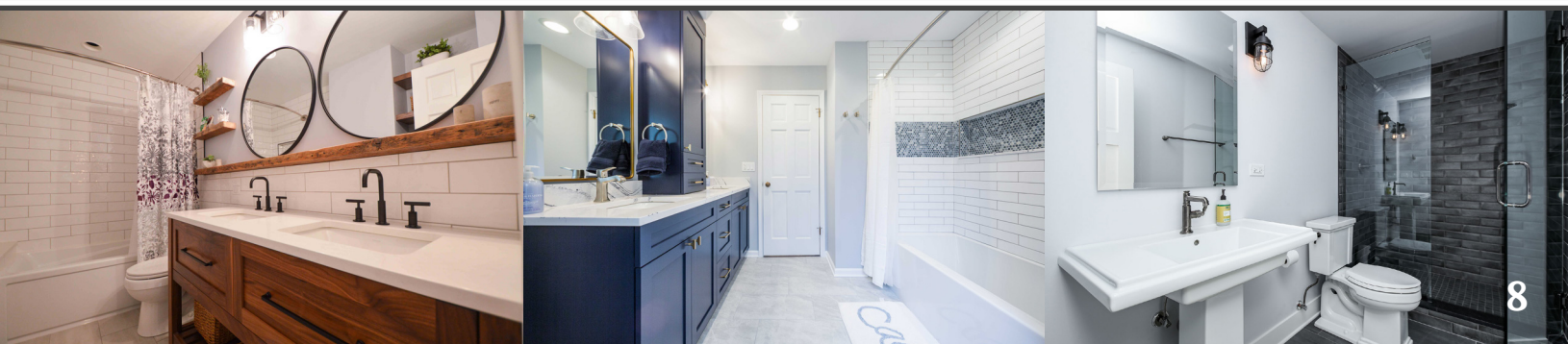
- Existing locations and styles will remain for vanity/sink, tub/shower, and toilet
- Select vanity/sink combination
- Select plumbing fixtures
- Existing shower or tub/shower combination remains
- Retiling of wall and floors for existing shower or replace the tub
- Select flooring options
- Shower Curtain
- Updated vanity lighting and new mirrors, selected and purchased by homeowner
- Existing bathroom exhaust fan remains intact (if existing ventilation does not meet village code & safety requirements, proper venting will be an additional, necessary cost)

MID ROAD \$30,000-\$35,000

- Existing locations will remain for vanity/sink and tub/shower
- Mid-range vanity/sink style of choice with semi-custom cabinetry and countertop selections
- Mid-range cabinet hardware
- Existing location & style will remain for toilet
- Mid-range plumbing fixtures
- New tub/shower combination or remove and replace with shower
- Mid-range tile selections including an accent tile and select options for a built-in niche or corner shelving
- Glass shower doors
- Upgraded mid-range flooring selections
- Upgraded vanity lighting and mirrors
- Update bathroom exhaust fan cover (if existing ventilation does not meet village code & safety requirements, proper venting will be an additional, necessary cost)

WHATEVER I WANT \$35,000+

- Locations for vanity/sink, tub/shower, and toilet can be adjusted as space allows
- High-end vanity/sink style of choice with custom cabinetry and countertop selections
- High-end cabinet hardware
- Toilet style of choice with accessory options
- High-end plumbing fixtures
- New tub/shower combination or remove tub and replace with tiled shower
- Custom tile design including an accent tile and options for a built-in niche or corner shelving
- Custom glass shower doors
- High-end flooring selections
- Multiple upgraded light fixtures, including overhead and vanity lighting
- Upgraded mirrors, including options for recessed medicine cabinet
- Upgrade bathroom exhaust fan (if existing ventilation does not meet village code & safety requirements, proper venting will be an additional, necessary cost)



STANDARD MASTER BATHROOM

APPROXIMATELY 50-75 SQUARE FEET; STANDARD THREE-PIECE

Master bathrooms are one of the most unique spaces in a home! Whether it's part of a master en suite or just across the hall, master bathrooms have the most diverse ranges of size, layouts, the included primary fixtures, and more. Therefore, each remodel varies greatly from one master bath to the next!

At OHi, we love designing master bathrooms of all shapes, styles, and sizes! Here are the common costs associated with remodeling a three-piece master bathroom.

BUDGET FRIENDLY

\$30,000-\$35,000

- Existing locations will remain for vanity/sink and tub/shower
- Select vanity/sink style of choice with custom cabinetry and countertop selections
- Select cabinet hardware
- Existing location & style will remain for toilet
- Select plumbing fixtures
- New tub/shower combination or remove tub and replace with tiled shower
- Mid-range tile selections including an accent tile and select options for a built-in niche or corner shelving
- Select glass shower doors
- Select flooring selections
- Select vanity lighting and mirrors
- Update bathroom exhaust fan cover (if existing ventilation does not meet village code & safety requirements, proper venting will be an additional, necessary cost)

MID ROAD

\$35,000-\$45,000

- Existing locations will remain for vanity/sink and tub/shower
- Mid-range vanity/sink style of choice with semi-custom cabinetry and countertop selections
- Mid-range cabinet hardware
- Existing location & style will remain for toilet
- Mid-range plumbing fixtures
- New tub/shower combination or remove and replace with shower
- Mid-range tile selections including an accent tile and select options for a built-in niche or corner shelving
- Glass shower doors
- Upgraded mid-range flooring selections
- Upgraded vanity lighting and mirrors
- Update bathroom exhaust fan cover (if existing ventilation does not meet village code & safety requirements, proper venting will be an additional, necessary cost)

WHATEVER I WANT

\$45,000+

- Locations for vanity/sink, tub/shower, and toilet can be adjusted as space allows
- High-end vanity/sink style of choice with custom cabinetry and countertop selections
- High-end cabinet hardware
- Toilet style of choice with accessory options
- High-end plumbing fixtures
- New tub/shower combination or remove tub and replace with tiled shower
- Custom tile design including an accent tile and options for a built-in niche or corner shelving
- Custom glass shower doors
- High-end flooring selections
- Multiple upgraded light fixtures, including overhead and vanity lighting
- Upgraded mirrors, including options for recessed medicine cabinet
- Upgrade bathroom exhaust fan (if existing ventilation does not meet village code & safety requirements, proper venting will be an additional, necessary cost)



LARGE MASTER BATHROOM

APPROXIMATELY 75+ SQUARE FEET; STANDARD FOUR-PIECE

Many master bathrooms are quite sizable, and include a sink or vanity, a standing shower, a freestanding tub, and a toilet. Some master bathrooms also feature linen closets, a separate room for the commode, and unique details like windows, skylights, or vaulted ceilings. These items combined with needs for flooring, wall tile, and more, leaves you with quite the list of selections!

At OHi, we love creating a space just for you – an escape from the day-to-day, the kids, your significant other... we'll stop right there! Here are the common costs of remodeling a larger master bathroom.

BUDGET FRIENDLY

\$45,000-\$55,000

- Existing locations will remain for vanity/sink, tub, shower, and toilet
- Select vanity/sink combination
- Select plumbing fixtures
- Select tub options
- Retiling of wall and floors for existing shower
- Select tile options
- Select flooring options
- Select glass shower doors
- Updated vanity lighting and new mirrors, selected and purchased by homeowner
- Existing bathroom exhaust fan remains intact (if existing ventilation does not meet village code & safety requirements, proper venting will be an additional, necessary cost)

MID ROAD

\$55,000-\$75,000

- Existing locations will remain for vanity/sink, tub, and shower
- Mid-range vanity/sink style of choice with semi-custom cabinetry and countertop selections
- Mid-range cabinet hardware
- Existing location & style will remain for toilet
- Mid-range plumbing fixtures
- Mid-range tub to replace current tub
- Expand size of shower as space allows
- Mid-range tile selections including an accent tile and select options for a built-in niche or corner shelving
- Glass shower doors
- Upgraded mid-range flooring selections
- Upgraded vanity lighting and mirrors
- Update bathroom exhaust fan cover (if existing ventilation does not meet village code & safety requirements, proper venting will be an additional, necessary cost)

WHATEVER I WANT

\$75,000+

- Locations for vanity/sink, tub, shower, and toilet can be adjusted as space allows
- High-end vanity/sink style of choice with custom cabinetry and countertop selections
- High-end cabinet hardware
- Toilet style of choice with accessory options
- High-end plumbing fixtures
- New high-end tub to replace current tub
- Expand size of shower as space allows, with multiple shower head fixtures
- Custom tile design including an accent tile and options for a built-in niche or corner shelving
- Custom glass shower doors
- High-end flooring selections
- Multiple upgraded light fixtures, including overhead and vanity lighting
- Upgraded mirrors, including options for recessed medicine cabinet
- Upgrade bathroom exhaust fan (if existing ventilation does not meet village code & safety requirements, proper venting will be an additional, necessary cost)





NOW WHAT?

You want to be wise with your money, and you want to make the right choices when investing in your home.

The good news is we want that for you as well. In fact, we find ourselves telling our clients what not to invest in, just as often as we help them redesign their spaces.

We believe in treating their money like our own. After all, why wouldn't we? We're family!

If you live in the Chicagoland area, we invite you to experience the difference of working with family. We'd love to help you tackle your kitchen remodel and make this amazing investment in the heart of your home and your life.

Give us a call at (847) 541-4848, or contact us online and let us know how we can help you get the space you've always dreamt of.

ABOUT OHi

If you've lived in the Chicagoland area for a while, chances are you know someone who has worked with OHi for something within their home. From carpets to kitchen renovations to second story additions, OHi has been improving our neighborhood one home at a time since 1900.

Christian Kautz began providing his community with carpeting in 1900, teaching his son Charles and grandson Ray everything he knew about the business. Christian and Ray even installed carpet for the Chicago World's Fair in 1933 and at the Drake Hotel upon its opening. In 1967, Ray and his wife Kathryn opened a storefront, Carpets by Ray & Sons, which resulted in a second store opening in Buffalo Grove in 1977.

Ray, a father of six boys, eventually employed his sons in his stores when they were old enough to work. He taught them everything, from the product, to the installation, to the importance of customer service and building relationships. As the business continued to grow and offer new services for our neighborhood, we changed our name to OHi and now specialize in improvements for the entire home, and commercial interiors for healthcare, multi-family housing, property management groups, and more.

The commitment to customer service Ray and Kathryn built as the foundation to our business carries through everything we do today. Even as other companies continually choose to outsource their work, we stay true to our roots and still employ professional interior designers, product specialists, project managers, and expert tradesmen all in-house to ensure the highest quality possible with minimal sub-contracting. Our family has been a part of Chicago's legacy for five generations. We invite you to experience the difference of working with family, and allow us to play a part in yours!

"No matter what size the project is, we want our clients to spend their money wisely. We believe in full transparency; so, just as often as we suggest what to do in your space, we'll tell you when something isn't a wise investment. In the end, our goal is to design to your budget, not to create a budget for our design!"

JOHN KAUTZ
President



The pricing scenarios in this guide include labor, materials, and design. These estimates do not include outside fees, including to architects and villages; selections made outside designated level guardrails; appliances; or fees incurred as a result of code requirements. These estimates should be used as a guide, not as absolutes. Your space, design, and selections can all impact the cost of your remodel, as can other factors. Contact an OHi team member for more details.