
The Everett Homeowner's Remodeling Checklist

Your Complete Guide to Planning
a Successful Home Renovation

NW General Contractor

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Before You Start

A successful remodel starts long before the first hammer swings. Taking time to plan up front saves money, reduces stress, and prevents costly change orders down the road.

- **Define your goals.** Why are you remodeling? Increased home value, more space, updated aesthetics, aging-in-place modifications? Knowing your 'why' keeps the project focused.
- **Set a realistic budget.** Research costs for your area, get preliminary estimates, and always include a 10-20% contingency fund for surprises. Snohomish County projects frequently uncover hidden issues in older homes.
- **Determine your timeline.** When do you need the project done? Holidays, family visits, or a home sale can drive your schedule. Communicate deadlines clearly to your contractor.
- **Decide: will you live in the home during renovation?** For major kitchen or bathroom remodels, plan temporary cooking and bathing arrangements. Full-house renovations may require temporary housing.
- **Research financing options.** Common choices include:
 - HELOC (Home Equity Line of Credit)
 - FHA 203(k) rehab loan
 - Personal loan or cash savings

Talk to your lender early -- pre-approval speeds up the process.

Finding the Right Contractor

Hiring the wrong contractor is the single biggest risk in any remodel. Washington State has strong consumer-protection laws -- use them.

What to Verify

- Verify WA L&I contractor license at Ini.wa.gov/verify
- Confirm the contractor carries a **\$30,000 surety bond** and general liability insurance
- Get at least **3 written estimates** -- compare scope, not just price
- Check **Google reviews** and **BBB rating**
- Ask for **references** and **recent project photos**
- **Never pay more than 10% upfront** (WA law limits deposits)
- Get **everything in a written contract** -- scope, timeline, payment schedule, warranty

Red Flags -- Walk Away If You See These

- **No state contractor license or refuses to provide license number**
- **Demands cash-only payment**
- **No written contract or vague contract language**
- **Pressures you to sign today with a 'limited-time discount'**
- **Cannot provide references or verifiable past work**
- **Offers a price dramatically lower than other bids**
- **Shows up without a business card, company vehicle, or branding**

Kitchen Remodel Checklist

The kitchen is the heart of the home and the remodel with the highest return on investment. Typical Everett-area kitchen remodels range from **\$22,000 to \$60,000+** depending on scope and finishes.

- Set budget (\$22K - \$60K typical range for Snohomish County)
- Choose layout -- keep existing plumbing or redesign entirely?
- Select cabinets: stock, semi-custom, or custom
- Choose countertops: quartz, granite, butcher block, or laminate
- Pick flooring: hardwood, tile, or luxury vinyl plank (LVP)
- Select appliances (order early -- lead times can be 4-8 weeks)
- Plan lighting: task lighting, ambient lighting, accent lighting
- Choose backsplash material and pattern
- Plan electrical outlet count and placement (code requires specific spacing)
- Confirm permit requirements with Snohomish County

Pro Tips

- Keep the existing plumbing layout when possible -- moving supply and drain lines adds \$3,000-\$8,000 to your budget.
- Don't skip soft-close hinges and drawer glides. They cost \$2-5 per piece and make the kitchen feel premium.
- Order 10% extra tile and flooring to account for cuts, waste, and future repairs.

Bathroom Remodel Checklist

Bathroom remodels consistently rank among the top home improvements for comfort and resale value. Expect to invest **\$6,000 to \$35,000** depending on size and finish level.

- Set budget (\$6K - \$35K typical range)
- Choose vanity and sink style
- Select shower/tub option: walk-in shower, tub-to-shower conversion, or soaker tub
- Pick tile for walls and floor (porcelain, ceramic, or natural stone)
- Plan lighting and ventilation (a good exhaust fan prevents mold)
- Choose fixtures: faucets, showerhead, towel bars, toilet paper holder
- Consider heated floors (radiant heat mats add ~\$500-\$1,200 for a bathroom)
- Plan storage: medicine cabinet, linen closet, built-in niches
- Confirm permit requirements with your local jurisdiction

Pro Tips

- Waterproofing is non-negotiable. Insist on a properly installed moisture barrier (Kerdi, RedGard, or equivalent) behind all tile.
- Curbless (zero-entry) showers are trending and excellent for accessibility.
- Choose a comfort-height toilet (17-19 inches) -- your knees will thank you.

ADU Construction Checklist

Washington State's HB 1337 (effective 2024) makes it easier than ever to build an Accessory Dwelling Unit on your property. ADUs create rental income, multigenerational living options, or a home office.

- Check zoning -- WA HB 1337 allows ADUs in most residential zones
- Determine ADU type: garage conversion, detached new build, or basement conversion
- Set budget (\$180K - \$450K depending on type and finishes)
- Review Snohomish County ADU regulations and setback requirements
- Check utility connections: water, sewer, and electrical capacity
- Plan parking (most on-site parking requirements eliminated by state law)
- Design layout: bedroom, bathroom, kitchen, and living area are all required
- Apply for building permits (plan 4-8 weeks for review)
- Consider rental income potential (\$1,500 - \$2,500/month in Snohomish County)

Key ADU Facts for Snohomish County

- No owner-occupancy requirement for lots with an ADU (state law override).
- Cities cannot require additional parking for ADUs near transit.
- Detached ADUs can be up to 1,000 sq ft (or larger if allowed by local code).
- Impact fees for ADUs under 750 sq ft are waived or reduced in many jurisdictions.
- ADUs can increase your property value by 20-30%.

Project Timeline & What to Expect

Every remodel follows a predictable arc. Here's what to expect so you're never caught off guard.

General Project Phases

- **Weeks 1-2: Design & Planning** -- Finalize scope, select materials, review and sign the contract.
- **Weeks 2-3: Permits & Material Ordering** -- Submit permit applications, order cabinets, tile, fixtures, and appliances. Lead times vary.
- **Week 3+: Construction Begins** -- Demo, rough-in (plumbing, electrical, HVAC), inspections, finish work, final walkthrough.

Typical Project Durations

Project Type	Typical Duration
Kitchen Remodel	4 - 8 weeks
Bathroom Remodel	2 - 4 weeks
ADU Construction	4 - 6 months
Whole-House Renovation	3 - 6 months
Deck / Patio Addition	2 - 4 weeks

Tips for Living Through a Renovation

- Set up a temporary kitchen with a microwave, toaster oven, and coffee maker.
- Seal off the construction zone with plastic sheeting to contain dust.
- Establish a daily check-in time with your contractor (morning works best).
- Keep pets and children away from the work area.
- Expect noise between 7 AM and 5 PM on weekdays.
- Communicate proactively -- ask questions early, not after the drywall is up.

Ready to Start Your Project?

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