

Bathroom Renovations Made Simple



The bathroom is one of the most popular home renovation sites. While some homeowners seek to dramatically redesign their bathrooms to create luxurious spa-like escapes, others plan basic renovations to upgrade fixtures and improve the value of the home. For these homeowners, and everyone in between, here are some easy tips to make a bathroom renovation painless.



The cost of the average bathroom renovation is **\$5,000**, but can climb to **\$25,000** for a high-end project.

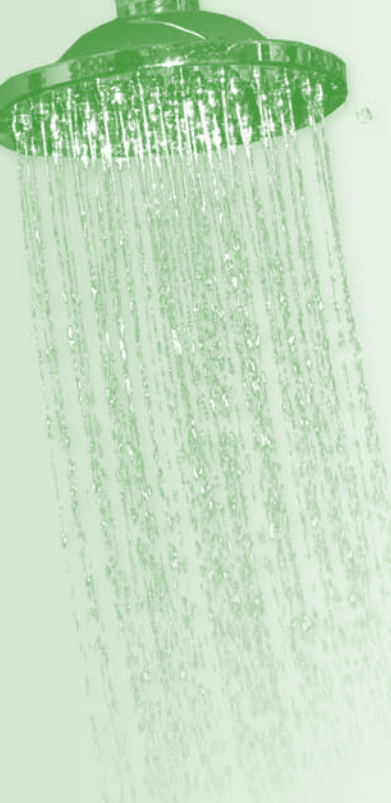
Source: Consumer Reports, January 2008

8 Tips for a Stress-Free Bathroom Renovation

- 1. Choose your colors well.** Stick with classic colors and neutrals, especially if you plan to sell in the near future. However, if you like a bold look, but don't want to paint the room a vibrant color, select bright-colored fixtures. The faucet, light fixtures, rugs, towels and artwork all provide opportunities for bold pops of color.
- 2. Know the building code.** If you need permits, apply early to make sure you get them in time. Also, make a list of the professionals you'll need to enlist to get the job done. Bathroom renovations often become expensive because of the materials used and the specialists you have to hire, such as plumbers, electricians, etc.
- 3. Keep lighting in mind.** The bathroom is where we get ready to start our days, so make sure yours is properly lit. If your bathroom is windowless, keep your walls a light color to make the most of artificial light.
- 4. Maintain the same footprint.** If you decide to move the waste line, your costs will increase. Instead, keep the toilet and shower where they are, and only replace the fixtures themselves.
- 5. Do it yourself.** If your tub has a few cracks, repair it yourself. You can also install the toilet yourself as long as you're only replacing the toilet and not the plumbing.
- 6. Save money on cabinetry.** Instead of expensive custom cabinets, buy stock or semi-custom cabinets, vanities and vanity tops, or use refinished side cabinets or a bedside table for storage.
- 7. Keep your space functional.** A pedestal or wall-mounted corner sink can free up space for extra storage or luxury fixtures.
- 8. Go faux.** Use tile that looks like natural stone—it's cheaper and lower maintenance than real stone.

Remodeling the bathroom has a **64.1%** return on investment.

Source: Realtor® Magazine, January 2011



Install Green to Save Green

More than half of our indoor water use occurs in the bathroom.* As rates increase in many areas across America, homeowners are replacing old fixtures with ones that conserve water. In fact, many water districts and cities offer rebates for installing water saving faucets and toilets.

Did you know that before 1992, the average toilet used **3.5 gallons** of water per flush and the average showerhead used **5.5 gallons** per minute? New toilets use a mere **1.6 gallons** of water per flush, while the average high-efficiency showerhead uses **2.5 gallons** per minute or less.* Additionally, low-flow showerheads and faucets enable you to reduce your water-heating costs. This translates to more money in your pocket and less wasted water.

Do you need to replace your showerhead?

This simple experiment will give you an idea of how much water, and money, is going down the drain. Place a bucket under your showerhead and turn on the water. Time how long it takes for the water to reach the one-gallon mark. If it takes less than 20 seconds for water from your showerhead to reach the one-gallon mark, you may want to install a low-flow showerhead.

When replacing older models of faucets, toilets and showerheads, look for high-efficiency models bearing the WaterSense label, which meets third-party certification through the Environmental Protection Agency.

Green on the cheap

A cost-effective way to regulate the flow of your faucet is to replace the aerator, the screen at the tip of the faucet. For maximum efficiency, purchase an aerator with a flow rate of one gallon per minute (GPM) or less. To make sure you buy the right size, unscrew the aerator from your existing faucet and match it with the options at the store.

*Source: Environmental Protection Agency

Installing a high-efficiency toilet can save a family of four up to **\$90** per year and **\$2,000** in water utility bills over the lifetime of the toilet.*

Indoor Water Use

15% faucet

17% showering

30% toilet



5 Hot Trends for Bathrooms

- 1 Separate tubs and showers
- 2 Showers with overhead showerheads, body jets and handheld fixtures
- 3 Small freestanding tubs
- 4 Heated mirrors, heated towel bars and infloor heating
- 5 Furniture cabinetry over built-in features