Bathroom remodel checklist

What to do before, during and after a bathroom remodel. Tick the boxes as you go.

1. Before the estimate

- [ ] Take photos of the whole room, the tub or shower, under the sink, the fan, and any stains or soft spots on the floor.
- [ ] Measure the room (length, width, ceiling height) and the tub or shower.
- [ ] Write down what bothers you now, what has to stay, and who uses the bathroom every day.
- [ ] Look up the starting price for your project type on our service pages at add-bath.com. Prices are before Washington sales tax; asbestos testing and permits are priced separately.
- [ ] Plan a cushion for what demolition can turn up: water damage, rot or mold behind the walls or under the floor.

2. Check the contractor (five minutes)

- [ ] Look up the L&I registration number with the state's Verify a Contractor tool: the registration is active, the bond is in place, and liability insurance is current. Ours is ADDBABL764KO.
- [ ] Get the written Notice to Customer before work starts. Washington requires it when the bid or contract price is $1,000 or more.
- [ ] Get a written, line-by-line scope with materials and labor separated, and compare bids line by line.
- [ ] Ask who pulls the permits. The contractor doing the work should pull them under their registration.
- [ ] Get the warranty in writing. Ours covers our labor, the waterproofing and the tile we install for 2 years from the final walkthrough. Caulk joints are covered for the first year only.

3. Before work starts

- [ ] The visit and measurements take about an hour, and the written scope 2 to 3 days.
- [ ] Choose and order tile, vanity and fixtures: about 1 to 3 weeks. Special-order items take longer.
- [ ] If the work needs a permit, plan for review to take days to weeks.
- [ ] Clear the bathroom and the path to it, and plan parking for the crew.
- [ ] In a condo, check HOA rules, water shut-off times, work hours, the elevator and parking before the start date.
- [ ] Plan where your household will shower. Typical time on site:

Tub-to-shower conversion or tub replacement, no serious water damage, no plumbing to move	**7 to 9 working days**
Powder room or half bath	**3 to 8 working days**
Full bathroom remodel, same layout	**2 to 4 weeks**
Large primary bathroom	**1 to 3 months**
Additions, conversions and projects that need restoration (with design and permits)	**1 to 6 months**

4. During the work

- [ ] Inspectors check plumbing and wiring at rough-in, before walls close. Leave access for them on inspection days.
- [ ] We flood-test the shower before any tile goes on.
- [ ] If demolition turns up water damage, rot or mold, we photograph it and price the repair before doing it.
- [ ] Shower glass is measured after tile and takes 1 to 3 weeks. You can use the shower with a curtain in the meantime.
- [ ] Changes to the plan after work starts add time. Decide on finishes before demolition when you can.

5. At the end

- [ ] Walk through the finished bathroom with us. The 2-year warranty starts that day.
- [ ] Go over care: grout sealing, and caulk after the first year, are routine maintenance.
- [ ] Keep the project file with the permit and inspection records. Buyers' inspectors and lenders ask for them at resale.
- [ ] Collect lien releases before the final payment.

6. Questions to ask any contractor

- [ ] What exactly is in the price, and what is priced separately?
- [ ] Who does the plumbing, electrical and tile work, and are they licensed?
- [ ] How is the shower waterproofed, and is it tested before tile?
- [ ] What is the schedule, and what can change it?
- [ ] What does the warranty cover, for how long, and how do I make a claim?

This checklist is general information, not legal advice. Permit rules depend on the city or county; see our guide to bathroom remodel permits in Washington.

ADD BATH, Everett, WA. Washington L&I registration ADDBABL764KO. Free estimate: add-bath.com/estimate. Guides: add-bath.com/blog.