



A GUIDE FROM 6TH AVENUE HOMES

The Fort Worth Bathroom Remodel Guide

by 6th Avenue Homes

What it costs, what moves the number, and what your house is hiding behind the tile.

The room that never makes the list

The kitchen gets the budget. The living room gets the furniture. The bathroom gets a new shower curtain and another year.

We understand why. It's a small room with a big price per square foot. Every surface gets wet, every wall has pipe in it, and the whole thing has to pass inspection. It's the easiest room in the house to put off.

It's also the first room you stand in every morning and the last one at night. A shower you don't have to duck under and a floor that's warm in January change the day more than a room you only walk through.

| Why a whole-home remodeler will take one room

6th Avenue Homes does whole-house renovations, additions, and primary suites across Fort Worth. We also take the single bathroom, and we take it seriously, because per square foot it's the hardest room in the house: plumbing, electrical, waterproofing, tile, glass, ventilation, and a permit, inside fifty square feet.

A crew that runs whole-house jobs already has every one of those trades on the schedule. So one bath gets the same drafting team, the same drawn plan, and the same open-book ledger as a full suite. It isn't a smaller version of the job. It's the job, in one room.

This guide is what we say at the kitchen table before anyone picks up a hammer.



What it costs in Fort Worth

Three rooms, three ranges, every one of them from bathrooms we've already built and numbers we've already published.

Hall or guest bath

Typically 35 to 60 square feet

\$20,000–\$55,000

4 TO 8 WEEKS

For a hall or guest bath, that range covers a meaningful full renovation: floor tile, vanity, countertop, toilet, a shower or tub-shower with new tile, lighting, a ventilation fan, hardware, and paint. A small room costs more per square foot than a big one: the same rough-in, waterproofing, glass, and six trades, spread over a third of the floor.

Primary bath

About 100 to 190 square feet

\$63,000–\$120,000

8 TO 10 WEEKS

Same footprint with new everything sits near the low end; walls moving puts you at the top. Finish level is the lever you control most: a stock vanity and porcelain against custom millwork, stone, and frameless glass is most of the spread once the plan is settled.

Full primary suite

Bath plus closet, sometimes the bedroom wall

\$75,000–\$200,000+

10 TO 16 WEEKS

A full primary suite is the bath, the closet, and sometimes the bedroom wall between them. The number tracks how much of the footprint moves and how far the finish level goes.

That's a ballpark from what we've already published, not a quote. Finish level and scope swing these numbers a lot. The real way to know: schedule a free consultation. We walk the room, then Team Up puts a drawn layout and a real number in front of you.

TANGLEWOOD PRIMARY SUITE. THE BATH, WITH THE CLOSET THROUGH THE DOORWAY.



What moves the number

A new vanity and fresh tile is one project. Moving the shower, relocating plumbing, and bumping out a wall is another. A refresh that keeps everything where it is tends toward the low end of the range.

01 Moving plumbing

Moving plumbing on a slab is meaningful work: usually \$3,000 to \$10,000 per fixture moved, depending on access and pipe routing. Keep the toilet, the drain, and the supply where they are and the number holds.

02 Heated floors

Heated floors are a popular add we plan into the electrical layout from the start. The decision belongs in the drawing, not on the job site, because after the tile is down it's gone.

03 A freestanding tub

A freestanding tub brings its own supply, its own filler, and the floor space to stand around it. It's a floor-plan decision as much as a fixture decision.

04 A custom double vanity

A custom double vanity is built for your room instead of ordered to the nearest stock width. Drawers where your hands go, a top cut to the wall.

05 Finish level

The tile, the fixtures, and the hardware are where a bath quietly doubles. Same layout, same square footage, one set of choices at the tile store.



IF THE BATH IS INSIDE AN ADDITION

A bathroom inside a new addition is \$15,000 to \$35,000 on its own, before the addition itself. The addition side is covered in full on our sister site.

fortworthhomeadditions.com



Tub to shower

Trading a tub for a walk-in shower usually keeps the drain close to where it is, which is what keeps the number down. Going curbless or moving the drain is where it climbs.

| When it makes sense

When nobody has taken a bath in it in a year. When stepping over the tub wall is getting harder for someone in the house. When it's a hall bath and another tub exists down the hall. Buyers with small children still like one tub in the house; it doesn't have to be this one.

| What stays

The drain stays close. The supply lines stay in the wall. The vent stack stays. What changes is the pan, the waterproofing, the tile, and the glass.

| Curbless or curbed

A curbed shower sits on the existing slab with a low step. Curbless recesses the pan into the slab so the floor runs flat into the shower. On a slab that's concrete work, and it's where the number climbs. Worth it when someone in the house will want a flat floor in ten years. Say so at the consultation so it's in the first drawing.

| The bench and the niche

Plan both before a single tile goes up. A bench needs framing and a slope so it drains. A niche needs to land between studs and clear of the valve. Both are small on paper and a demolition after tile.

What an older Fort Worth house hides behind the tile

Tanglewood, Ridglea Hills, Arlington Heights, Berkeley Place. The houses are worth it. The plumbing is its age.

Before about 1965

Cast-iron drains

Older Fort Worth houses usually drain through cast iron. It rusts from the inside and scales shut. We scope it before anyone tiles over it, because replacing a run while the floor is open is a small job and replacing it after is a demolition.

Before about 1970

Galvanized supply

Galvanized steel supply lines corrode until the shower head runs at a trickle. When we open a wall and find it, we replace that bath's supply and tell you what the rest of the house looks like from there.

On a slab

Moving a drain means opening concrete

Most Fort Worth houses sit on a slab, and the drains live in it. Moving a toilet or a shower drain means saw-cutting, trenching, re-piping, and pouring back. Normal work for us, and the reason the per-fixture figure on page 4 exists.

In the ceiling

Ventilation sized to the room, ducted outside

A bath fan is sized to the room and has to duct outside, not into the attic. Older houses often have one of those wrong. We size the fan, run rigid duct to a roof or wall cap, and put it on a timer so it actually runs.





Timeline, week by week

Hall or guest bath

4 TO 8 WEEKS

1 Demo

Everything out to the studs and the slab. This is the week the house tells us what it has been hiding.

2 Rough-in

Plumbing and electrical move to where the drawing says. Slab cuts happen here. So does the heated-floor wire.

3 Inspections

The city looks at rough plumbing and electrical before anything closes up. We schedule it. You don't have to be home.

4 Waterproofing

Board, membrane, pan, and a flood test. The part nobody sees, and the part that decides whether the shower is still dry in fifteen years.

Primary bath

8 TO 10 WEEKS

Full primary suite

10 TO 16 WEEKS

5 Tile

Floor, walls, niche, bench. The slowest stretch on the schedule and the one that sets the look of the room.

6 Glass, measured after tile

The glass shop measures the finished opening, not the drawing. Then it fabricates, which is why glass is nearly always the last thing installed.

7 Fixtures and finish

Vanity, top, faucets, toilet, lighting, mirror, hardware, paint. The room starts looking like the picture.

8 Punch list

We walk the room with you, write the list, and close it. Then the glass goes in and the room is yours.

Ten questions to ask any bathroom contractor

Including us. The answers tell you more than the price does.

1 Who draws the plan?

A bath without a drawing gets designed on the job site, by whoever is standing there that morning.

2 Is the number cost-plus or a bid?

A bid has your surprises priced in whether they happen or not. Cost-plus shows you what things cost and what the markup is.

3 Who picks the tile, and when?

Selections made before demo keep the schedule. Selections made during demo stop it.

4 Who pulls the permit?

If the answer is you, or nobody, the inspection step on page 7 isn't happening.

5 What happens when the plumbing surprises us?

Ask for the process, not a promise. Who calls you, how fast, and what the change looks like on paper.

6 Who's on site daily?

A name, not a company. The person who knows where the niche goes.

7 How is the schedule communicated?

Weekly, in writing, from one person, is the answer you want.

8 What's excluded?

Glass, paint, and fixtures are the usual gaps between the number and the finished room. Get the list.

9 How are selections priced?

At cost with the markup shown, or with a margin folded into the showroom price. One of those you can check.

10 What does the warranty cover?

Workmanship, for how long, in writing. And who you call in year two.



How we work

Meet Up

We walk the room with you, listen to what your mornings look like, and talk about budget in plain terms. You leave with the published range for your room and an honest read on what your house will and will not allow.

Team Up

Our designer and drafting team put the plan on paper: layout, fixtures, finishes, and a number you can build around. Selections happen here, in order, so the tile is chosen before the vanity finish forces the choice. This is also when we scope the plumbing and pull the permit.

Glasses Up

We build it, inspection by inspection, and hand back the room you have been picturing. Then we raise a glass with you in it.

THE OPEN-BOOK LEDGER

Materials

At cost. Open receipts: you see what we paid.

Labor

At cost. The crew's real hours, no padding.

+ One markup

Transparent and named up front. The only place we make money.

= Your number

A real number before we break ground, built from a drawn layout and selections you have already made.

We bill cost-plus with a transparent markup, so you see real costs instead of a padded bid, and you get the number before we start.



Schedule a Free Consultation

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