Georgia Remodel Pros

2026 EDITION

The Georgia Remodel Cost & Planning Guide

Real budget ranges, the questions that separate good contractors from bad ones, and a step-by-step plan for your project — from a network that matches Georgia homeowners with vetted local pros.

Your project. Our passion. Quality you can trust.

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Before you spend a dollar

A remodel is one of the largest checks most homeowners ever write outside of buying the house itself. The difference between a project that adds value and one that becomes a money pit usually comes down to two things: a realistic budget, and the right contractor.

This guide gives you both. Inside you'll find honest 2026 Georgia cost ranges for the most common projects, the warning signs of a contractor you should walk away from, the questions to ask before you sign anything, and a planning checklist you can work through at your own pace.

> **Our one rule:** no fluff and no fake hype. We don't publish invented reviews or pressure tactics. Everything here is the same straight advice we'd give a neighbor.

When you're ready for an exact number, we'll match you with one vetted, licensed Georgia general contractor for a free written estimate — one pro, not ten cold calls.

CHAPTER 1

2026 Georgia project cost ranges

These are typical all-in ranges for Georgia metros. Where you land depends on size, finish level, and whether you're moving walls, plumbing, or electrical. A cosmetic refresh sits near the low end; a high-end or structural job near the top.

Project	Typical range	What moves the price
Kitchen remodel	**$25k – $75k**	Cabinet grade, counters, layout changes
Bathroom remodel	**$12k – $35k**	Tile, walk-in showers, moving fixtures
Home addition	**$45k – $150k**	Square footage, foundation, second story
Basement finishing	**$20k – $55k**	Egress, bathroom add, ceiling height
Whole-home renovation	**$80k – $250k**	How far down to the studs you go
Deck / outdoor living	**$8k – $30k**	Materials, size, roof or screen

> **Rule of thumb:** set aside a **10–20% contingency** on top of your bid. Older Georgia homes routinely hide surprises behind the walls — knob-and-tube wiring, water damage, or out-of-code framing.

CHAPTER 2

Building a budget that survives reality

Most blown budgets aren't caused by the contractor — they're caused by a plan that was never complete to begin with. Use this framework:

1. Separate must-haves from nice-to-haves. Decide before bids come in. It's far cheaper to cut scope on paper than to issue change orders mid-build.

2. Price the finishes yourself first. Tile, fixtures, and appliances vary 3–5x. Knowing your selections turns a vague quote into an accurate one.

3. Budget for the boring stuff. Permits, dumpster fees, temporary living costs, and design fees are real line items people forget.

4. Hold a contingency. 10% for newer homes, 15–20% for anything built before 1990.

> **Financing note:** we are not a lender and don't offer financial advice. Many homeowners use HELOCs or renovation loans — talk to your bank about what fits your situation.

CHAPTER 3

7 contractor red flags

1. **No license or proof of insurance.** In Georgia, general contractors on larger jobs must be licensed. Always verify and ask for a current certificate of insurance.
2. **Large upfront deposit.** A reasonable deposit is fine; demanding 50%+ before work starts is a warning sign.
3. **Cash-only or "no contract" offers.** Everything should be in a written, fixed-scope agreement.
4. **Pressure to decide today.** Real pros are busy and won't rush you with fake deadlines.
5. **Vague, lump-sum bids.** You want line items, not one big number you can't compare.
6. **No references or recent local work.** A genuinely local contractor can point to jobs in your area.
7. **Quotes far below everyone else.** The lowball usually returns as change orders later.

CHAPTER 4

10 questions to ask before you sign

- Are you licensed and insured in Georgia, and can I see current proof?
- Who is the actual crew — your employees or subcontractors?
- Can you provide a fixed-scope, line-item written estimate?
- What's the payment schedule, tied to which milestones?
- Who pulls the permits, you or me?
- What's your realistic start date and timeline?
- How are change orders priced and approved?
- What warranty do you offer on labor?
- Can I see two or three recent local projects like mine?
- Who is my day-to-day point of contact during the build?

> **Tip:** a contractor who answers all ten without hesitation is worth more than one who's simply the cheapest.

CHAPTER 5

What the timeline really looks like

Setting expectations early prevents most of the stress. A typical mid-size Georgia remodel moves through these phases:

Phase	Typical time
Design & selections	**2–6 weeks**
Permitting	**1–4 weeks**
Demolition	**3–7 days**
Rough-in (framing, plumbing, electrical)	**1–3 weeks**
Inspections & finishes	**2–5 weeks**
Punch list & close-out	**3–7 days**

Additions and whole-home projects run longer; a single bathroom can be quicker. Weather, permit backlogs, and material lead times are the usual culprits behind delays — a good contractor builds buffer in and tells you the truth about it.

CHAPTER 6

Your project planning checklist

- [ ] Write down your must-haves vs. nice-to-haves
- [ ] Set a total budget, then subtract a 10–20% contingency to find your working budget
- [ ] Collect photos of finishes and layouts you like
- [ ] Choose your major selections (tile, fixtures, appliances) before bidding
- [ ] Get matched with one vetted local contractor
- [ ] Verify license and insurance in writing
- [ ] Get a fixed-scope, line-item written estimate
- [ ] Confirm the payment schedule is tied to milestones
- [ ] Agree on a change-order process up front
- [ ] Confirm who pulls permits and the realistic timeline

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Ready for an exact number?

Tell us about your project and we'll match you with one vetted, licensed Georgia general contractor for a free written estimate. One pro, not ten cold calls — and never any obligation.

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