

WREEDONE | DESIGN-BUILD REMODELING

The North Texas Homeowner's Guide to a Remodel That Doesn't Go Sideways

What to expect, what to ask, and how to tell
if your remodeler has a real process or is winging it.

Kitchen & Bath Remodeling | Denton, Argyle, Flower Mound & Surrounding Areas
getwreedone.com

INTRODUCTION

Why We Wrote This

Most remodeling companies hand you a brochure full of promises. We figured you'd rather have something useful.

This guide isn't a sales pitch. It's the stuff we wish every homeowner knew before signing a contract with anyone, including us. We've been doing design-build kitchen and bath remodels in North Texas since 2017, and the number one thing we've learned is that informed homeowners have better experiences. Period.

So here's what a good remodeling process actually looks like, the questions most people forget to ask until it's too late, and a few honest truths about timelines, surprises, and what separates a team that has a plan from one that's making it up as they go.

"We don't pretend remodels go perfectly. We own how we handle the surprises."

What a Good Remodeling Process Actually Looks Like

Every remodeler will tell you they have a process. Here's how to tell if it's real. A legitimate design-build process has distinct phases, and each one protects you.

1

Free In-Home Consultation

A real consultation happens at your house, not over email. Your remodeler should walk the space, listen to what you want, take measurements, and talk through what's realistic for your home and your budget. No pressure, no same-day signing.

2

Cost Estimate Range

Notice the word 'range.' A good remodeler gives you a low and a high number so you can choose your own comfort level. Anyone who quotes a single fixed price before design is either guessing or leaving things out.

3

Design with 3D Renderings

A design team builds your project in 3D before anyone picks up a hammer. You walk through your new kitchen or bathroom on screen, adjust finishes and layouts, and finalize every material selection before demo day. No surprises about what it'll look like.

4

Trade Kickoff

Before construction starts, every trade partner on the project meets, reviews the scope, and confirms the schedule. This is where coordination happens. If your remodeler doesn't do this, problems show up on day one.

5

Construction with Daily Updates

During the build, you should get daily photos and progress updates. You shouldn't have to wonder what happened today or chase someone down for information. If something unexpected comes up behind a wall, you hear about it the same day with options.

6

Professional Inspections

Code inspections aren't optional. A good remodeler schedules them proactively and wants them, because passing inspection is proof the work is done right.

7

Warranty

Ask about warranty before you sign anything. A workmanship warranty means the company stands behind the work after the check clears. If there's no warranty, that tells you something.

Questions Most Homeowners Forget to Ask

Print this page. Bring it to every consultation. These questions separate a homeowner who gets a great result from one who ends up in a nightmare.

Insurance and licensing

"Can I see your general liability insurance certificate and your state contractor license?" If they hesitate, walk away.

Who is on-site daily?

"Who will be at my house every day managing the work?" A project manager should be assigned, not whoever happens to show up.

Change orders

"What happens when I want to change something mid-project?" Get the process and pricing impact in writing before you start.

Surprises behind walls

"What happens if you find rot, mold, or outdated wiring?" Every experienced remodeler has a protocol. If they say 'it won't happen,' they haven't done enough projects.

Timeline honesty

"What's the realistic timeline, and what commonly delays projects like mine?" Honest answer: lead times, permits, discovery. Dishonest answer: 'Four weeks, guaranteed.'

Warranty details

"What does your warranty cover, for how long, and what's the process after the project is done?" No written warranty document means no warranty.

Payment schedule

"What's the payment schedule and how are payments structured?" Payments should be tied to project milestones. Ask whether they offer modern digital payment options for transparency and tracking.

References you can call

"Can I talk to three recent clients?" Not testimonials on a website. Actual people you can call.

Design process

"Will I see what my project looks like before you start building?" If the answer is a mood board or Pinterest link, that's not a design process.

What 3D Renderings Change About the Experience

Imagine walking through your finished kitchen before a single tile is removed. That's what 3D renderings do. And they change everything about how a remodel feels.

Decisions become concrete, not abstract

Choosing between two cabinet styles on a sample chip is guessing. Seeing both installed in a 3D model of your actual kitchen is deciding. You can compare paint colors on your walls, see how the island relates to the window, check whether the pendant lights feel right over the counter. Every selection is made in context, not in a vacuum.

Finishes and aesthetics are easy to change

Want to swap the backsplash tile? Try a different cabinet color? In a rendering, those changes take minutes and cost nothing. During construction, they cost thousands. The design phase is where you experiment and get the look right before demo day.

Surprises about aesthetics disappear

The number one source of remodeling regret is "it doesn't look like I pictured." With 3D renderings, what you picture and what you get are the same thing. You've already seen it. You've already approved it. The finished room is a confirmation, not a reveal.

A word of honesty about renderings

3D renderings get you about 90% of the way to the finished result. They're incredibly accurate for layout, proportions, and material choices. But different screens display colors differently, and the way sunlight hits paint or tile in real life can shift things slightly. It eliminates the big surprises, but the last 10% is the magic of seeing real materials in your real space.

"We build your project twice. Once on screen, where you can change anything. Once in your home, where it's built right the first time."

How to tell if a remodeler's 'design process' is real

Ask to see a 3D rendering from a past project. If they show you a photorealistic walkthrough, that's real. If they show you a flat floor plan or a mood board, they're not doing design-build. They're decorating on paper and building on hope.

What Surprises Actually Look Like and How Good Teams Handle Them

Here's something no remodeling company wants to say in their marketing: surprises happen. Not sometimes. On most projects. Especially in North Texas homes built in the 1990s and 2000s, where what's behind the drywall doesn't always match what's on the original plans.

Common surprises in kitchen and bath remodels:

- Water damage or rot behind tile, especially in bathrooms around tubs and showers.
- Outdated or non-code-compliant wiring that has to be brought up to current standards.
- Plumbing that was incorrectly routed or is deteriorating (galvanized pipe in older homes).
- Load-bearing walls where the homeowner wanted an open concept layout.
- Subfloor damage hidden under multiple layers of old flooring.
- HVAC ducts running through a wall that was supposed to be removed.

What matters isn't whether surprises happen. It's the protocol.

A good remodeler has a defined process for discoveries: stop work in that area, document what was found with photos, present you with options and costs the same day, get your approval in writing before proceeding, and adjust the schedule transparently. You should never find out about a surprise after it's already been "handled" and added to your bill.

Red flags to watch for:

- "Don't worry, that never happens." (It does.)
- "We'll figure it out as we go." (That means no protocol.)
- "We already took care of it." (That means you weren't consulted.)
- A surprise charge on your invoice with no prior conversation.
- Inability to show you documentation of what was found.

The bigger picture

Despite the surprises, remodeling consistently delivers a 70 to 80% return on investment. That's not just home equity. It's the daily quality-of-life improvement of walking into a kitchen or bathroom that actually works the way you need it to. The surprises are real, but the payoff is too.

READY WHEN YOU ARE

Schedule Your Free In-Home Consultation

No pressure. No same-day contracts. Just an experienced design-build team walking your space, listening to what you want, and telling you what's realistic.

Online	getwreedone.com/consultation
Phone	(940) 373-7763
Email	info@getwreedone.com
Service Area	Denton, Argyle, Flower Mound, Highland Village, Lantana, Corinth, Lewisville & surrounding areas

Know someone planning a remodel?

Our \$500 referral program rewards homeowners who send friends and neighbors our way. Ask us about it during your consultation.

WREEDONE | DESIGN-BUILD REMODELING | NORTH TEXAS
8x Best of Houzz | 4.9★ Google Rating | 5-Year Workmanship Warranty