



# The 2026 Southern Ohio Remodeling Cost Cheat Sheet

Realistic Estimates for Lucasville, Portsmouth, Chillicothe, and Northern Kentucky.

## Introduction

Online cost calculators are almost always wrong. They use national averages that don't account for the specific labor rates, material availability, and building codes of Southern Ohio.

At **Kore Komfort Solutions**, we believe in radical transparency. This guide provides realistic budget ranges based on actual local projects in 2025-2026. These numbers include materials, labor, and contractor overhead.

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## 1. Bathroom Remodeling

*The most common project in our region. Prices assume a standard 5x8 or 8x10 footprint.*

### The "Pull & Replace" (Budget: \$12,000 – \$18,000)

- **What you get:** Keeping the same layout. New LVP flooring, standard vanity, toilet, and a new acrylic tub/shower surround. Fresh paint.
- **Best for:** Rentals or quick updates before selling.

### The "Standard Custom" (Budget: \$22,000 – \$35,000)

- **What you get:** Gutted to the studs. New moisture-resistant drywall (Greenboard). Tiled shower walls with a niche. Quartz or granite vanity top. Upgraded fixtures (Moen/Delta). Enhanced lighting.
- **Best for:** Your main family bathroom.

#### The "Master Spa" (Budget: \$40,000+)

- **What you get:** Moving plumbing lines. Walk-in tiled shower with glass enclosure. Soaking tub. Double vanity with custom storage. Heated tile floors.
  - **Best for:** Forever homes.
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## 2. Kitchen Remodeling

*The heart of the home. Costs vary wildly based on cabinet quality.*

#### The "Facelift" (Budget: \$15,000 – \$25,000)

- **What you get:** Painting existing cabinets. New laminate or entry-level quartz countertops. New backsplash. New hardware and sink. Keeping existing appliances.

#### The "Full Remodel" (Budget: \$45,000 – \$75,000)

- **What you get:** New semi-custom cabinets (plywood boxes, soft-close). Quartz countertops. New LVP or tile flooring. Upgraded lighting plan (recessed cans + pendants). Appliance allowance included.
  - **Best for:** Most homeowners in Scioto/Ross counties.
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## 3. HVAC & Comfort Systems

*Energy efficiency upgrades specific to our climate.*

#### Ductless Mini-Split (Single Zone)

- **Cost:** \$4,500 – \$6,500 installed.
- **Best for:** Bonus rooms, garages, or additions that standard HVAC can't reach.

#### Ductless Mini-Split (Whole Home / Multi-Zone)

- **Cost:** \$12,000 – \$22,000.
  - **Best for:** Older homes with no ductwork or replacing baseboard electric heat.
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## 4. The "Hidden" Costs to Watch For

*Contractors often leave these out of the initial bid. We don't.*

- **Old Plumbing:** If your home was built before 1970, budget **\$1,500+** to replace cast iron stacks or galvanized pipes once the walls are open.
  - **Electrical Upgrades:** Adding new outlets often requires upgrading your breaker panel. Budget **\$2,000 – \$3,000**.
  - **Permits:** In our region, permit costs are reasonable but mandatory for structural/MEP work. Budget **\$200 – \$500**.
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### Ready to get an exact quote?

This guide gives you a ballpark. For a firm price down to the penny, you need a professional consultation.

**Kore Komfort Solutions** *Building Better in Southern Ohio.* [Link to your website] (740) 716-5324