

FOR HOMEOWNERS EVALUATING PROPERTIES WITH RENOVATION POTENTIAL

Planning a renovation.

Opportunity, constraint, and cost — before you commit to a property.

A quick guide for homeowners exploring properties with renovation potential — prepared by Bianchi Architecture to help homeowners understand the opportunities, costs, and timelines associated with modifying existing homes before committing to a purchase.

01 / RENOVATION POTENTIAL

Reading a property before you buy.

Some homes lend themselves to renovation more easily than others. A quick read of the structure, lot, and code context can save you from buying into a project that won't deliver what you imagined.

DIAGRAM 01 — RENOVATION SCOPE, AT A GLANCE



WHAT WE LOOK FOR IN THE PROPERTY —

OFTEN RENOVATES WELL

- ✓ Deep lots with backyard space
- ✓ Simple rooflines and structures
- ✓ Good ceiling heights
- ✓ Existing utility connections in place
- ✓ Flexible zoning or setbacks

REQUIRES MORE STRATEGIC PLANNING

- Tight setbacks limiting additions
- Steep slopes or complex grading
- Extensive structural changes required
- Historic or conservation districts
- Limited access for construction

What renovations typically cost.

Most renovations fall within a few common budget ranges. The tiers below offer a planning framework — not a pricing sheet. Construction and consultant costs vary by property, finish level, and structural complexity — treat these ranges as a starting point for early planning, then refine as the project takes shape.

The right renovation approach is rarely about maximizing scope — it is about aligning investment with the long-term goals of the home and property.

\$250K – \$500K

COSMETIC / TARGETED RENOVATIONS

- Kitchen & bathroom upgrades
- Reconfiguring interior spaces
- Creating open-concept plan
- Minor exterior improvements

Typical soft costs: Architecture \$10K–\$15K · Structural \$4K–\$5K · Survey + site plan \$3K–\$5K · Interior design (optional) \$6K–\$10K · Arborist (optional) \$1K–\$2K



\$500K – \$750K

MAJOR RENOVATION + ADDITION

- New primary suite additions
- Expanded living spaces
- Significant structural modifications
- Targeted exterior refresh

Typical soft costs: Architecture \$15K–\$20K · Structural \$5K–\$6K · Survey + site plan \$3K–\$5K · Interior design (optional) \$10K–\$14K · Arborist (optional) \$1K–\$2K



\$750K +

WHOLE-HOME TRANSFORMATION

- Major additions
- Full interior reconfiguration
- Exterior redesign
- May consider teardown and rebuild

Typical soft costs: Architecture \$20K+ · Structural \$6K+ · Survey + site plan \$3K–\$5K · Interior design (optional) \$15K+ · Arborist (optional) \$1K–\$2K

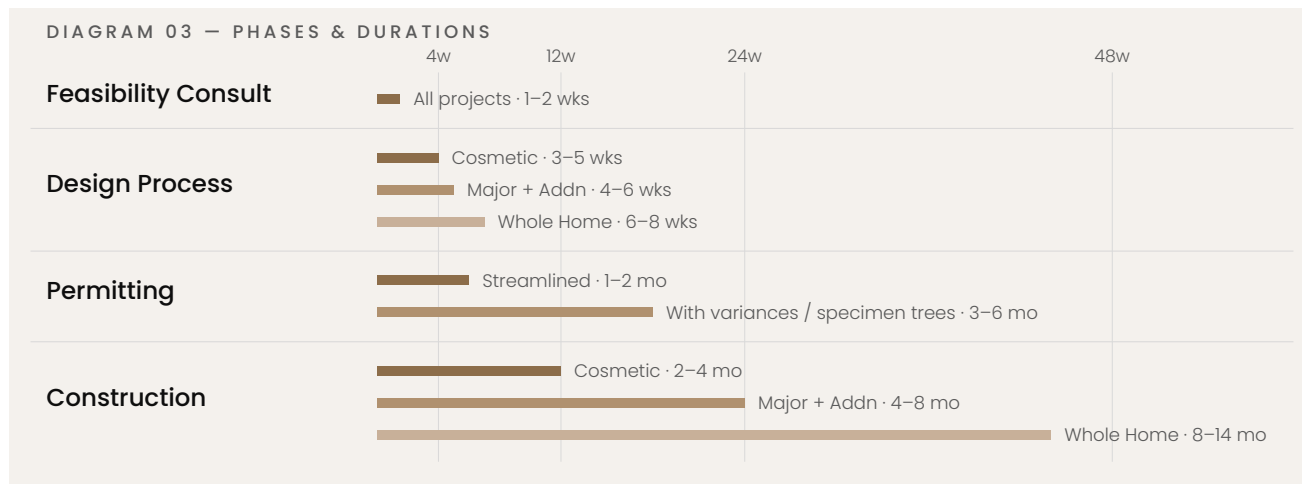


DIAGRAM 02 — TYPICAL SCOPE BY INVESTMENT LEVEL

	COSMETIC \$250K – \$500K	MAJOR + ADDN \$500K – \$750K	WHOLE HOME \$750K +
Interior finishes & layouts	●	●	●
Kitchen & bath upgrades	●	●	●
Structural modifications	⦿	●	●
Additions to footprint	○	●	●
Exterior redesign / facade	○	⦿	●
● Typical scope ⦿ Sometimes included ○ Limited / not typical			

How long renovations take.

Each renovation moves through four broad phases. Durations vary with project scale and entitlement complexity — the ranges below are typical for residential work in the Atlanta metro.



04 / FEASIBILITY CONSULTATION

Walk the property with an architect.

If you're considering purchasing a home with renovation potential, Bianchi Architecture offers on-site consultations to discuss renovation possibilities, zoning considerations, potential project scope, and general cost expectations. Consultations typically last 60–90 minutes and can help clarify whether a property aligns with your goals.

A modest consultation fee applies and is credited toward architectural services if Bianchi Architecture is engaged.

Many successful renovation projects begin with a simple feasibility conversation before a property is purchased. In many cases, that conversation helps homeowners avoid committing to a property that ultimately will not support their renovation goals — clarifying what is realistically possible, identifying zoning or structural constraints, and confirming alignment with long-term plans before an offer is made.

DISCUSS A PROPERTY

Stephen Bianchi Bianchi Architecture & Interior Design

stephen@bianchiarch.com
815.277.7412