

If you live in Woodland Hills and you are thinking about remodeling your kitchen and bathroom, you are probably asking a version of the same question my clients ask in that ZIP code every year:

Can one Woodland Hills general contractor competently handle both projects, or should you hire separate specialists?

The short answer is that a qualified general contractor in Woodland Hills can usually manage both kitchen and bathroom remodeling very effectively, and in many cases, it is the smarter move. The long answer depends on scope, budget, your home's age, and how organized the contractor is behind the scenes.

Let us walk through what actually happens on real projects in Woodland Hills and what you should pay attention to before you sign a contract.

How General Contractors Actually Approach Kitchens and Bathrooms

On the surface, kitchen and bathroom remodeling look very different. One involves appliances, islands, and large surfaces. The other deals with smaller spaces, water everywhere, and tight code clearances.

Behind the scenes, though, the core work is similar: framing changes, plumbing, electrical, HVAC adjustments, insulation, drywall, waterproofing, flooring, cabinets, and finish work. A general contractor (GC) does not personally perform every task. Instead, the GC coordinates licensed trades like plumbers, electricians, tile setters, and cabinet installers.

When you hire a Woodland Hills general contractor for both kitchen and bathroom remodeling, you are really hiring:

- A project manager who coordinates the trades
- A code and permitting guide for Los Angeles City or County
- A budget and schedule watchdog
- A quality control point person

If your GC has a stable team of subcontractors who regularly work together, handling both kitchen and bathroom remodeling becomes more efficient, not less. One set of trades mobilizes, one demolition phase, one permit process, one sequence of inspections. You save time and often money because you are not duplicating overhead across two separate contractors.

Where things go wrong is when a GC is really just a salesperson without solid systems or trade relationships. That is when kitchen tile gets delayed, bathroom fixtures arrive wrong, and you hear a different story every week about why the electrician is late.

So the real question is not whether a Woodland Hills general contractor can handle both, but whether the specific contractor you are interviewing has the structure, experience, and communication style to do it well.



Cost Basics: What Woodland Hills Homeowners Actually Pay

Budgets in Woodland Hills vary widely. I have seen tiny cosmetic bathroom facelifts for a few thousand dollars, and I have managed full gut kitchen remodels that pushed six figures because of high-end finishes and structural changes.

Use these as realistic ballpark ranges, not quotes:

How much does a Woodland Hills general contractor charge?

Most reputable GCs in Woodland Hills structure pricing in two ways.

First, they mark up labor and materials. Second, there is a general conditions and overhead/profit component. You will not always see a separate line called "GC fee." It is usually embedded in the contract price.

For mid-range residential remodeling, total GC markup over direct trade costs often lands in the 25% to 40% range. That covers supervision, scheduling, insurance, licenses, warranty support, and the cost of running a legitimate business in Los Angeles County.

If someone is offering a price that seems far below two or three other Woodland Hills contractors, [Woodland Hills home builder](#) that usually means one of three things: they are uninsured or unlicensed, they are planning to cut corners on scope, or they are inexperienced at estimating and you will pay later through change orders or delays.

How much does a kitchen remodel cost with a Woodland Hills general contractor?

A few rule-of-thumb ranges that match what I see in real bids:

- Basic cosmetic update (keeping layout, budget cabinets, no wall moves): about 35,000 to 55,000 dollars
- Mid-range remodel (better cabinets, some electrical upgrades, maybe opening a non-structural wall): about 60,000 to 100,000 dollars
- High-end or complex remodel (custom cabinetry, high-end appliances, structural changes, older home with surprises): 100,000 to 200,000 dollars or more

Homes in Woodland Hills often have older electrical panels, undersized plumbing, and sometimes unpermitted work from decades past. Correcting that safely is not optional, and it can push your kitchen budget into the next tier.

How much does a bathroom remodel cost in Woodland Hills, CA?

Bathrooms are smaller than kitchens but can be just as costly per square foot.

Typical ranges I see:

- Modest hall bath refresh (new tub/shower, vanity, tile, fixtures, no layout changes): about 18,000 to 30,000 dollars
- Mid-range gut and re-build (full waterproofing, new tile, upgraded plumbing fixtures, better finishes): about 30,000 to 50,000 dollars
- High-end or complicated baths (steam showers, custom glass, heated floors, moving plumbing walls): 50,000 dollars and up

A lot of Woodland Hills houses have aging cast iron drains or galvanized supply lines. If your GC discovers major plumbing issues, expect extra cost, but also know that fixing it now avoids tearing out the new tile in a few years.

How much does a whole-home renovation cost in Woodland Hills, CA?

When clients start by asking if a Woodland Hills general contractor can handle both kitchen and bathroom remodeling, the conversation often grows into a wider update: new floors, lighting, paint, maybe a primary suite reconfiguration.

Whole-home renovation costs are highly dependent on size and scope, but in this market:

- Light full-home refresh (paint, floors, fixtures, modest kitchen and bath touch-ups): from about 150,000 dollars and up
- Full-gut remodels or major layout changes, especially in larger homes: easily 300,000 to 800,000 dollars or more

For that level of work, using a single GC is usually essential. Managing multiple prime contractors across the same house at the same time is almost guaranteed to cause finger-pointing when something goes sideways.

Permits and Regulations: What Applies in Woodland Hills

A common question I hear is: Is a permit required for home remodeling in Woodland Hills, CA?

If you are changing anything structural, electrical, plumbing, or mechanical, the answer is almost always yes. Kitchen and bathroom remodeling usually trigger permits because of:

- New or relocated electrical circuits
- New or moved plumbing lines and fixtures
- Wall removals, new headers, or relocated windows

- Venting range hoods or adding exhaust fans

Woodland Hills is under the jurisdiction of the City of Los Angeles if you are within city limits, or Los Angeles County in certain pockets. Either way, there is a local building department that expects permitted plans and inspections.

A trustworthy Woodland Hills general contractor will:

- Advise you clearly on when permits are required
- Include permit costs in the estimate, or explain them separately
- Pull permits in their name, not yours personally, unless there is a strategic reason not to

Be cautious if a contractor says you can “avoid permits to save money.” Beyond the obvious safety and insurance issues, unpermitted work can come back to haunt you at resale, during appraisals, or if there is a fire or water damage claim.

What Should I Look For When Hiring a Woodland Hills General Contractor?

When you plan to combine kitchen and bathroom remodeling under one GC, the stakes are higher because you are trusting one company with a big portion of your home and budget.

Here is a focused checklist I recommend to Woodland Hills homeowners.

1. Licensing, insurance, and local experience
2. Detailed, transparent proposals
3. Realistic schedules and clear communication
4. Strong references for both kitchen and bathroom work
5. A stable team of subcontractors

If a contractor is vague about who does their plumbing or tile, or says “we figure that out later,” that is a red flag on a dual kitchen and bath project. You want proof they have successfully managed similar scope in homes like yours.

How Do I Choose the Best Woodland Hills General Contractor?

“Best” is not the lowest bid, and it is not always the biggest firm either. It is the contractor whose strengths match your project.

For combined kitchen and bathroom remodeling, I look at three main fit factors.

First, complexity. If you have major structural work, custom cabinetry, or age-related issues like foundation settling, you want a GC with serious technical chops. Ask to see a set of plans and photos from a complicated job they have done, not just a pretty Instagram reel.

Second, scale. Some excellent small contractors can handle one room at a time but struggle when the scope includes a kitchen, two baths, and extensive upgrades. You want to know they have handled similar dollar amounts and timelines before.

Third, communication style. You are going to be in close contact for months. If they are already slow to respond during the bidding phase, or you feel talked over when you ask questions, it does not improve later.

Most of my best projects started less like a sales pitch and more like a working conversation. The homeowner had clear goals, I talked plainly about limitations and trade-offs, and together we shaped the scope so it fit budget and priorities.

How Much Should I Pay Upfront to a Woodland Hills General Contractor?

This is where people get nervous, and with reason. You are handing somebody tens of thousands of dollars to tear apart your kitchen and bathrooms.

In California, for home improvement contracts, the legal maximum deposit is typically 10% of the contract price or 1,000 dollars, whichever is less, unless the contractor uses a specific alternative structure allowed by law. After that, progress payments are tied to milestones.

In practical terms:

- Expect to pay a modest initial deposit, then additional payments as specific work is completed, such as after rough plumbing and electrical, after cabinets are installed, after tile is complete, and so on.
- You should never be "ahead" of the work, meaning the contractor should not hold more of your money than the value of work and materials already in place or delivered.

If a Woodland Hills contractor asks for 40% or 50% upfront "to buy materials," press pause. Reputable firms have vendor credit, or they use structured progress payments. Material-heavy custom orders like cabinets might require larger scheduled payments, but those should still be tied to clear milestones.

What Home Renovations Add the Most Value in Woodland Hills, CA?

In Woodland Hills, where buyers often expect a certain level of finish, the following tend to return the most value relative to cost:

Well-designed kitchen remodels that respect the layout of the house. Overspending on a kitchen in a modest home rarely pays back, but smart upgrades that improve light, storage, and flow almost always help resale.

Updated bathrooms, especially the primary suite and the main hall bath. Clean, modern, and properly waterproofed baths reduce inspection issues and speak to buyers about overall maintenance.

Improved energy efficiency and comfort, such as better windows, insulation, and HVAC. In the Valley heat, buyers feel the difference as soon as they walk in.

Functional outdoor living spaces. Even modest hardscaping, shade structures, and lighting can extend the living area and appeal to families and entertainers.

You often get the best return when your Woodland Hills general contractor coordinates these elements as a cohesive plan rather than piecemeal, so finishes and quality are consistent from room to room.

How Long Does a Home Remodel Take in Woodland Hills, CA?

Timelines depend on scope, permitting, and the quality of project management. Here is what I typically see for Woodland Hills projects once design and permits are complete:

- Standard kitchen remodel: about 8 to 14 weeks of on-site work
- Typical bathroom remodel: about 4 to 8 weeks

- Combined kitchen and one or two bathrooms under one contract: about 12 to 20 weeks, sometimes more if there are structural changes or complex finishes

These ranges assume materials are selected early and ordered on time. The single biggest scheduling mistake homeowners make is delaying product decisions, which stalls the contractor while you choose tile or fixtures.

When one GC runs both kitchen and bathroom remodeling, you avoid some duplicated down time. For example, the electrician can rough-in both spaces in a single mobilization, and inspections can be clustered. This is one reason I often advise homeowners to tackle both projects together if budget allows.

Common Remodeling Mistakes Homeowners Make in Woodland Hills

Every market has its patterns. In Woodland Hills, a few errors show up again and again.

Underestimating the cost of code-compliant electrical and plumbing upgrades. Older homes often need panel upgrades, dedicated appliance circuits, and new venting. Homeowners budget for finishes and forget the infrastructure.

Choosing the lowest bid without digging into scope. A contractor who cuts 10,000 dollars off the price by skipping proper waterproofing behind your shower tile is not saving you money. Woodland Hills inspectors are used to seeing good work, and shortcuts eventually surface.

Starting work before design decisions are made. Tile, fixtures, layout, cabinet specifications, and lighting plans should be at least 90% settled before demolition begins. Changing your mind mid-stream sends schedules and budgets off a cliff.

Hiring separate contractors for overlapping areas. When one company handles the kitchen and another handles the adjacent bath, coordination often falls on you. When something leaks in the wall between the two spaces, each blames the other. A single GC for both kitchen and bathroom remodeling usually removes this headache.

Not planning for living arrangements. Without a solid plan for where you will cook and bathe during construction, tension rises and decisions get rushed. A thoughtful GC will help you plan temporary setups, especially when both kitchen and bathroom are affected.

What Questions Should I Ask a Woodland Hills General Contractor Before Hiring?

Use your initial meetings to test for transparency and experience, not to push them into a number on the spot. Strong contractors appreciate well-informed clients.

Here are targeted questions that work well:

- How many kitchen and bathroom remodels have you done in Woodland Hills or similar neighborhoods in the last two years, and can I see photos and references?
- Who are your main subcontractors for plumbing, electrical, tile, and cabinetry, and how long have you worked with them?
- What is your typical payment schedule, and how do you protect clients from overpaying ahead of completed work?
- How do you handle changes in scope or unexpected conditions, like discovering old wiring or damaged framing?
- Who will be my day-to-day point of contact, and how often will I get schedule updates in writing?

Pay less attention to charisma and more to whether they answer concretely and consistently. A contractor who can clearly explain their process for both kitchen and bathroom work is usually a safer choice than someone who leans on vague reassurances.

Signs of a Trustworthy Woodland Hills General Contractor

When you combine kitchen and bathroom remodeling, you want someone you will not be chasing constantly. Over the years, I have learned to look for a few subtle but reliable indicators.

Their proposal is detailed and specific. You see model numbers, clear descriptions of what is included and excluded, and line items for things like demolition, disposal, permits, and cleanup.

They acknowledge potential risks instead of hiding them. If they tell you that opening your kitchen ceiling may reveal old knob-and-tube wiring, they are being honest about contingencies. That is better than the contractor who promises “no surprises.”

They welcome your questions and answer in plain language. You should not feel rushed or talked down to.

Past clients mention communication and follow-through. When you speak to references, listen not only for “we love our new kitchen,” but for “they showed up when they said they would” and “when issues came up, they fixed them without drama.”

They are comfortable with the idea of permits and inspections. Reputable Woodland Hills contractors see inspectors as part of the process, not as obstacles to dodge.

When You Might Want Separate Specialists

There are situations where hiring separate specialists instead of one general contractor can make sense.

If your kitchen project is mostly cabinetry and countertops with minimal mechanical changes, and your bathroom work is purely cosmetic, you might engage a cabinet company for the kitchen and a tile or bath specialist for that room. In this case, you become the de facto GC, scheduling trades and managing coordination.

Another scenario is ultra-high-end custom work. For example, a chef’s kitchen with commercial-style equipment and a spa bathroom with advanced steam, water filtration, and automation. Some homeowners prefer niche firms that do only that type of space. Even then, many of those specialists still operate under a GC license and structure.

The trade-off is control versus workload. Using separate contractors can sometimes save on markup but usually increases your time investment and risk. For most Woodland Hills families balancing jobs, kids, and daily life, a single responsible general contractor coordinating kitchen and bathroom remodeling is the more practical route.

What About Custom Homes and Large Additions?

Occasionally, the conversation shifts from “Can you do my kitchen and bath?” to “How much does it cost to build a custom home in Woodland Hills, CA?”

Custom home costs are a different animal. Recent projects in the broader San Fernando Valley often range from about 350 to over 600 dollars per square foot for a true custom build, and more for high-end contemporary designs with extensive glass and structural steel. On a 3,000 square foot custom home, that can easily land between 1.1 and 1.8 million dollars before land costs and soft costs like design and permits.

If you even suspect that your “remodel” might evolve into major additions or a near tear-down, it is worth talking with a GC who does both remodeling and custom homes. They can help you evaluate whether it is wiser to remodel, add on, or start fresh.

Pulling It All Together

A capable Woodland Hills general contractor can absolutely handle both kitchen and bathroom remodeling, and in many cases, that is exactly what you want. One point of accountability, one project schedule, one coordinated sequence of trades and inspections.

The key is choosing the right GC: licensed, insured, experienced with both types of spaces, clear about costs and permits, and strong on communication. When you combine realistic expectations about what things cost in this market with a contractor who respects your budget and your home, you get the kind of project that finishes close to schedule, holds its value, and feels right to live in day after day.

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