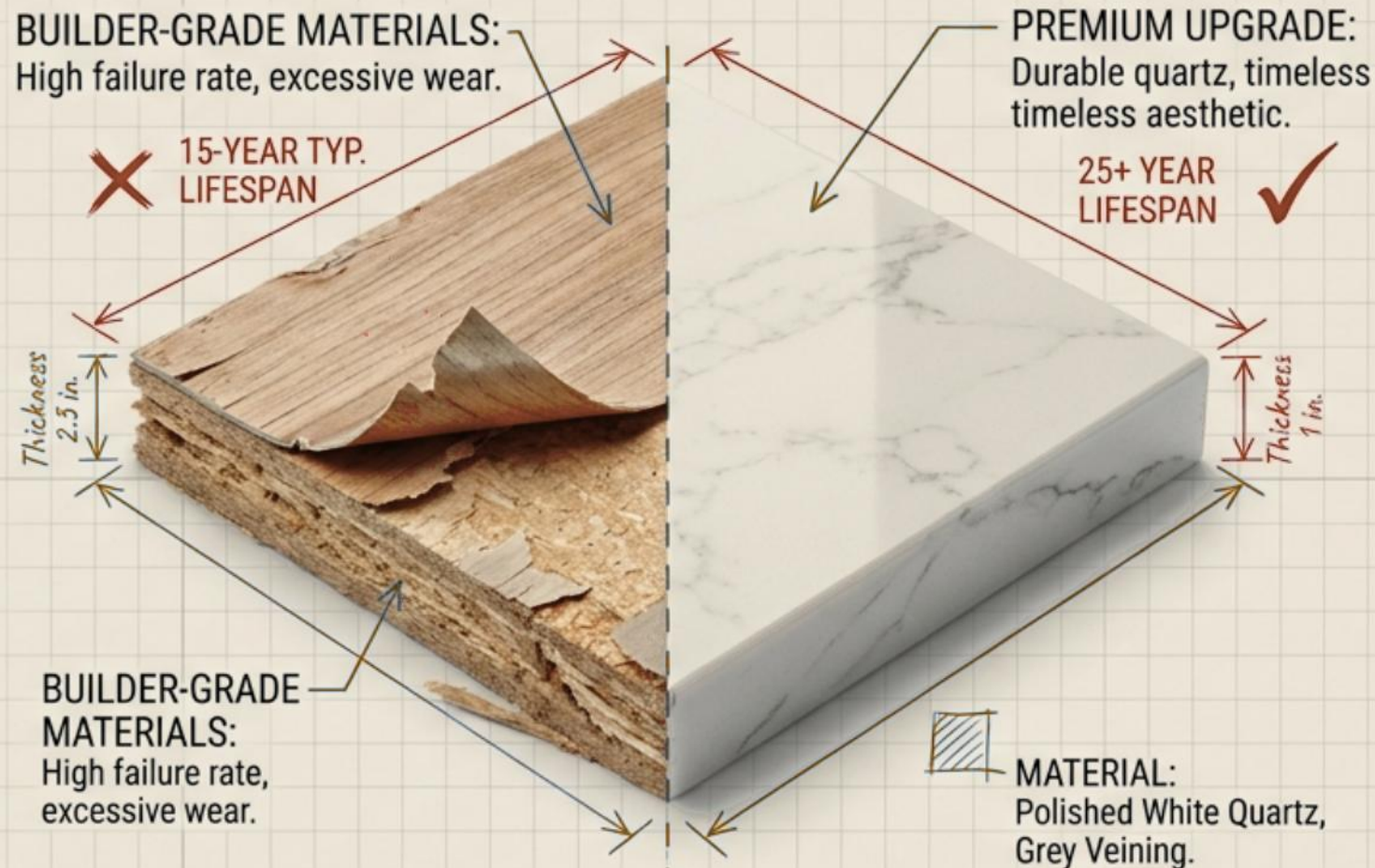


The 2026 Frisco Home Upgrade Guide

Navigating the 15-to-25-year failure window of builder-grade finishes.



July 2026

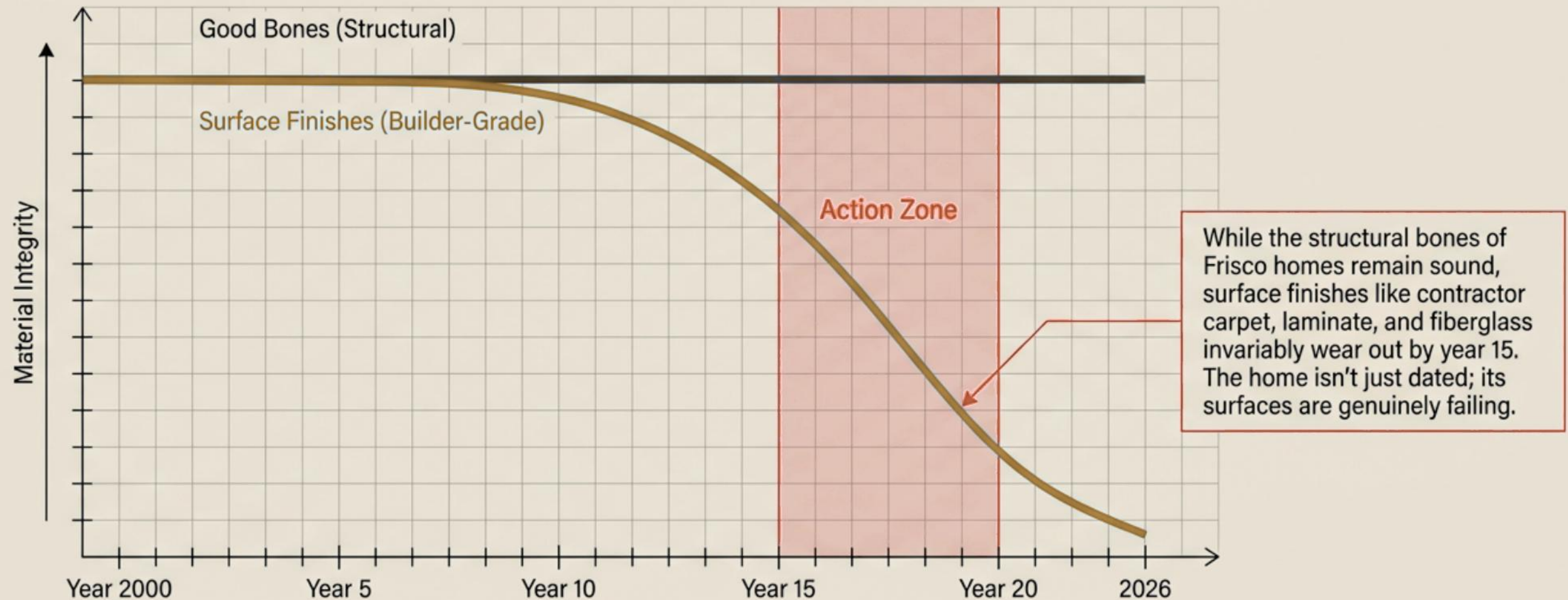
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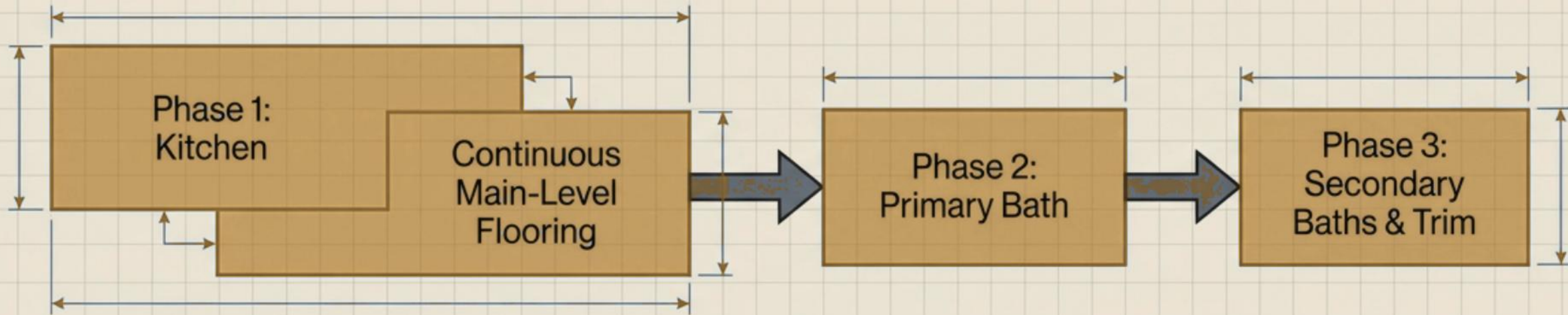
Data source: 21-City DFW Cost Study

Frisco's production homes have entered the builder-grade failure window.

Approximately 73% of Frisco's housing stock was built after 2000. To hit rapid closing dates, production builders relied on builder-grade finishes—materials chosen for installation speed, not a twenty-year lifespan.



Sequence your upgrades to maximize impact and avoid redundant tear-outs.



Rule 1: Connected Spaces Together.

Running the kitchen and open-plan main-level floors as a single phase avoids awkward transitions and the cost of a second mobilization.

Rule 2: One Master Design.

Select finishes for the entire house upfront so Phase 3 matches Phase 1, even if they happen years apart.

Pro-Tip: If completing all phases within two years, a single whole-home pass (\$95k–\$350k) is highly cost-efficient compared to three separate mobilizations.

Anchor the home with a complete kitchen and continuous main-level floors.

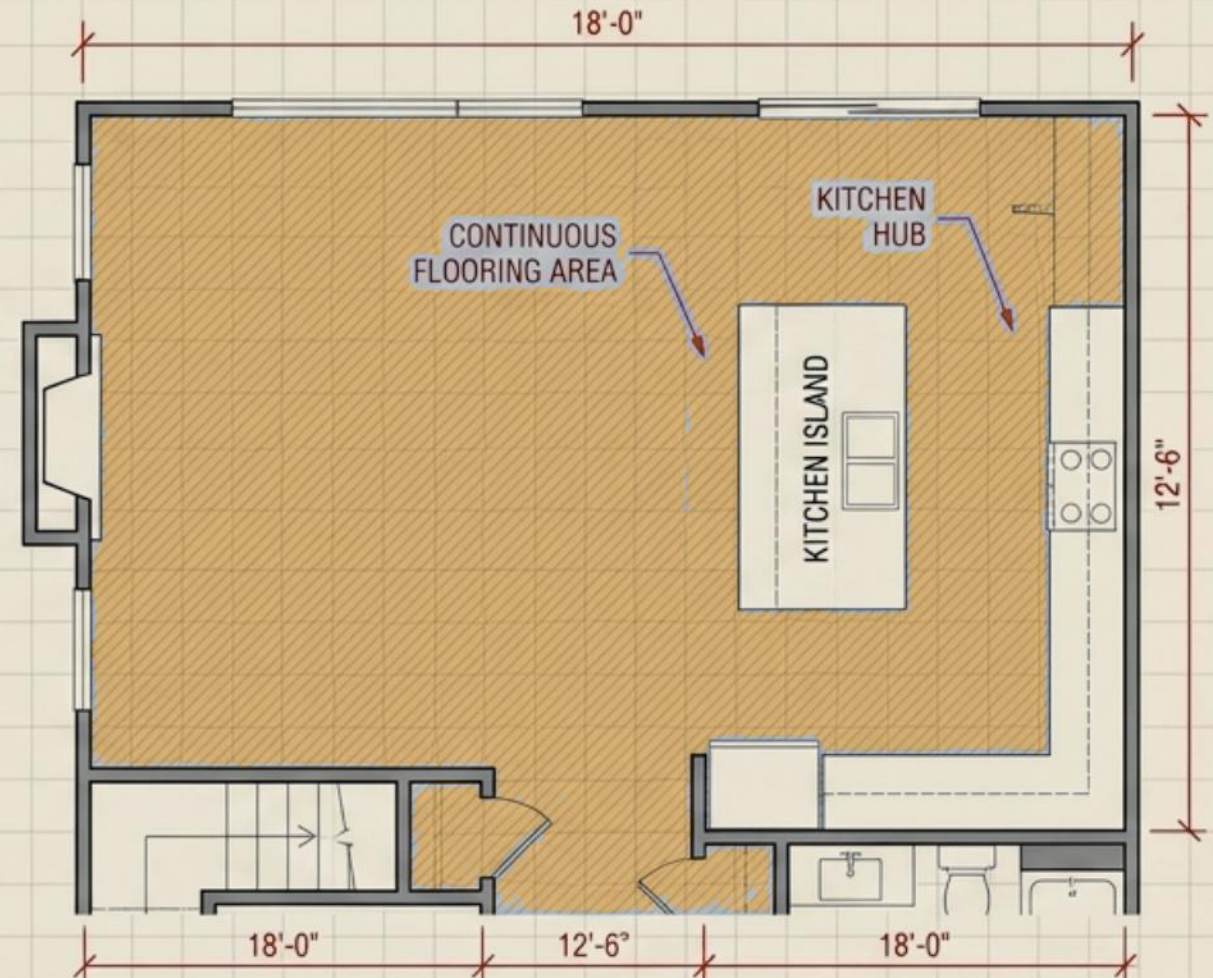
The kitchen carries the most visual weight in Frisco's post-2005 open floor plans. Peeling cabinet doors and chipped laminate islands are visible from the front door to the family room.

Key Scope:

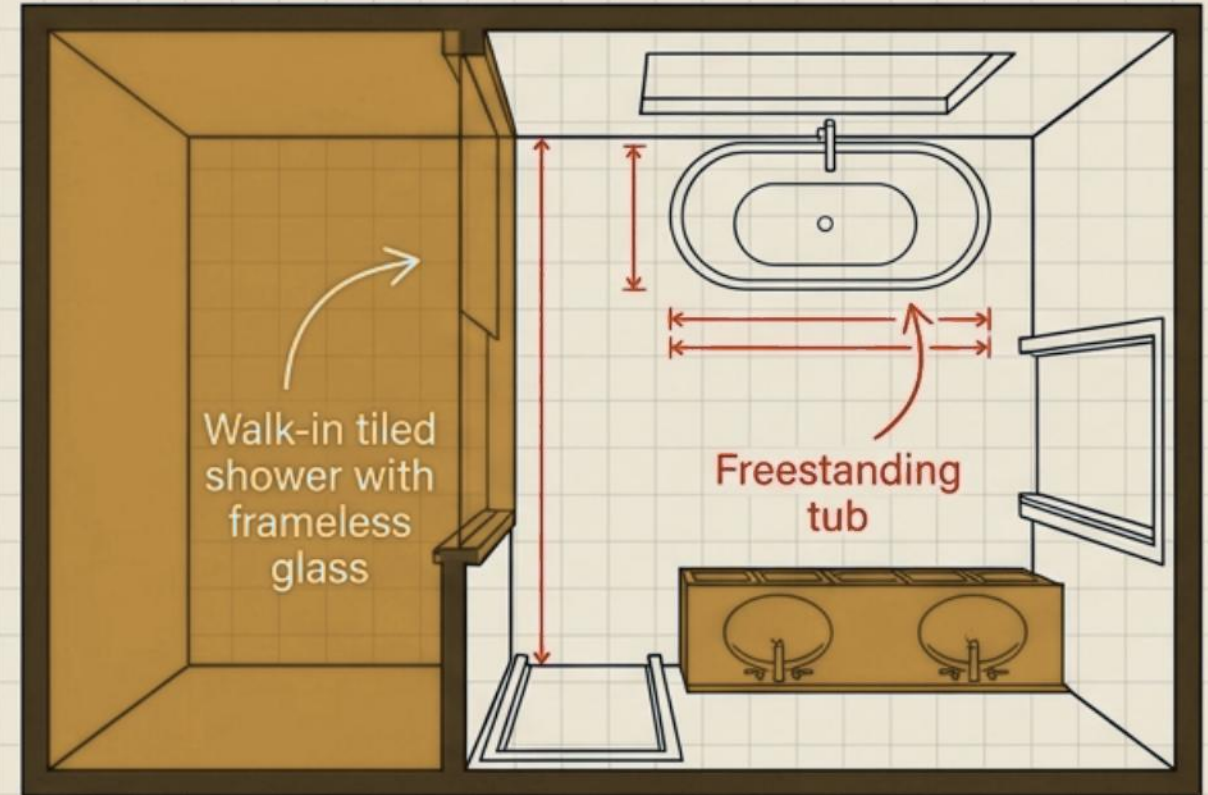
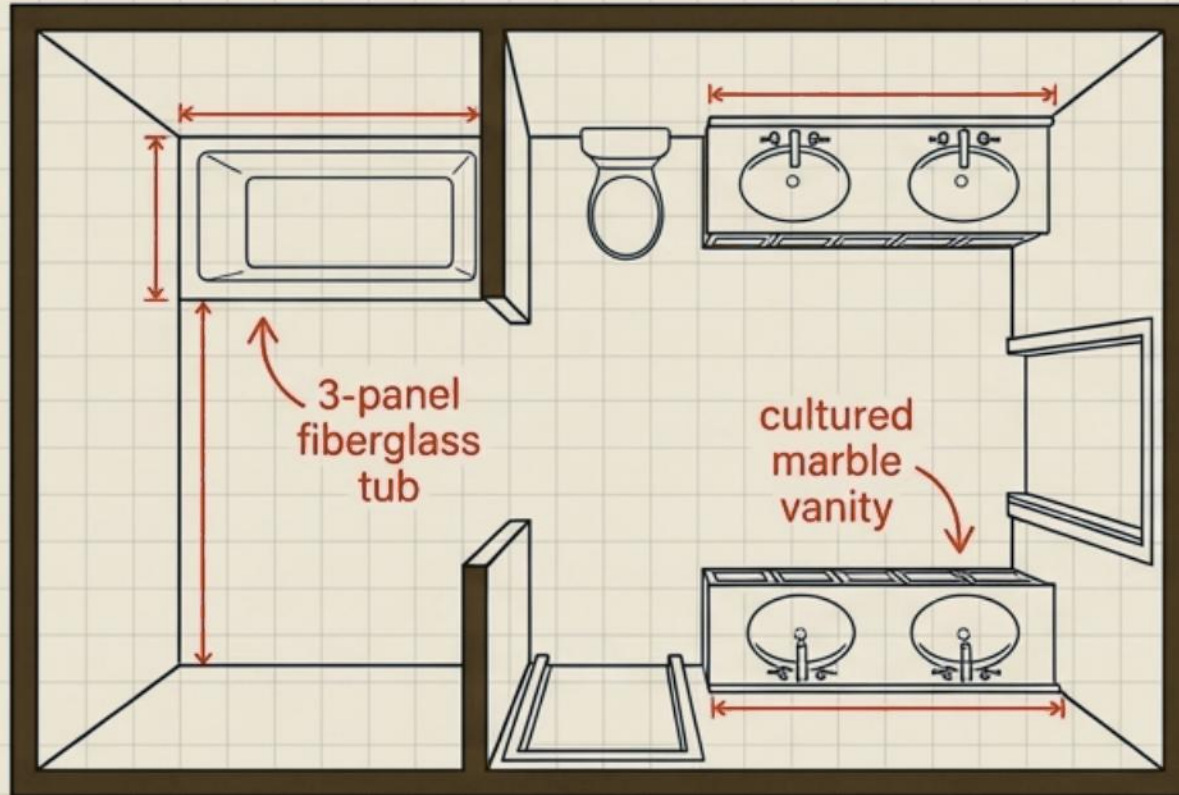
Complete replacement of original cabinets, stone counters, backsplash, lighting, and appliances.

Investment Range:

\$25,000 – \$95,000 (Kitchen only).



Strip out mass-produced bath fixtures to create a bespoke primary retreat.



The fiberglass tub-shower units and cultured-marble vanity tops installed by the thousands in Frisco are consistently the first items homeowners want gone.

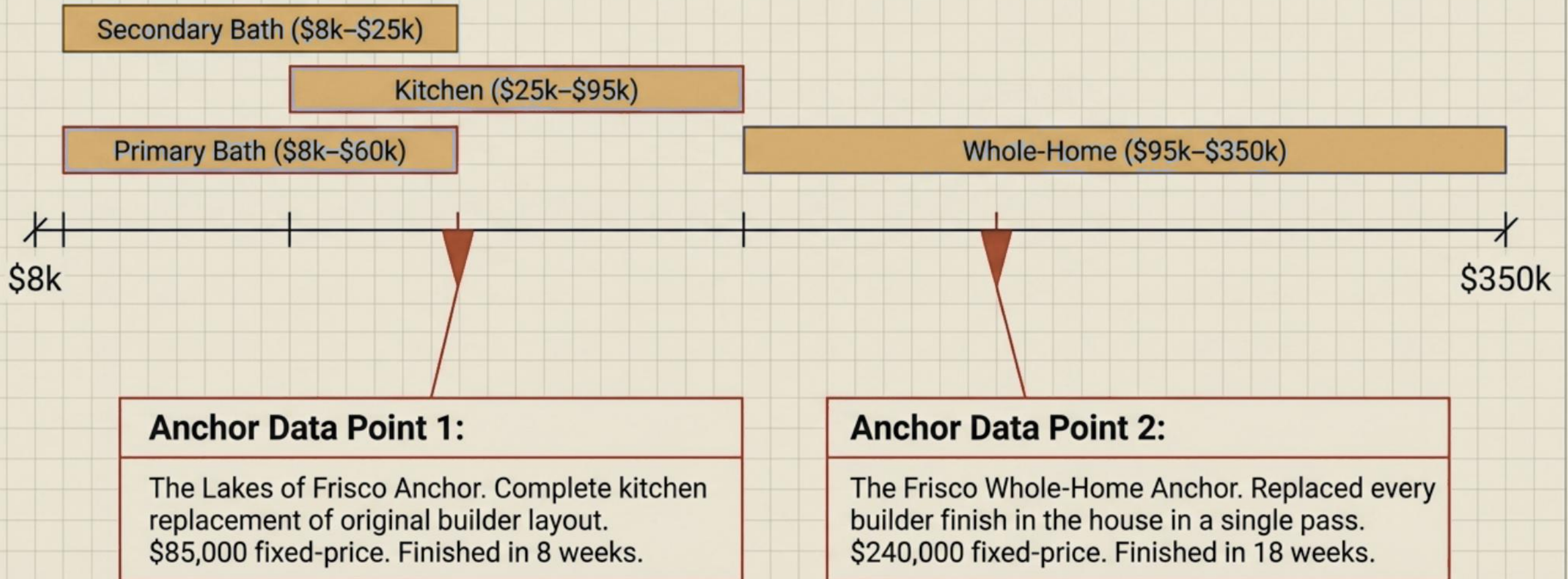
Key Scope:

Converting builder layouts to tiled walk-in showers, freestanding soaking tubs, and true double vanities with leveled floors.

Investment Range:

\$8,000 – \$60,000

The 2026 financial blueprint: Investment ranges and fixed-price anchors.



Calibrate your finish level to match your specific neighborhood ceiling.



The execution checklist: Operational rules before demolition begins.



Separate Worn from Dated:

Audit the house objectively. Peeling thermofoil and matted carpet dictate your Phase 1 scope; things that just look early 2000s can wait.



Insist on a Fixed-Price Contract:

Lock in the full scope before demolition to prevent allowance games and surprise change orders from inflating the budget mid-project.



Confirm Required Permits:

Cosmetic swaps need no paperwork. But moving plumbing, gas, electrical circuits, or walls requires a residential permit via the City of Frisco's online Plans & Permits portal.