

COST ^{vs.} VALUE 2016

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remodeling
YOUR TOOLBOX FOR SUCCESS

Midrange Project Descriptions

ATTIC INSULATION (FIBERGLASS)

Air-seal a 35x30 attic floor to address any air leakage from conditioned space to unconditioned space. Then add fiberglass loosefill insulation, placing it on top of existing insulation if present. Fiberglass loosefill is applied until thickness equating with R-30 insulation value is reached.

BACKUP POWER GENERATOR

Install modular propane gas-powered electrical backup system with capacity for providing 70 amps of emergency power in two 240-volt circuits and six 120-volt circuits. Assume existing propane gas supply. Include generator mounted on 2-by-4-foot concrete or composite pad, automatic transfer switch, load center, exterior disconnect, and grounding rod. Include 30 feet of conduit and electrical cable for generator connections; grounded cable for circuits; 5 feet of flexible fuel line for connection to existing rigid gas supply line; and automotive-type storage battery.

BASEMENT REMODEL

Finish the lower level of a house to create a 20-by-30-foot entertaining area with wet bar and a 5-by-8-foot full bathroom; construct 24 linear feet of finished partition to enclose mechanical area. Walls and ceilings are painted drywall throughout; exterior walls are insulated; painted trim throughout. Include five six-panel factory-painted hardboard doors with passage locksets. Electrical wiring to code.

Main room: Include 15 recessed ceiling light fixtures and three surface-mounted light fixtures, and a snap-together laminate flooring system.

Bathroom: Include standard white toilet, vanity with cultured marble top, resilient vinyl flooring, two-piece fiberglass shower unit, a light/fan combination, vanity light fixture, recessed medicine cabinet, towel and paper-holder hardware.

Bar area: Include 10 linear feet of raised-panel oak cabinets with laminate countertops, stainless steel bar sink, single-lever bar faucet, undercounter refrigerator, and vinyl floor tile.

BATHROOM ADDITION

Add a full 6-by-8-foot bathroom over a crawlspace with poured concrete walls. Include cultured-marble vanity top with molded sink; standard chrome faucets; 30-by-60-inch white fiberglass tub/shower with ceramic tile surround; single-lever temperature and pressure-balanced faucet; white low-profile toilet; general and spot lighting; electrical wiring to code; mirrored medicine cabinet; linen storage closet or cabinet; vinyl wallpaper; painted trim; and ceramic tile floor.

BATHROOM REMODEL

Update an existing 5-by-7-foot bathroom. Replace all fixtures to include 30-by-60-inch porcelain-on-steel tub with 4-by-4-inch

ceramic tile surround; new single-lever temperature and pressure-balanced shower control; standard white toilet; solid-surface vanity counter with integral sink; recessed medicine cabinet with light; ceramic tile floor; vinyl wallpaper.”

DECK ADDITION (COMPOSITE)

Add a 16-by-20-foot deck using pressure-treated joists supported by 4x4 posts anchored to concrete piers. Install composite deck material in a simple linear pattern. Include a built-in bench and planter of the same decking material. Include stairs, assuming three steps to grade. Provide a complete railing using a matching system made of the same composite as the decking material.

DECK ADDITION (WOOD)

Add a 16-by-20-foot deck using pressure-treated joists supported by 4x4 posts anchored to concrete piers. Install pressure-treated deck boards in a simple linear pattern. Include a built-in bench and planter of the same decking material. Include stairs, assuming three steps to grade. Provide a complete railing system using pressure-treated wood posts, railings, and balusters.

ENTRY DOOR REPLACEMENT (FIBERGLASS)

Remove existing 3-0/6-8 entry door and jambs and replace with fiberglass door with simulated wood grain, stained same color both sides; dual-pane, decorative half-glass panel with zinc coming; PVC-wrapped exterior trim in color to match existing trim; 2.5-inch interior colonial or ranch casings in hardwood stained to match door. Replace existing lockset with mortise lock with lever handle and integrated deadbolt in oil-rubbed bronze or satin-nickel finish.

ENTRY DOOR REPLACEMENT (STEEL)

Remove existing 3-0/6-8 entry door and jambs and replace with new 20-gauge steel unit, including clear dual-pane half-glass panel, jambs, and aluminum threshold with composite stop. Door is factory finished with same color both sides. Exterior brick-mold and 2.5-inch interior colonial or ranch casings in poplar or equal prefinished to match door color. Replace existing lockset with new bored-lock in brass or antique-brass finish.

FAMILY ROOM ADDITION

In a style appropriate to the existing house, add a 16-by-25-foot room on a crawlspace foundation with vinyl siding and fiberglass shingle roof. Include drywall interior with fiberglass insulation, pre-finished hardwood floor, and 180 square feet of glazing including windows, atrium-style exterior doors, and two operable skylights. Tie into existing HVAC. Add electrical system to code, including 12 recessed ceiling lights.

GARAGE DOOR REPLACEMENT

Remove and dispose of existing 16x7-foot garage door and tracks. Install new 4-section garage door on new galvanized steel tracks; reuse existing motorized opener. New door is uninsulated, single-

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layer, embossed steel with two coats of baked-on paint, galvanized steel hinges, and nylon rollers. 10-year limited warranty.

MAJOR KITCHEN REMODEL

Update an outmoded 200-square-foot kitchen with a functional layout of 30 linear feet of semi-custom wood cabinets, including a 3-by-5-foot island; laminate countertops; and standard double-tub stainless-steel sink with standard single-lever faucet. Include energy-efficient wall oven, cooktop, ventilation system, built-in microwave, dishwasher, garbage disposal, and custom lighting. Add new resilient flooring. Finish with painted walls, trim, and ceiling.

MANUFACTURED STONE VENEER

Remove a 300 square-foot continuous band of existing vinyl siding from the bottom third of the street-facing façade, beginning at the garage, continuing around the main entry, and ending at the corner of the side addition. Replace with adhered manufactured stone veneer, including 36 linear feet (LF) of sills, 40 LF of corners, and 1 address block. Installation includes 2 separate layers of water resistive barrier laid over bare sheathing, corrosion resistant lath and fasteners, and nominal ½-inch-thick mortar scratch coat and setting bed. Outline the archway using an 8x10-inch keystone and a soldier course of flats on either side.

MASTER SUITE ADDITION

Add a 24-by-16-foot master bedroom suite over a crawlspace. Include walk-in closet/dressing area, whirlpool tub in ceramic tile platform, separate 3-by-4-foot ceramic tile shower, and double-bowl vanity with solid-surface countertop. Bedroom floor is carpet; bathroom floor is ceramic tile. Painted walls, ceiling, and trim. General and spot lighting, exhaust fan; electrical wiring to code.

MINOR KITCHEN REMODEL

In a functional but dated 200-square-foot kitchen with 30 linear feet of cabinetry and countertops, leave cabinet boxes in place but replace fronts with new raised-panel wood doors and drawers, including new hardware. Replace wall oven, cooktop, and slide-in refrigerator with new energy-efficient models. Replace laminate countertops; install midpriced sink and faucet. Repaint trim, add wall covering, and remove and replace resilient flooring.

ROOFING REPLACEMENT

Remove existing roofing to bare wood sheathing and dispose of properly. Install 30 squares of 235-pound fiberglass asphalt shingles (min. 25-year warranty) with new felt underlayment, galvanized drip edge, and mill-finish aluminum flashing. Assume a 5-square hip roof; custom flashing at two average-size skylights; and custom cap treatment at vented ridge.

SIDING REPLACEMENT

Replace 1,250 square feet of existing siding with new siding. Include factory trim at all openings and corners.

TWO-STORY ADDITION

Add a first-floor family room and a second-floor bedroom with full bathroom in a 24-by-16-foot two-story wing over a crawlspace. Add new HVAC system to handle addition; electrical wiring to code.

Family room: Include a prefabricated gas fireplace; 11 3-by-5-foot double-hung insulated clad-wood windows; an atrium-style exterior door; carpeted floors; painted drywall on walls and ceiling; and painted trim.

Bathroom: 5 by 8 feet. Include a one-piece fiberglass tub/shower unit; standard white toilet; wood vanity with solid-surface countertop; resilient vinyl flooring; and mirrored medicine cabinet with built-in light strip; papered walls; and painted trim; exhaust fan. Bedroom: Include walk-in closet/dressing area; carpet; painted walls, ceiling, and trim; general and spot lighting

Upscale Project Descriptions

BATHROOM ADDITION

Add a new 100-square-foot master bathroom to existing master bedroom over a crawlspace. Include 42-by-42-inch neo-angle shower with ceramic tile walls with accent strip, recessed shower caddy, body-spray fixtures, and frameless glass enclosure. Include a customized whirlpool tub; stone countertop with two sinks; two mirrored medicine cabinets with lighting; a compartmentalized commode area with one-piece toilet; and a humidistat-controlled exhaust fan. Use all color fixtures. Use larger matching ceramic tiles on the floor, laid on the diagonal with ceramic tile base molding. Add general and spot lighting including waterproof shower fixture. Cabinetry shall include a custom drawer base and wall cabinets for a built-in look. Extend HVAC system, and include electric in-floor heating and heated towel bars.

BATHROOM REMODEL

Expand an existing 35-square-foot bathroom to 100 square feet within existing house footprint. Relocate all fixtures. Include 42-by-42-inch neo-angle shower with ceramic tile walls with accent strip, recessed shower caddy, body-spray fixtures, and frameless glass enclosure. Include a customized whirlpool tub; stone countertop with two sinks; two mirrored medicine cabinets with lighting; a compartmentalized commode area with one-piece toilet; and a humidistat-controlled exhaust fan. Use all color fixtures. Use larger matching ceramic tiles on the floor, laid on the diagonal with ceramic tile base molding. Add general and spot lighting including waterproof shower fixture. Cabinetry shall include a custom drawer base and wall cabinets for a built-in look. Extend HVAC system, and include electric in-floor heating and heated towel bars.

DECK ADDITION (COMPOSITE)

Add a 16-by-20-foot deck using pressure-treated joists supported by 4x4 posts anchored to concrete piers. At one corner, add a second, 10-foot-diameter six-sided platform one step down from the main deck. Include stairs on the smaller deck, assuming three steps to

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grade. Install composite deck material in a simple linear pattern. Trim the perimeter joists and wrap the 4x4 posts with composite materials to match the decking. Using the same decking material, include a built-in bench and planter along one 16-foot side. On the remaining perimeter, provide a railing system using composite material of contrasting or complementary colors that includes decorative balusters, post caps, and lighting. Railing and trim should provide for overall curb appeal to the outdoor living space by integrating the deck with the home's color and architecture, creating a custom look.

GARAGE DOOR REPLACEMENT

Remove and dispose of existing 16x7-foot garage door and tracks. Install new 4-section garage door on new heavy-duty galvanized steel tracks; reuse existing motorized opener. New door is high tensile strength steel with two coats of factory-applied paint, and foam insulated to minimum R-12, with thermal seals between pinch-resistant panels. Windows in top panel are ½-inch insulated glass. Hardware includes galvanized steel hinges and ball-bearing urethane rollers. Lifetime warranty.

GRAND ENTRANCE (FIBERGLASS)

Remove existing 3-0/6-8 entry door and cut and reframe opening for a 12-36-12 entrance door with dual sidelites. Move double-gang electrical box with two switches. Fiberglass door blank matches upscale entry, including color, threshold, lockset, and decorative half-glass; sidelites match door. PVC-wrapped exterior trim in color to match existing trim; wider interior colonial or ranch casings (3.5-inch to cover new jack studs) in hardwood stained to match door. All work to be completed in one day.

MAJOR KITCHEN REMODEL

Update outmoded 200-square-foot kitchen with 30 linear feet of top-of-the-line custom cherry cabinets with built-in sliding shelves and other interior accessories. Include stone countertops with imported ceramic- or glass-tile backsplash; built-in refrigerator, cooktop, and 36-inch commercial grade range and vent hood; built-in warming drawer, trash compactor, and built-in combination microwave and convection oven. Install high-end undermount sink with designer faucets and built-in water filtration system. Add new general and task lighting including low-voltage undercabinet lights. Install cork flooring, cherry trim.

MASTER SUITE ADDITION

Add a 32-by-20-foot master bedroom suite over a crawlspace.
Bedroom: Add a spacious sleeping area with lounging/sitting area adjacent to large master bathroom. Include custom bookcases and built-in storage with millwork details; high-end gas fireplace with stone hearth and custom mantle; and large walk-in closet/dressing area with natural light, mirrors, and linen storage. Add French doors to exterior.
Bathroom: Include a large walk-in shower with dual-shower

system, stone shower walls and floor, and custom frameless glass enclosure. Add corner-design whirlpool tub bordered on two sides by windows and built into granite or marble platform with custom cabinet front. Include two sinks in separate custom vanities with stone countertops and large mirrors. Create partitioned area for luxury one-piece toilet.

General: Add 5-foot-long hospitality center with bar sink, undercounter refrigerator, custom cabinetry, granite or marble countertop, and microwave. Include soundproofing, in-floor heating, custom wall finishes and hardware, general and spot lighting, and lighting controls."

WINDOW REPLACEMENT (VINYL)

Replace 10 existing 3-by-5-foot double-hung windows with insulated, low-E, simulated-divided-lite vinyl windows. Simulated wood-grain interior finish; custom-color exterior finish. Trim exterior to match existing; do not disturb existing interior trim.

WINDOW REPLACEMENT (WOOD)

Replace 10 existing 3-by-5-foot double-hung windows with insulated, low-E, simulated-divided-lite wood windows. Interior finish of stained hardwood; exterior finish of custom-color aluminum cladding. Trim exterior to match existing; do not disturb existing interior trim.

* Important Update: After posting the results of the 2016 Cost vs Value study it became apparent that the siding category would require further review.

In its original format the siding project category included four sub-categories - vinyl, foam backed vinyl, fiber cement and engineered wood. Cost vs Value is meant expressly to measure a real estate professional's perception of the ROI on the most popular remodeling and replacement projects. It is our belief that the increasingly complex number of siding projects available has made it difficult for real estate professionals to precisely distinguish among the options.

As a result of the confusion we believe to be associated with siding sub-categories we are restating the siding project report as one aggregate report, as we do with other projects. The aggregate view removes all confusion with projects and the list of sub-categories.

Our goal is to provide the most meaningful ROI based tool for professionals to utilize when working with homeowners on their remodeling and replacement projects. We believe the aggregate view of the siding market to be the most accurate way of providing that information for 2016.

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PROJECT TYPE	DALLAS		
	Job Cost	Resale Value	Cost Recouped
MIDRANGE			
Attic Insulation (fiberglass)	\$1,227	\$1,238	100.9%
Backup Power Generator	11,966	6,435	53.8%
Basement Remodel	63,923	52,951	82.8%
Bathroom Addition	40,120	23,908	59.6%
Bathroom Remodel	16,974	11,008	64.9%
Deck Addition (composite)	16,247	10,060	61.9%
Deck Addition (wood)	9,676	7,917	81.8%
Entry Door Replacement (fiberglass)	3,095	2,058	66.5%
Entry Door Replacement (steel)	1,303	974	74.7%
Family Room Addition	81,276	52,917	65.1%
Garage Door Replacement	1,593	1,542	96.8%
Major Kitchen Remodel	57,728	36,423	63.1%
Manufactured Stone Veneer	7,290	7,920	108.6%
Master Suite Addition	110,272	69,618	63.1%
Minor Kitchen Remodel	19,152	17,494	91.3%
Roofing Replacement	19,296	13,548	70.2%
Siding Replacement	13,443	8,732	65.0%
Two-Story Addition	165,267	120,480	72.9%
UPSCALE			
Bathroom Addition	\$76,544	\$51,003	66.6%
Bathroom Remodel	55,560	28,618	51.5%
Deck Addition (composite)	36,712	19,548	53.2%
Garage Door Replacement	3,100	2,550	82.2%
Grand Entrance (fiberglass)	7,892	6,002	76.1%
Major Kitchen Remodel	117,459	82,416	70.2%
Master Suite Addition	237,656	145,202	61.1%
Window Replacement (vinyl)	14,485	8,704	60.1%
Window Replacement (wood)	17,781	11,408	64.2%

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PROJECT TYPE	WEST SOUTH CENTRAL		
	Job Cost	Resale Value	Cost Recouped
MIDRANGE			
Attic Insulation (fiberglass)	\$1,227	\$1,505	122.6%
Backup Power Generator	12,082	7,831	64.8%
Basement Remodel	61,714	47,436	76.9%
Bathroom Addition	38,151	21,799	57.1%
Bathroom Remodel	16,206	11,215	69.2%
Deck Addition (composite)	15,705	9,280	59.1%
Deck Addition (wood)	9,204	6,789	73.8%
Entry Door Replacement (fiberglass)	3,062	2,351	76.8%
Entry Door Replacement (steel)	1,274	1,164	91.3%
Family Room Addition	78,339	54,607	69.7%
Garage Door Replacement	1,532	1,544	100.7%
Major Kitchen Remodel	56,329	37,708	66.9%
Manufactured Stone Veneer	7,404	7,374	99.6%
Master Suite Addition	106,277	68,355	64.3%
Minor Kitchen Remodel	18,660	15,264	81.8%
Roofing Replacement	18,508	13,210	71.4%
Siding Replacement	12,939	9,530	73.7%
Two-Story Addition	161,028	109,470	68.0%
UPSCALE			
Bathroom Addition	\$74,071	\$45,707	61.7%
Bathroom Remodel	54,487	31,229	57.3%
Deck Addition (composite)	35,445	19,500	55.0%
Garage Door Replacement	3,086	2,617	84.8%
Grand Entrance (fiberglass)	7,792	5,365	68.9%
Major Kitchen Remodel	114,957	72,823	63.3%
Master Suite Addition	231,518	134,097	57.9%
Window Replacement (vinyl)	14,178	9,913	69.9%
Window Replacement (wood)	17,435	12,543	71.9%

CONFIDENCE LEVEL: 95% +/-7.8

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PROJECT TYPE	2015 NATIONAL AVERAGES		
	Job Cost	Resale Value	Cost Recouped
MIDRANGE			
Attic Insulation (fiberglass)	\$1,268	\$1,482	116.9%
Backup Power Generator	12,712	7,556	59.4%
Basement Remodel	68,490	48,194	70.4%
Bathroom Addition	42,233	23,727	56.2%
Bathroom Remodel	17,908	11,769	65.7%
Deck Addition (composite)	16,798	10,819	64.4%
Deck Addition (wood)	10,471	7,850	75.0%
Entry Door Replacement (fiberglass)	3,126	2,574	82.3%
Entry Door Replacement (steel)	1,335	1,217	91.1%
Family Room Addition	86,615	58,807	67.9%
Garage Door Replacement	1,652	1,512	91.5%
Major Kitchen Remodel	59,999	38,938	64.9%
Manufactured Stone Veneer	7,519	6,988	92.9%
Master Suite Addition	115,810	74,224	64.1%
Minor Kitchen Remodel	20,122	16,716	83.1%
Roofing Replacement	20,142	14,446	71.7%
Siding Replacement	14,100	10,857	77.0%
Two-Story Addition	171,056	118,555	69.3%
UPSCALE			
Bathroom Addition	\$79,380	\$45,006	56.7%
Bathroom Remodel	57,411	32,998	57.5%
Deck Addition (composite)	37,943	21,877	57.7%
Garage Door Replacement	3,140	2,830	90.1%
Grand Entrance (fiberglass)	7,971	5,545	69.6%
Major Kitchen Remodel	119,909	73,707	61.5%
Master Suite Addition	245,474	140,448	57.2%
Window Replacement (vinyl)	14,725	10,794	73.3%
Window Replacement (wood)	18,087	13,050	72.1%

CONFIDENCE LEVEL: 95% +/-2%

PROJECT TYPE	DALLAS			WEST SOUTH CENTRAL			2015 NATIONAL AVERAGES		
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MIDRANGE									
Attic Insulation (fiberglass)	\$1,227	\$1,238	100.9%	\$1,227	\$1,505	122.6%	\$1,268	\$1,482	116.9%
Backup Power Generator	11,966	6,435	53.8%	12,082	7,831	64.8%	12,712	7,556	59.4%
Basement Remodel	63,923	52,951	82.8%	61,714	47,436	76.9%	68,490	48,194	70.4%
Bathroom Addition	40,120	23,908	59.6%	38,151	21,799	57.1%	42,233	23,727	56.2%
Bathroom Remodel	16,974	11,008	64.9%	16,206	11,215	69.2%	17,908	11,769	65.7%
Deck Addition (composite)	16,247	10,060	61.9%	15,705	9,280	59.1%	16,798	10,819	64.4%
Deck Addition (wood)	9,676	7,917	81.8%	9,204	6,789	73.8%	10,471	7,850	75.0%
Entry Door Replacement (fiberglass)	3,095	2,058	66.5%	3,062	2,351	76.8%	3,126	2,574	82.3%
Entry Door Replacement (steel)	1,303	974	74.7%	1,274	1,164	91.3%	1,335	1,217	91.1%
Family Room Addition	81,276	52,917	65.1%	78,339	54,607	69.7%	86,615	58,807	67.9%
Garage Door Replacement	1,593	1,542	96.8%	1,532	1,544	100.7%	1,652	1,512	91.5%
Major Kitchen Remodel	57,728	36,423	63.1%	56,329	37,708	66.9%	59,999	38,938	64.9%
Manufactured Stone Veneer	7,290	7,920	108.6%	7,404	7,374	99.6%	7,519	6,988	92.9%
Master Suite Addition	110,272	69,618	63.1%	106,277	68,355	64.3%	115,810	74,224	64.1%
Minor Kitchen Remodel	19,152	17,494	91.3%	18,660	15,264	81.8%	20,122	16,716	83.1%
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Two-Story Addition	165,267	120,480	72.9%	161,028	109,470	68.0%	171,056	118,555	69.3%
UPSCALE									
Bathroom Addition	\$76,544	\$51,003	66.6%	\$74,071	\$45,707	61.7%	\$79,380	\$45,006	56.7%
Bathroom Remodel	55,560	28,618	51.5%	54,487	31,229	57.3%	57,411	32,998	57.5%
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Garage Door Replacement	3,100	2,550	82.2%	3,086	2,617	84.8%	3,140	2,830	90.1%
Grand Entrance (fiberglass)	7,892	6,002	76.1%	7,792	5,365	68.9%	7,971	5,545	69.6%
Major Kitchen Remodel	117,459	82,416	70.2%	114,957	72,823	63.3%	119,909	73,707	61.5%
Master Suite Addition	237,656	145,202	61.1%	231,518	134,097	57.9%	245,474	140,448	57.2%
Window Replacement (vinyl)	14,485	8,704	60.1%	14,178	9,913	69.9%	14,725	10,794	73.3%
Window Replacement (wood)	17,781	11,408	64.2%	17,435	12,543	71.9%	18,087	13,050	72.1%

CONFIDENCE LEVEL: 95% +/-7.8

CONFIDENCE LEVEL: 95% +/-2%

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