2015

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Midrange Project Descriptions

ATTIC BEDROOM REMODEL

Convert unfinished attic space to a 15-by-15-foot bedroom and a 5-by-7-foot bathroom with shower. Include a 15-foot shed dormer, four new windows, and closet space under the eaves. Insulate and finish ceiling and walls. Carpet floor. Extend existing HVAC to new space; provide electrical wiring and lighting to code. Retain existing stairs, but add rail and baluster around stairwell.

BACKUP POWER GENERATOR

Install modular 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-four-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 (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.

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.

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.

ENTRY DOOR REPLACEMENT (FIBERGLASS)

Remove existing 3-0/6-8 entry door and jambs and replace with new fiberglass unit with simulated wood grain, stained same color both sides; dual-pane, decorative half-glass panel with zinc caming; 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.

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.

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GARAGE ADDITION

Construct a 26-by-26-foot freestanding two-car garage, including footings and slab-on-grade foundation, 2x4 wood frame with OSB structural sheathing, and gable truss roof at 6/12 pitch. Install 25-year asphalt shingle roofing with galvanized metal flashing; vinyl siding and trim. Install five double-hung 30-by-48-inch vinyl windows; one 3-0/6-8 exterior door with half-glass and lockset; and two composite 9-by-8-foot overhead doors with motorized openers. Include 100-amp breaker at main house panel and 50 linear feet of trench buried conduit to feed new electrical subpanel. Provide electrical wiring for openers; three-way switching for fluorescent ceiling fixtures over each bay; three-way switching for two exterior spotlights; outlets to code. Interior wall, floors, and ceilings remain unfinished.

GARAGE DOOR REPLACEMENT

Remove and dispose of existing 16-by-7-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-layer, embossed steel with two coats of baked-on paint, galvanized steel hinges, and nylon rollers; 10-year limited warranty.

HOME OFFICE REMODEL

Convert an existing 12-by-12-foot room to a home office. Install custom cabinets to include 20 linear feet of laminate desktop, computer workstation, and wall cabinet storage. Rewire room for computer, fax machine, and other electronic equipment, as well as cable and telephone lines. Include drywall interior, painted trim, and commercial-grade carpeting.

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.

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 and cooktop 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 vinyl siding, including all trim.

STONE VENEER ACCENT (MIDRANGE)

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 1Ž2-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.

SUNROOM ADDITION

Construct a 200-square-foot sunroom addition, including footings and slab-on-grade foundation. Post-and-beam framing exposed on interior side. Wall glazing: vinyl or aluminum clad awning and casement windows with low-E, laminated or tempered glazing and screens. Roof glazing: 10 large aluminum-clad venting skylights with screens. Provide ceiling fan; insulate all non-glass areas; provide movable shades for glass area. Quarry tile or equal on floor.

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.

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WINDOW REPLACEMENT (VINYL)
Replace 10 existing 3-by-5-foot double-hung windows with insulated vinyl replacement windows. Wrap existing exterior trim as required to match. Do not disturb existing interior trim.

WINDOW REPLACEMENT (WOOD)
Replace 10 existing 3-by-5-foot double-hung windows with insulated wood replacement windows, exterior clad in vinyl or aluminum. Wrap existing exterior trim as required to match. Do not disturb existing interior trim.

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 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 ADDITION
For the same midrange two-car garage, add interior wall finish using moisture-resistant drywall on ceiling and three walls. At rear wall, install modular storage systems including wall panels, upper and lower storage cabinets with work surfaces, and required task lighting. Trim all windows and doors and provide base molding at perimeter; paint all trim, ceiling, and walls. Finish cement floor with color, slip-resistant epoxy sealer.

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.

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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.

ROOFING REPLACEMENT

Remove existing roofing to bare wood sheathing and dispose of properly. Install 30 squares of standing-seam metal, formed on site into 16-inch panels using factory-enameled roll steel; double-lock all seams. Use custom brake-bent flashing from same material for drip edge and all flashing at roof-wall intersections. Assume a 5-square hip roof; custom flashing at two average-sized skylights; and custom cap treatment at vented ridge. Apply over new felt underlayment; use ice-and-water membrane at eaves, valleys, and all penetrations.

SIDING REPLACEMENT (FIBER-CEMENT)

Replace 1,250 square feet of existing siding with new fiber-cement siding, factory primed and factory painted. Include all 4/4 and 5/4 trim using either fiber-cement boards or cellular PVC.

SIDING REPLACEMENT (FOAM-BACKED VINYL)

Replace 1,250 square feet of existing siding with new foam-backed vinyl siding, including factory trim at all openings and corners.

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.

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2015 COST VS. VALUE

PROJECT TYPE	PORTLAND		
MIDRANGE	**Job Cost**	**Resale Value**	**Cost Recouped**
Attic Bedroom Remodel	$55,318	$56,951	103.0%
Backup Power Generator	12,375	6,506	52.6%
Basement Remodel	67,807	53,479	78.9%
Bathroom Addition	42,758	25,797	60.3%
Bathroom Remodel	17,360	12,798	73.7%
Deck Addition (wood)	10,565	9,599	90.9%
Deck Addition (composite)	16,226	11,584	71.4%
Entry Door Replacement (steel)	1,265	1,313	103.8%
Entry Door Replacement (fiberglass)	2,969	2,187	73.7%
Family Room Addition	86,370	60,966	70.6%
Garage Addition	53,862	39,257	72.9%
Garage Door Replacement	1,628	1,760	108.1%
Home Office Remodel	29,899	14,156	47.3%
Major Kitchen Remodel	58,124	44,268	76.2%
Master Suite Addition	115,689	78,260	67.6%
Minor Kitchen Remodel	19,672	18,567	94.4%
Roofing Replacement	19,707	14,509	73.6%
Siding Replacement (vinyl)	12,506	10,560	84.4%
Sunroom Addition	77,590	37,593	48.5%
Two-Story Addition	165,081	128,861	78.1%
Window Replacement (vinyl)	10,582	9,237	87.3%
Window Replacement (wood)	11,606	11,295	97.3%
Stone Veneer Accent	7,111	6,366	89.5%
UPSCALE	**Job Cost**	**Resale Value**	**Cost Recouped**
Bathroom Addition	$79,165	$51,934	65.6%
Bathroom Remodel	55,052	36,419	66.2%
Deck Addition (composite)	37,299	21,169	56.8%
Garage Addition	87,965	50,958	57.9%
Garage Door Replacement	2,984	2,821	94.5%
Grand Entrance	7,663	5,448	71.1%
Major Kitchen Remodel	115,389	77,409	67.1%
Master Suite Addition	240,378	145,609	60.6%
Roofing Replacement	37,496	23,629	63.0%
Siding Replacement (fiber-cement)	14,603	12,711	87.0%
Siding Replacement (foam-backed vinyl)	15,696	10,919	69.6%
Window Replacement (vinyl)	14,136	11,831	83.7%
Window Replacement (wood)	17,727	14,445	81.5%

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PROJECT TYPE	PACIFIC		
MIDRANGE	**Job Cost**	**Resale Value**	**Cost Recouped**
Attic Bedroom Remodel	$60,675	$55,646	91.7%
Backup Power Generator	13,226	8,985	67.9%
Basement Remodel	75,596	70,077	92.7%
Bathroom Addition	45,635	33,715	73.9%
Bathroom Remodel	19,436	16,681	85.8%
Deck Addition (wood)	11,685	11,828	101.2%
Deck Addition (composite)	17,484	13,995	80.0%
Entry Door Replacement (steel)	1,366	1,683	123.0%
Entry Door Replacement (fiberglass)	3,107	2,845	91.6%
Family Room Addition	94,746	74,674	78.8%
Garage Addition	59,348	47,279	79.7%
Garage Door Replacement	1,756	1,929	110.0%
Home Office Remodel	32,652	18,364	56.2%
Major Kitchen Remodel	62,441	50,650	81.1%
Master Suite Addition	122,894	90,608	73.7%
Minor Kitchen Remodel	21,497	21,987	102.3%
Roofing Replacement	21,938	18,094	82.5%
Siding Replacement (vinyl)	14,134	12,571	88.9%
Sunroom Addition	83,694	47,488	56.7%
Two-Story Addition	183,801	136,524	74.3%
Window Replacement (vinyl)	11,465	10,372	90.5%
Window Replacement (wood)	12,489	11,911	95.4%
Stone Veneer Accent	7,258	7,808	107.6%
UPSCALE	**Job Cost**	**Resale Value**	**Cost Recouped**
Bathroom Addition	$83,004	$58,906	71.0%
Bathroom Remodel	60,432	42,023	69.5%
Deck Addition (composite)	40,302	27,716	68.8%
Garage Addition	96,500	61,915	64.2%
Garage Door Replacement	3,096	3,192	103.1%
Grand Entrance	8,016	6,485	80.9%
Major Kitchen Remodel	123,087	85,063	69.1%
Master Suite Addition	254,422	157,448	61.9%
Roofing Replacement	42,737	30,200	70.7%
Siding Replacement (fiber-cement)	16,405	15,988	97.5%
Siding Replacement (foam-backed vinyl)	17,296	15,314	89.0%
Window Replacement (vinyl)	15,109	13,595	90.0%
Window Replacement (wood)	18,719	16,706	89.2%

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PROJECT TYPE	2015 NATIONAL AVERAGES		
MIDRANGE	**Job Cost**	**Resale Value**	**Cost Recouped**
Attic Bedroom Remodel	$51,696	$39,908	77.2%
Backup Power Generator	12,135	7,263	59.9%
Basement Remodel	65,442	47,637	72.8%
Bathroom Addition	39,578	22,875	57.8%
Bathroom Remodel	16,724	11,707	70.0%
Deck Addition (wood)	10,048	8,085	80.5%
Deck Addition (composite)	15,912	10,816	68.0%
Entry Door Replacement (steel)	1,230	1,252	101.8%
Entry Door Replacement (fiberglass)	2,926	2,107	72.0%
Family Room Addition	84,201	53,955	64.1%
Garage Addition	52,382	33,938	64.8%
Garage Door Replacement	1,595	1,410	88.4%
Home Office Remodel	29,066	14,155	48.7%
Major Kitchen Remodel	56,768	38,485	67.8%
Master Suite Addition	111,245	68,596	61.7%
Minor Kitchen Remodel	19,226	15,255	79.3%
Roofing Replacement	19,528	13,975	71.6%
Siding Replacement (vinyl)	12,013	9,694	80.7%
Sunroom Addition	75,726	36,704	48.5%
Two-Story Addition	161,925	103,848	64.1%
Window Replacement (vinyl)	11,198	8,163	72.9%
Window Replacement (wood)	11,341	8,937	78.8%
Stone Veneer Accent	7,150	6,594	92.2%
UPSCALE	**Job Cost**	**Resale Value**	**Cost Recouped**
Bathroom Addition	$76,429	$44,750	58.6%
Bathroom Remodel	54,115	32,385	59.8%
Deck Addition (composite)	36,385	21,437	58.9%
Garage Addition	85,592	46,791	54.7%
Garage Door Replacement	2,944	2,429	82.5%
Grand Entrance	7,548	5,099	67.6%
Major Kitchen Remodel	113,097	66,747	59.0%
Master Suite Addition	236,363	126,860	53.7%
Roofing Replacement	36,329	22,840	62.9%
Siding Replacement (fiber-cement)	14,014	11,816	84.3%
Siding Replacement (foam-backed vinyl)	15,184	11,790	77.6%
Window Replacement (vinyl)	13,837	10,365	74.9%
Window Replacement (wood)	17,422	12,533	71.9%

CONFIDENCE LEVEL: 95% +/- 1.82

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Portland, OR

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PROJECT TYPE	PORTLAND			PACIFIC			2015 NATIONAL AVERAGES		
MIDRANGE	**Job Cost**	**Resale Value**	**Cost Recouped**	**Job Cost**	**Resale Value**	**Cost Recouped**	**Job Cost**	**Resale Value**	**Cost Recouped**
Attic Bedroom Remodel	$55,318	$56,951	103.0%	$60,675	$55,646	91.7%	$51,696	$39,908	77.2%
Backup Power Generator	12,375	6,506	52.6%	13,226	8,985	67.9%	12,135	7,263	59.9%
Basement Remodel	67,807	53,479	78.9%	75,596	70,077	92.7%	65,442	47,637	72.8%
Bathroom Addition	42,758	25,797	60.3%	45,635	33,715	73.9%	39,578	22,875	57.8%
Bathroom Remodel	17,360	12,798	73.7%	19,436	16,681	85.8%	16,724	11,707	70.0%
Deck Addition (wood)	10,565	9,599	90.9%	11,685	11,828	101.2%	10,048	8,085	80.5%
Deck Addition (composite)	16,226	11,584	71.4%	17,484	13,995	80.0%	15,912	10,816	68.0%
Entry Door Replacement (steel)	1,265	1,313	103.8%	1,366	1,683	123.0%	1,230	1,252	101.8%
Entry Door Replacement (fiberglass)	2,969	2,187	73.7%	3,107	2,845	91.6%	2,926	2,107	72.0%
Family Room Addition	86,370	60,966	70.6%	94,746	74,674	78.8%	84,201	53,955	64.1%
Garage Addition	53,862	39,257	72.9%	59,348	47,279	79.7%	52,382	33,938	64.8%
Garage Door Replacement	1,628	1,760	108.1%	1,756	1,929	110.0%	1,595	1,410	88.4%
Home Office Remodel	29,899	14,156	47.3%	32,652	18,364	56.2%	29,066	14,155	48.7%
Major Kitchen Remodel	58,124	44,268	76.2%	62,441	50,650	81.1%	56,768	38,485	67.8%
Master Suite Addition	115,689	78,260	67.6%	122,894	90,608	73.7%	111,245	68,596	61.7%
Minor Kitchen Remodel	19,672	18,567	94.4%	21,497	21,987	102.3%	19,226	15,255	79.3%
Roofing Replacement	19,707	14,509	73.6%	21,938	18,094	82.5%	19,528	13,975	71.6%
Siding Replacement (vinyl)	12,506	10,560	84.4%	14,134	12,571	88.9%	12,013	9,694	80.7%
Sunroom Addition	77,590	37,593	48.5%	83,694	47,488	56.7%	75,726	36,704	48.5%
Two-Story Addition	165,081	128,861	78.1%	183,801	136,524	74.3%	161,925	103,848	64.1%
Window Replacement (vinyl)	10,582	9,237	87.3%	11,465	10,372	90.5%	11,198	8,163	72.9%
Window Replacement (wood)	11,606	11,295	97.3%	12,489	11,911	95.4%	11,341	8,937	78.8%
Stone Veneer Accent	7,111	6,366	89.5%	7,258	7,808	107.6%	7,150	6,594	92.2%
UPSCALE	**Job Cost**	**Resale Value**	**Cost Recouped**	**Job Cost**	**Resale Value**	**Cost Recouped**	**Job Cost**	**Resale Value**	**Cost Recouped**
Bathroom Addition	$79,165	$51,934	65.6%	$83,004	$58,906	71.0%	$76,429	$44,750	58.6%
Bathroom Remodel	55,052	36,419	66.2%	60,432	42,023	69.5%	54,115	32,385	59.8%
Deck Addition (composite)	37,299	21,169	56.8%	40,302	27,716	68.8%	36,385	21,437	58.9%
Garage Addition	87,965	50,958	57.9%	96,500	61,915	64.2%	85,592	46,791	54.7%
Garage Door Replacement	2,984	2,821	94.5%	3,096	3,192	103.1%	2,944	2,429	82.5%
Grand Entrance	7,663	5,448	71.1%	8,016	6,485	80.9%	7,548	5,099	67.6%
Major Kitchen Remodel	115,389	77,409	67.1%	123,087	85,063	69.1%	113,097	66,747	59.0%
Master Suite Addition	240,378	145,609	60.6%	254,422	157,448	61.9%	236,363	126,860	53.7%
Roofing Replacement	37,496	23,629	63.0%	42,737	30,200	70.7%	36,329	22,840	62.9%
Siding Replacement (fiber-cement)	14,603	12,711	87.0%	16,405	15,988	97.5%	14,014	11,816	84.3%
Siding Replacement (foam-backed vinyl)	15,696	10,919	69.6%	17,296	15,314	89.0%	15,184	11,790	77.6%
Window Replacement (vinyl)	14,136	11,831	83.7%	15,109	13,595	90.0%	13,837	10,365	74.9%
Window Replacement (wood)	17,727	14,445	81.5%	18,719	16,706	89.2%	17,422	12,533	71.9%

CONFIDENCE LEVEL: 95% +/-4.44

CONFIDENCE LEVEL: 95% +/- 1.82

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