

COST VALUE 2019

www.costvsvalue.com

remodeling
YOUR TOOLBOX FOR SUCCESS

Project Descriptions

BATHROOM ADDITION—MIDRANGE

Add 6x8-foot bathroom over crawlspace with poured concrete walls. Use cultured-stone vanity top with molded sink; standard chrome faucets; 30x60-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; painted trim; ceramic tile floor.

BATHROOM ADDITION—UPSCALE

Add new 100-square-foot master bath to existing master bedroom over crawlspace. Include 42x42-inch neo-angle shower with ceramic tile walls, accent strip, recessed shower caddy, body-spray fixtures, and frameless glass enclosure. Put in freestanding soaker tub with high-end faucets; 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 larger matching ceramic tiles on the floor, laid on diagonal with ceramic tile base molding. Add general and spot lighting and waterproof shower fixture. Cabinetry has custom drawer base, wall cabinets. Extend HVAC. Electric in-floor heating.

BATH REMODEL—MIDRANGE

Update existing 5x7-foot bathroom. Replace all fixtures to include 30x60-inch porcelain-on-steel tub with 4x4-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.

BATH REMODEL—UPSCALE

Expand existing 35-square-foot bathroom to 100 sf within existing house footprint. Relocate all fixtures. Include 42x42-inch neo-angle shower with ceramic tile walls with accent strip, recessed shower caddy, body-spray fixtures, and frameless glass enclosure. Include freestanding soaker tub with high-end faucets; 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 diagonal with ceramic tile base molding. Add general and spot lighting including waterproof shower fixture. Cabinetry has custom drawer base, wall cabinets. Extend HVAC. Electric in-floor heating.

UNIVERSAL DESIGN BATH REMODEL

Update existing 5x7-foot space to be wheelchair-accessible (zero-threshold, 36-inch-wide door) and install flat-panel electrical switches at sitting level (36 to 42 inches above floor). Replace toilet with comfort height fixture featuring elongated bowl and bidet-type seat. Remove existing bathtub and install curbless, tiled, walk-in shower with adjustable showerhead, fold-out seat, thermostatic

mixing valve, and bi-directional glass door. Replace flooring with electric radiant heat beneath new luxury vinyl tile flooring. Install adaptive living vanity with easy-grasp handles and adjustable mirror. Install LED lights, infrared ceiling light, night light, and ultra-quiet vent fan with humidity-sensing controls. Install ceramic tiles on walls with two contrasting color stripes. Install nine towel bars that can support 250 pounds and reconfigure storage to be accessible from a seated position.

MINOR KITCHEN REMODEL—MIDRANGE

In 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 shaker-style wood panels and drawer fronts, including new hardware. Replace cooktop/oven range and slide-in refrigerator with new energy-efficient models. Replace laminate countertops; install midpriced sink and faucet. Add new resilient flooring. Finish with painted walls, trim, and ceiling.

MAJOR KITCHEN REMODEL—MIDRANGE

Update outmoded 200-square-foot kitchen with functional layout of 30 linear feet of semi-custom wood cabinets, including 3x5-foot island; laminate countertops; and standard double-tub stainless-steel sink with standard single-lever faucet. Include energy-efficient range, vented range hood, built-in microwave, dishwasher, garbage disposal, and custom lighting. Add new resilient flooring. Finish with painted walls, trim, and ceiling.

MAJOR KITCHEN REMODEL—UPSCALE

Update outmoded 200-square-foot kitchen with 30 linear feet of top-of-the-line custom white cabinets with built-in sliding shelves and other interior accessories. Include stone countertops with imported ceramic- or glass-tile backsplash; built-in refrigerator, commercial-grade cooktop and vent hood, wall oven, and built-in microwave unit. Install high-end undermount sink with designer faucets and water filtration system. Add new general and task lighting, including low-voltage undercabinet lights. Install tile or similar flooring that looks like wood.

MASTER SUITE ADDITION—MIDRANGE

Add 24x16-foot master bedroom suite over crawlspace. Include walk-in closet/dressing area, freestanding soaker tub, separate 3x4-foot ceramic tile shower, and double-bowl vanity with solid-surface countertop. Carpet the bedroom floor; put tile in bath. Paint walls, ceiling, and trim. Install general and spot lighting, exhaust fan.

MASTER SUITE ADDITION—UPSCALE

Add 32x20-foot master bedroom suite over crawlspace. Add spacious sleeping area with lounging/sitting area adjacent to large master bath. Include custom bookcases and built-in storage with millwork details; high-end gas fireplace with stone hearth and custom mantle; and walk-in closet/dressing area with natural light, mirrors, and linen storage. Add French doors. Bathroom includes walk-in shower with

COST VS VALUE 2019

dual-shower system, stone walls and floor, and custom frameless glass enclosure. Add freestanding soaker tub. Include two sinks in separate custom vanities with stone countertops and large mirrors. Create partitioned area for luxury one-piece toilet. Outside the bath, add 5-foot-long hospitality center with bar sink, undercounter refrigerator, custom cabinetry, stone countertop, and microwave. Include soundproofing, in-floor heating, custom wall finishes and hardware, general and spot lighting, and high-end lighting controls.

DECK ADDITION—COMPOSITE

Add 16x20-foot deck using pressure-treated joists supported by 4x4-inch posts anchored to concrete piers. Install composite deck material in a simple linear pattern. Include 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 16x20-foot deck using pressure-treated joists supported by 4x4-inch posts anchored to concrete piers. Install pressure-treated deck boards in a simple linear pattern. Include 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.

BACKYARD PATIO

Install 20x20-foot flagstone patio on flat ground behind home. Connect house and patio via a lift-and-slide glass door. Put gas-powered fire pit in the center of the patio and surround it with four mid-priced, all-weather deck chairs. Opposite home, install stone-veneer modular kitchen unit with gas grill, mini-refrigerator, sink, and storage. On each corner, erect 20x20-foot cedar pergola capable of holding an awning that can shade the flagstone area. Install mid-priced, low-voltage lights on pergola sufficient to illuminate patio at night. Install underground gas and electrical connections.

ENTRY DOOR REPLACEMENT—STEEL

Remove existing 3-0/6-8 entry door and jambs and replace with new 20-gauge steel unit, including a 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.

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 sidelights. Move double-gang electrical box with two switches. Fiberglass door blank matches upscale entry, including color, threshold, lockset, and decorative half-glass; sidelights 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.

GARAGE DOOR REPLACEMENT

Remove and dispose of existing 16x7-foot garage door and tracks. Install new four-section garage door on new heavy-duty galvanized steel tracks; reuse existing motorized opener. New door has a lifetime warranty, and is made with high-tensile-strength steel with two coats of factory-applied paint, is foam insulated to minimum R-12, and includes 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.

SIDING REPLACEMENT

Replace 1,250 square feet of existing siding with new siding installed to manufacturer's specifications. Include factory trim at all openings and corners.

MANUFACTURED STONE VENEER

Remove 300-square-foot continuous band of existing vinyl siding from bottom third of street-facing façade. Replace with adhered manufactured stone veneer, including 36 linear feet (LF) of sills, 40 LF of corners, and one address block. Installation includes two 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 entry archway; use an 8x10-inch keystone and a soldier course of flats on either side.

WINDOW REPLACEMENT—VINYL

Replace 10 existing 3x5-foot double-hung windows with insulated, low-E, simulated-divided-light vinyl windows with a custom-color exterior finish. Trim exterior to match existing; do not disturb existing interior trim.

WINDOW REPLACEMENT—WOOD

Replace 10 existing 3x5-foot double-hung windows with insulated, low-E, simulated-divided-light 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.

ROOFING REPLACEMENT—ASPHALT SHINGLES

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

ROOFING REPLACEMENT—METAL

Remove and dispose of existing roofing to bare wood sheathing. Install ice-barrier membrane at roof perimeter, and premium-grade synthetic underlayment over roof. Install 3,000 square feet of prefinished, standing-seam metal roofing with matching pre-formed accessories, including drip edge, gable trim, and vented ridge flashing. Assume a rectangular hip roof; custom flashing at two average-size skylights; custom cap treatment at vented ridge.

Reuse and Licensing of Data

COPYRIGHTED MATERIAL

The Remodeling Cost vs. Value Report contains copyrighted material that is being made available in free downloadable PDF documents as a public service. Any reuse without express permission is prohibited, including but not limited to the following:

1. **RESALE.** The Cost vs. Value Report, whether in whole or part, may not be reproduced and sold in any format, including print, digital, electronic file, fax, or other medium.
2. **PUBLICATION OF DATA.** The Cost vs. Value Report, whether in whole or part, may not be distributed or published in any format, including print, digital, electronic file, fax, or other medium without obtaining express permission.
3. **APPLICATIONS/SOFTWARE.** The Cost vs. Value Report, whether in whole or part, may not be incorporated for use in any kind of computer- or Web-based application, calculator, database, or other automated, electronic, or digital device, instrument, or software except as licensed by Hanley Wood (see Licensing, below).

EXCERPTING COST VS. VALUE REPORT DATA

Excerpts of Cost vs. Value Report data may not take the form of a chart or table that simulates the manner in which the data is displayed at www.costvsvalue.com.

Excerpts of Cost vs. Value Report data may, however, be made as part of a narrative, provided that the sum total of all excerpts from any publisher in all formats does not exceed data from more than five projects.

ACKNOWLEDGING COST VS. VALUE AS DATA SOURCE

When excerpting Cost vs. Value Report data, refer to the “Remodeling 2019 Cost vs. Value Report” and include the URL www.costvsvalue.com, as in the following examples:

- “... according to the Remodeling 2019 Cost vs. Value Report (www.costvsvalue.com) ...”
- “... as compiled in the Remodeling 2019 Cost vs. Value Report (www.costvsvalue.com) ...”

This form of citation should be used in the first instance on every page of a multipage online story that cites the Cost vs. Value Report on multiple pages. Subsequent references on a given page may be foreshortened to “Cost vs. Value Report.”

All excerpts must be accompanied by one or more instances of the following acknowledgements of copyright:

“© 2019 Hanley Wood Media Inc. Complete data from the Remodeling 2019 Cost vs. Value Report can be downloaded free at www.costvsvalue.com.”

LICENSING OF 2019 COST VS. VALUE REPORT DATA

For permission to license data from the 2019 Cost vs. Value Report for use in any kind of computer- or Web-based application, calculator, database, or other automated, electronic, or digital device, instrument, or software, include the following in an email request to costvsvaluepermissions@hanleywood.com

- a description of the application, calculator, or device for which use of the data is being requested. Include the length of time for which the license is sought.
- a detailed description of the material to be licensed (e.g., specific projects, cities, etc.).

COST^{VS}VALUE 2019

The 2019 REMODELING Cost vs. Value Report has been brought to you thanks to the following companies:

CertainTeed
SAINT-GOBAIN

FORTRESS
DECK

FORTRESS
— RAILING PRODUCTS —

JamesHardie
NORTH AMERICA'S #1 BRAND OF SIDING

The Genuine. The Original.
OVERHEAD DOOR

ProVia
THE PROFESSIONAL WAY
ProVia
THE PROFESSIONAL WAY

SHERWIN-WILLIAMS
Coil Coatings

synchrony

WINDSOR
WINDOWS & DOORS
A Woodgrain Millwork Company

COST^{VS}VALUE 2019

www.costvsvalue.com

remodeling
YOUR TOOLBOX FOR SUCCESS

The closer you get
to our amazing trim,
the farther you
get from an
average
home.

RESTORATION MILLWORK®

Beautiful. Versatile. And yes, even sustainable. Available in trimboards, sheets and scores of specialty profiles, Restoration Millwork offers you a limitless range of solutions for accenting any home with fast, easy finishing touches.

CEILINGS • DECKING • FENCE • GYPSUM • INSULATION • RAILING • ROOFING • SIDING • TRIM
800-782-8777 • certainteed.com/siding

CertainTeed
SAINT-GOBAIN



Cable Railing | Install More. Fear Less.

Cable Railing. Your customers want the modern styling but fear it's expensive and dangerous with small children. As a pro, you fear it's difficult to install. Take the fear out of cable railing with our innovative solution V-Series. This simplified, panelized system is easy to install and offers modern styling with welded construction and stainless-steel cable components. Common steel brackets and posts allow full compatibility with our top selling Fe²⁶ Railing making it both durable and affordable. But what's most important is that our V-Series product line eliminates the fear of climbability.

SIMPLE. AFFORDABLE. DURABLE. SAFE.

FortressRailing.com

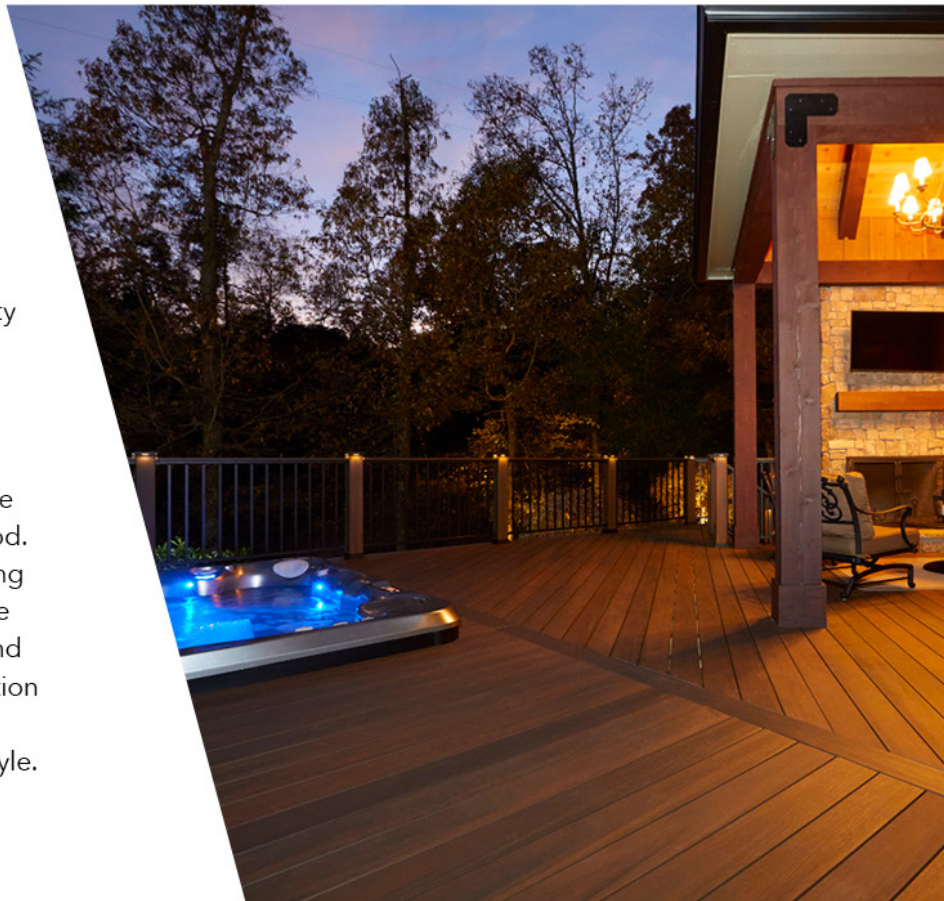


Sustainable to the Core

Made to withstand Mother Nature, Fortress Infinity Decking is a bamboo-based, fully capped co-extruded composite, which means our deck is substantially more protected than the industry standard. Slip and splinter resistant, Fortress Decking is environmentally friendly and free of the toxic chemicals typically used to treat natural wood. Protected by the Fortress Deck revolutionary aging technology, every board is UV, mold and moisture resistant and shielded against scratches, stains and fading. Your customers can choose from a collection of traditional wood tones and stylish modern alternatives that will perfectly complement any style.

TOUGH HAS NEVER LOOKED THIS GOOD.

FortressDeck.com



INNOVATIVE BUILDING SOLUTIONS
FortressBP.com

WE BUILD

character
opportunities
expertise
status
business
reputations
confidence
solutions
success



Introducing the New James Hardie Contractor Alliance™ Program

Align with the industry leader and we can help grow your presence in the community. Build on our unique marketing tools, lead generation support, and training on everything from in-home sales to installation. Strengthen your business with the #1 brand of siding to stand out from the competition. The more you connect with us, the deeper our commitment to you. James Hardie Contractor Alliance™ Program – **our business is building yours.**

Start putting the program to work for you at HardieAlliance.com

© 2018 James Hardie Building Products Inc. All rights reserved. HS15223 12/18

 **JamesHardie**
Siding | Trim

A REMODELING PROJECT *you can take* TO THE BANK

**A top
ranked
project
for return on
investment**

Upgrading a garage door is one of the smartest investment your client can make. In fact, according to the Cost vs. Value Report*, replacing a basic garage door with an upgraded one is one of the top ranked renovations in the study. Now, that's a return on investment you can take to the bank.

The Genuine. The Original.



www.overheaddoor.com

*Based on National Association of Realtors members included in Cost vs. Value Study for upscale projects rather than actual sales data. Complete data from the Remodeling 2019 Cost vs. Value report can be downloaded at www.costvsvalue.com.



Marcus Mullet and Jeremiah Miller hand-apply rich colors that turn a fiberglass door into a true-to-life woodgrain work of art.



Fiberglass Doors by ProVia: Built for Better Customization



Our unique blend of hands-on craftsmanship and leading-edge automated processes ensures the highest manufacturing standards and the highest degree of customization, style and quality. At ProVia, we continue to build our products and our company to last a lifetime—that's **The Professional Way**. Visit ProVia.com



Doors | Windows | Siding | Stone



My ambition

**is to be the one
they'll recommend
to friends.**

You want to be the one they call on to make their home the comfortable place it should be. With Synchrony Transact, a new online platform that provides an end-to-end financing solution on digital devices, you can help deliver a financing process that is faster, easier and more convenient for contractors and consumers.

Find out how we can help you realize your ambitions.

For more information, visit toolbox.mysynchrony.com/compass or call us at (877) 775-0184.



What are you working forward to?

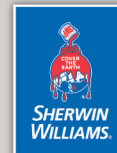


FLUROPON[®]
COIL COATINGS

RAISE YOUR SIGHTS

Bring more business your way with metal roofing. From authentic traditional looks to fabulous contemporary styles, nothing is attracting high-end homeowners like new metal solutions. That means now is the perfect time to elevate your product offerings and profitability. Discover how seamlessly you can develop the expertise and make the connections you need.

For more information, visit makemorewithmetal.com to learn more about metal roofing.



BUILDING SOLUTIONS

*Products that last, innovation
and expertise you can trust.*



REVIVE[™]
REPLACEMENT WINDOWS



WINDSOR
WINDOWS & DOORS
A Woodgrain Millwork Company

Inspired by your vision

At Windsor Windows & Doors, we understand your drive to inspire your customers and breathe new life into every home you touch.

Whether it's the timeless beauty of our **Pinnacle Wood Clad**, our versatile **Next Dimension Vinyl** or our **Revive Replacement Windows**, Windsor has countless styles, expert craftsmanship and high performance technology perfect for your next project.

Download our FREE product guide to learn more about our Remodeling, Renovation and Replacement products at www.RemodelWithWindsor.com.

Lee Burk is holding Slate Terra Cut stone over a wall of Oxford LedgeStone—two of the eight gray-shaded stone options available from ProVia.



Manufactured Stone by ProVia: Built for Better Curb Appeal

Our unique blend of hands-on craftsmanship and leading-edge automated processes ensures the highest manufacturing standards and the highest degree of curb appeal, style and value. At ProVia, we continue to build our products and our company to last a lifetime—that's **The Professional Way**. Visit ProVia.com



Doors | Windows | Siding | Stone

PROJECT TYPE	PORTLAND			PACIFIC			2019 NATIONAL AVERAGES		
	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped
Bathroom Addition Midrange	\$ 48,758	\$ 32,176	66.0%	\$ 55,051	\$ 37,264	67.7%	\$ 47,427	\$ 28,726	60.6%
Bathroom Addition Upscale	89,978	53,387	59.3%	99,868	65,863	66.0%	87,704	51,000	58.1%
Bath Remodel Midrange	21,052	15,427	73.3%	23,548	17,728	75.3%	20,420	13,717	67.2%
Bath Remodel Upscale	66,391	42,111	63.4%	72,734	48,548	66.7%	64,743	38,952	60.2%
Bath Remodel Universal Design	34,073	22,975	67.4%	37,339	24,955	66.8%	33,374	20,868	62.5%
Minor Kitchen Remodel Midrange	22,958	20,290	88.4%	24,950	21,723	87.1%	22,507	18,123	80.5%
Major Kitchen Remodel Midrange	67,288	40,808	60.6%	72,513	49,384	68.1%	66,196	41,133	62.1%
Major Kitchen Remodel Upscale	133,808	74,602	55.8%	143,333	89,429	62.4%	131,510	78,524	59.7%
Master Suite Addition Midrange	134,286	88,839	66.2%	151,211	105,965	70.1%	130,986	77,785	59.4%
Master Suite Addition Upscale	277,953	148,013	53.3%	309,768	175,519	56.7%	271,470	136,820	50.4%
Deck Addition Composite	20,053	14,084	70.2%	21,858	18,392	84.1%	19,150	13,232	69.1%
Deck Addition Wood	15,556	11,116	71.5%	16,511	14,491	87.8%	13,333	10,083	75.6%
Backyard Patio	57,433	33,398	58.2%	63,109	40,045	63.5%	56,906	31,430	55.2%
Entry Door Replacement Steel	1,851	1,737	93.8%	1,986	1,549	78.0%	1,826	1,368	74.9%
Grand Entrance Fiberglass	9,127	6,903	75.6%	9,568	8,147	85.1%	8,994	6,469	71.9%
Garage Door Replacement	3,626	3,548	97.9%	3,785	4,685	123.8%	3,611	3,520	97.5%
Window Replacement Vinyl	17,060	12,327	72.3%	18,152	14,793	81.5%	16,802	12,332	73.4%
Window Replacement Wood	20,686	14,788	71.5%	22,016	18,368	83.4%	20,526	14,530	70.8%
Siding Replacement	16,794	14,424	85.9%	18,409	15,515	84.3%	16,036	12,119	75.6%
Manufactured Stone Veneer	8,809	7,311	83.0%	9,507	10,499	110.4%	8,907	8,449	94.9%
Roofing Replacement Asphalt Shingles	23,994	15,128	63.0%	25,476	19,806	77.7%	22,636	15,427	68.2%
Roofing Replacement Metal	39,313	22,069	56.1%	44,406	29,608	66.7%	38,600	23,526	60.9%

CONFIDENCE LEVEL: 95% +/-3.6

CONFIDENCE LEVEL: 95% +/-1.4