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COST VS VALUE 2021

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; finish with painted walls, trim, and ceiling.

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-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; finish with painted walls, trim, and ceiling.

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 mantel; and walk-in closet/

COST vs VALUE 2021

dressing area with natural light, mirrors, and linen storage. Add French doors. Bathroom includes walk-in shower with 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.

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.

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.

SIDING REPLACEMENT—FIBER CEMENT

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

SIDING REPLACEMENT—VINYL

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

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.

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project
for return on
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*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 2021 Cost vs. Value report can be downloaded at www.costversusvalue.com

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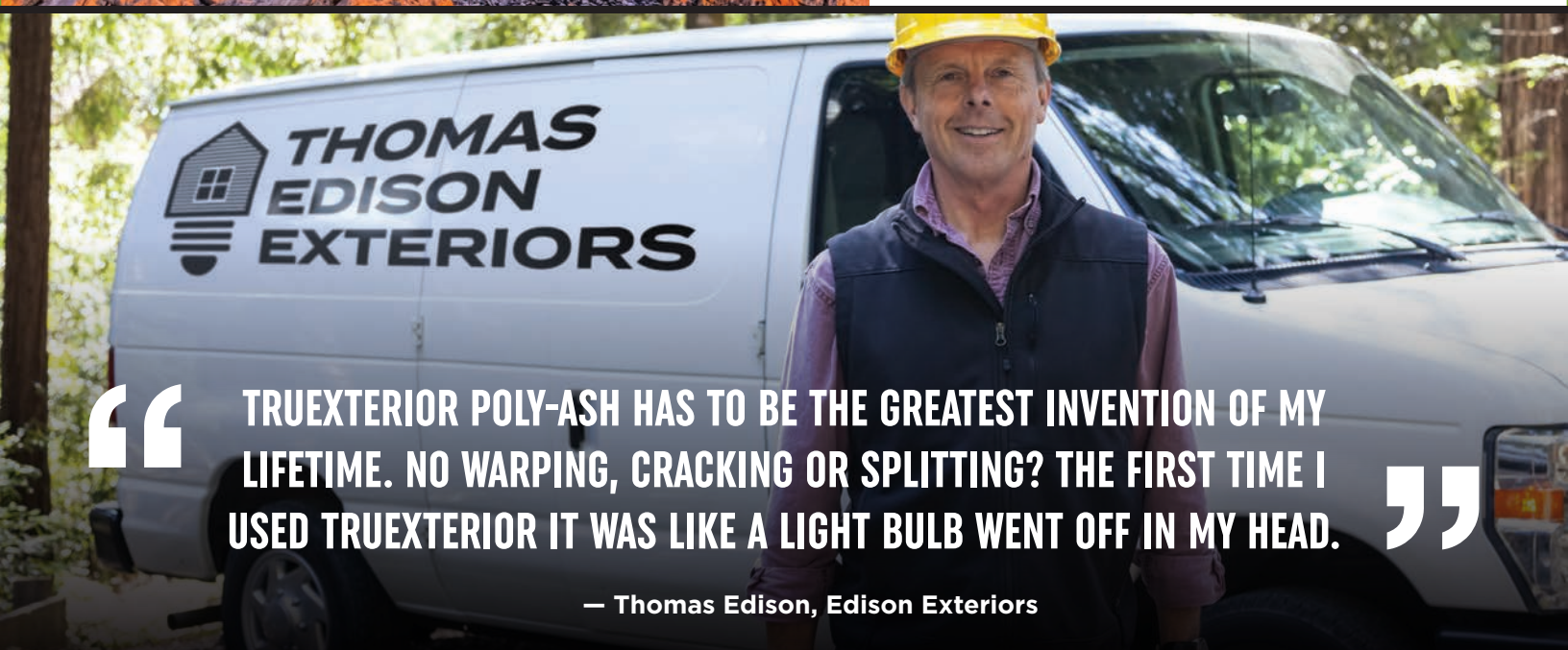
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PROJECT TYPE	KANSAS CITY			WEST NORTH CENTRAL			2020 NATIONAL AVERAGES		
	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped
Bathroom Addition Midrange	\$ 57,001	\$ 29,257	51.3%	\$ 54,004	\$ 27,614	51.1%	\$ 56,946	\$ 30,237	53.1%
Bathroom Addition Upscale	102,628	57,341	55.9%	97,887	51,137	52.2%	103,613	54,701	52.8%
Bath Remodel Midrange	24,271	13,503	55.6%	23,071	12,126	52.6%	24,424	14,671	60.1%
Bath Remodel Upscale	74,492	41,376	55.5%	71,844	36,312	50.5%	75,692	41,473	54.8%
Bath Remodel Universal Design	38,143	21,360	56.0%	36,824	19,632	53.3%	38,813	22,475	57.9%
Minor Kitchen Remodel Midrange	25,605	17,728	69.2%	25,009	17,351	69.4%	26,214	18,927	72.2%
Major Kitchen Remodel Midrange	74,054	39,830	53.8%	72,228	39,139	54.2%	75,571	43,364	57.4%
Major Kitchen Remodel Upscale	145,329	77,476	53.3%	142,342	74,226	52.1%	149,079	80,284	53.9%
Master Suite Addition Midrange	155,567	84,448	54.3%	147,824	71,398	48.3%	156,741	85,672	54.7%
Master Suite Addition Upscale	318,145	141,949	44.6%	303,689	128,018	42.2%	320,976	152,996	47.7%
Deck Addition Composite	22,055	12,535	56.8%	21,104	10,850	51.4%	22,426	14,169	63.2%
Deck Addition Wood	16,798	9,510	56.6%	15,622	8,304	53.2%	16,766	11,038	65.8%
Entry Door Replacement Steel	2,030	1,205	59.4%	1,990	1,278	64.2%	2,082	1,353	65.0%
Grand Entrance Fiberglass	9,807	5,089	51.9%	9,629	5,110	53.1%	10,044	6,116	60.9%
Garage Door Replacement	3,851	3,505	91.0%	3,799	3,492	91.9%	3,907	3,663	93.8%
Window Replacement Vinyl	18,849	10,944	58.1%	18,460	10,868	58.9%	19,385	13,297	68.6%
Window Replacement Wood	22,669	13,772	60.7%	22,280	12,686	56.9%	23,219	15,644	67.4%
Siding Replacement Fiber-Cement	19,479	13,840	71.1%	18,414	11,891	64.6%	19,626	13,618	69.4%
Siding Replacement Vinyl	16,441	8,392	51.0%	15,538	8,257	53.1%	16,576	11,315	68.3%
Manufactured Stone Veneer	10,249	9,839	96.0%	10,072	9,481	94.1%	10,386	9,571	92.1%
Roofing Replacement Asphalt Shingles	28,485	16,522	58.0%	26,631	13,713	51.5%	28,256	17,147	60.7%
Roofing Replacement Metal	46,301	25,684	55.5%	43,559	21,545	49.5%	46,031	25,816	56.1%