

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.”

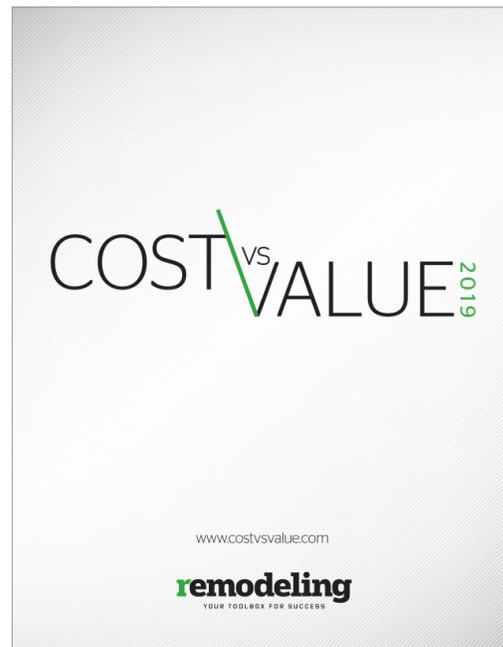
LICENSING OF 2019 COST VS. VALUE REPORT DATA

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:



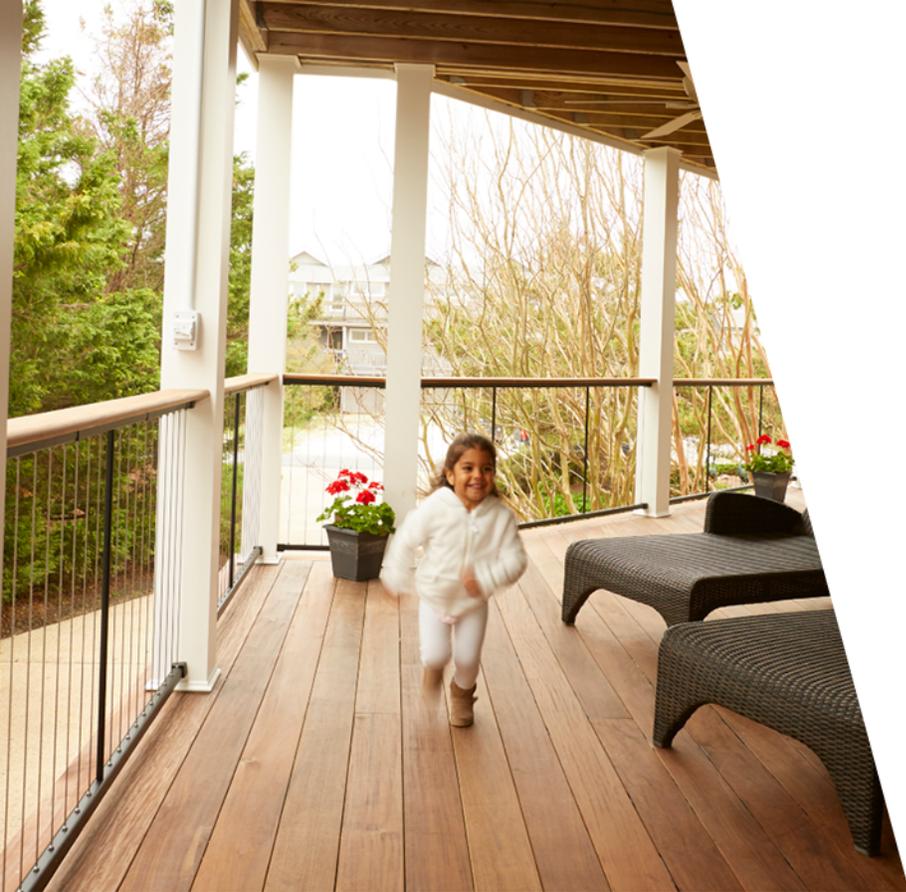
Give Your Home Personality

RESTORATION MILLWORK®

Beautiful. Versatile. And yes, even sustainable. Restoration Millwork offers a limitless range of finishing touches for your home without the maintenance of wood. Made from cellular PVC, it can be hand-crafted to create unique custom designs for windows, corners, columns and more.

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. You want the modern styling but fear it's expensive and dangerous with small children. And finding someone to install it could be difficult. 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

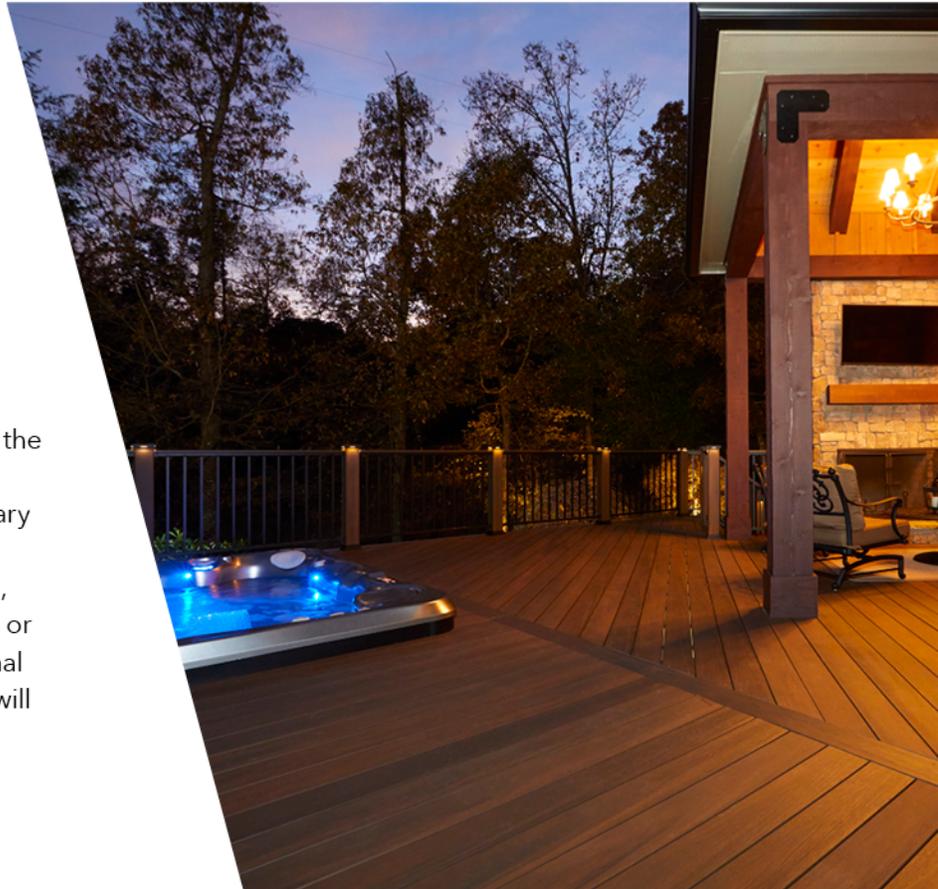


Sustainable to the Core

Start exploring the second you step outside on a composite deck that's barefoot-friendly. Our co-extruded Infinity Decking is slip and splinter resistant, making it safe for the whole family. All materials are environmentally friendly and free of the chemicals and preservatives 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. You'll never need to sand, stain or strain again. 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

Dream new life
INTO YOUR HOME.

The more inviting the exterior, the more a home stirs the imagination. Enjoy the play of light and shadow in the graceful lines of James Hardie® siding and trim. It's time to transform your home into everything you've envisioned it to be.

Find a contractor near you. jameshardie.com/value



Siding | Trim

© 2015 James Hardie Building Products Inc. All Rights Reserved. HS15222 12/15

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 investments a homeowner 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.



Entry Doors by ProVia: Built for Better Design Possibilities



ProVia offers four lines of fiberglass and steel professional-class entry doors that meet the highest standards for beauty, durability, security and energy efficiency. All our doors are available in a wide variety of custom sizes and finishes, and you can design your entry door just the way you want it using our iPad app. At ProVia, we continue to build our products and our company to last a lifetime —**The Professional Way. Visit ProVia.com**



Doors | Windows | Siding | Stone



RAISE YOUR SIGHTS



Elevate your home with a beautiful metal roof. From authentic traditional looks to fabulous contemporary styles, nothing is attracting homeowners like new metal solutions. That means now is the perfect time to learn more about all of the advantages of a metal roof for your home. Discover how a metal roof can provide incredible durability, energy savings and a lifetime of value.

For more information, visit coil.sherwin.com/residential to learn more about residential metal roofing.



BUILDING SOLUTIONS

Products that last, innovation and expertise you can trust.



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?



Credit extended by Synchrony Bank. ©2019 All Rights Reserved.



Inspired by your vision
At Windsor Windows & Doors, we understand your desire to breathe new life into your home.

Whether it's the timeless beauty of our **Pinnacle Wood Clad**, our versatile **Next Dimension Vinyl** or our **Revive Replacement Windows**, Windsor has countless hardware styles, finishes and grille patterns to complement your home's décor. When you choose Windsor, you choose high-performance technology and expert craftsmanship – all backed by industry-leading warranties.

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





Manufactured Stone by ProVia: Built for Better Outdoor Living



Manufactured Stone by ProVia looks and feels like the real thing because each master mold is hand-crafted using natural stones from unique geographic regions. Then we hand-apply rich, natural colors to give each individual stone a realistic look, with hues that complement your color scheme. At ProVia, we continue to build our products and our company to last a lifetime—**The Professional Way.** Visit ProVia.com



Doors | Windows | Siding | Stone

PROJECT TYPE	ROCHESTER			MIDDLE ATLANTIC			2019 NATIONAL AVERAGES		
	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped
Bathroom Addition Midrange	\$ 47,397	\$ 22,085	46.6%	\$ 49,424	\$ 24,735	50.0%	\$ 47,427	\$ 28,726	60.6%
Bathroom Addition Upscale	87,740	40,105	45.7%	90,709	44,859	49.5%	87,704	51,000	58.1%
Bath Remodel Midrange	20,239	10,526	52.0%	21,091	12,072	57.2%	20,420	13,717	67.2%
Bath Remodel Upscale	64,438	29,521	45.8%	66,488	35,445	53.3%	64,743	38,952	60.2%
Bath Remodel Universal Design	33,327	25,227	75.7%	34,295	19,913	58.1%	33,374	20,868	62.5%
Minor Kitchen Remodel Midrange	22,352	15,114	67.6%	22,929	17,094	74.6%	22,507	18,123	80.5%
Major Kitchen Remodel Midrange	65,521	34,400	52.5%	67,338	39,308	58.4%	66,196	41,133	62.1%
Major Kitchen Remodel Upscale	130,513	66,619	51.0%	133,740	71,578	53.5%	131,510	78,524	59.7%
Master Suite Addition Midrange	131,210	76,219	58.1%	136,253	71,239	52.3%	130,986	77,785	59.4%
Master Suite Addition Upscale	272,151	119,844	44.0%	281,743	126,680	45.0%	271,470	136,820	50.4%
Deck Addition Composite	18,920	10,176	53.8%	19,546	11,266	57.6%	19,150	13,232	69.1%
Deck Addition Wood	13,227	8,353	63.2%	13,465	8,781	65.2%	13,333	10,083	75.6%
Backyard Patio	56,681	26,313	46.4%	58,027	27,124	46.7%	56,906	31,430	55.2%
Entry Door Replacement Steel	1,806	902	49.9%	1,858	1,278	68.8%	1,826	1,368	74.9%
Grand Entrance Fiberglass	8,934	6,433	72.0%	9,186	6,294	68.5%	8,994	6,469	71.9%
Garage Door Replacement	3,570	2,997	83.9%	3,683	3,322	90.2%	3,611	3,520	97.5%
Window Replacement Vinyl	16,614	12,800	77.0%	17,043	11,838	69.5%	16,802	12,332	73.4%
Window Replacement Wood	20,261	14,317	70.7%	20,820	14,295	68.7%	20,526	14,530	70.8%
Siding Replacement	15,828	10,406	65.7%	16,357	11,998	73.3%	16,036	12,119	75.6%
Manufactured Stone Veneer	9,229	7,194	78.0%	9,120	7,260	79.6%	8,907	8,449	94.9%
Roofing Replacement Asphalt Shingles	23,727	13,800	58.2%	24,611	14,803	60.1%	22,636	15,427	68.2%
Roofing Replacement Metal	38,183	22,750	59.6%	40,218	21,998	54.7%	38,600	23,526	60.9%

CONFIDENCE LEVEL: 95% +/-5.2

CONFIDENCE LEVEL: 95% +/-1.4