

# COST VALUE 2018

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# COST VS VALUE 2018

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## Project Descriptions

### BACKYARD PATIO—MIDRANGE

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 a 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 entire deck. Install mid-priced, low-voltage lights on pergola sufficient to illuminate patio at night. Install underground gas and electrical connections.

### BATHROOM ADDITION—MIDRANGE

Add 6x8-foot bathroom over crawlspace with poured concrete walls. Use cultured-marble 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; vinyl wallpaper; 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.

### BATHROOM REMODEL—MIDRANGE

Update an 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.

### BATHROOM 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 shall include a custom drawer base and wall cabinets. Extend HVAC system, and include electric in-floor heating.

### DECK ADDITION (COMPOSITE)—MIDRANGE

Add a 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 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)—MIDRANGE

Add a 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 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 (STEEL)—MIDRANGE

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.

### GARAGE DOOR REPLACEMENT—UPSCALE

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 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)—UPSCALE

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.

### MINOR KITCHEN REMODEL—MIDRANGE

In a functional but dated 200-square-foot kitchen with 30 linear

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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. Repaint trim, add wall covering, and remove and replace resilient flooring.

## **MAJOR KITCHEN REMODEL—MIDRANGE**

Update an outmoded 200-square-foot kitchen with a functional layout of 30 linear feet of semi-custom wood cabinets, including a 3x5-foot island; laminate countertops; and standard double-tub stainless-steel sink with standard single-lever faucet. Include energy-efficient range, ventilation system, 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.

## **MANUFACTURED STONE VENEER—MIDRANGE**

Remove 300 square-foot continuous band of existing vinyl siding from bottom third of street-facing façade, beginning at garage, and continuing around main entry. 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 the archway, use an 8x10-inch keystone and a soldier course of flats on either side.

## **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 floor; put tile in bath. Paint walls, ceiling, and trim. Install general and spot lighting, exhaust fan..

## **MASTER SUITE ADDITION—UPSCALE**

Add a 32x20-foot master bedroom suite over a 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 a 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, 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—MIDRANGE**

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—MIDRANGE**

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

## **UNIVERSAL DESIGN BATHROOM—MIDRANGE**

In existing 5x7-foot space, widen doorway so room is accessible by wheelchair. Install a wider wood interior door and standard knobs. Reinforce bathroom walls as appropriate to support grab bars, towel hooks, and seats. Place electrical switches and outlets at wheelchair heights. Replace existing 3x5-foot tub/shower unit with walk-in, zero-threshold shower. Install fold-down seat in shower area. Use a height-adjustable/removable shower head. Replace existing toilet with comfort-height toilet. Install support bars as needed. Replace bathroom vanity and sink with a unit whose doors are easily accessible while sitting and has space beneath for a person to sit comfortably at it. Install standard porcelain sink and faucets with lever handles. Place mid-priced light fixtures on either side of the mirror. Replace overhead lighting with 100-watt equivalent LED unit. Reconfigure storage so it can be accessed from a wheelchair.

## **WINDOW REPLACEMENT (VINYL)—MIDRANGE**

Replace 10 existing 3x5-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)—MIDRANGE**

Replace 10 existing 3x5-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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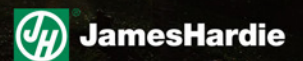
\*Based on National Association of Realtors members included in Cost vs. Value Study for upscale projects rather than actual sales data. Complete data from the Remodeling 2018 Cost vs. Value report can be downloaded at [www.costvsvalue.com](http://www.costvsvalue.com).

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PROJECT TYPE	DENVER			MOUNTAIN			2018 NATIONAL AVERAGES		
	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped
Backyard Patio   Midrange	\$ 53,434	\$ 29,189	54.6%	\$ 52,032	\$ 23,075	44.4%	\$ 54,130	\$ 25,769	47.6%
Bathroom Addition   Midrange	44,270	27,455	62.0%	43,247	24,255	56.3%	44,717	26,769	59.9%
Bathroom Addition   Upscale	84,548	51,104	60.4%	81,638	42,787	52.6%	83,869	45,752	54.6%
Bathroom Remodel   Midrange	19,113	13,874	72.6%	18,345	11,640	63.8%	19,134	13,422	70.1%
Bathroom Remodel   Upscale	61,703	37,909	61.4%	60,233	31,531	52.5%	61,662	34,633	56.2%
Deck Addition (composite)   Midrange	17,826	11,682	65.5%	17,292	11,011	63.9%	17,668	11,239	63.6%
Deck Addition (wood)   Midrange	11,086	9,582	86.4%	10,661	8,863	84.0%	10,950	9,065	82.8%
Entry Door Replacement (steel)   Midrange*	1,488	896	60.2%	1,746	1,396	80.0%	1,471	1,344	91.3%
Garage Door Replacement   Upscale	3,484	3,611	103.7%	3,449	3,326	96.7%	3,470	3,411	98.3%
Grand Entrance (fiberglass)   Upscale	8,648	5,389	62.3%	8,453	4,819	56.9%	8,591	5,809	67.6%
Major Kitchen Remodel   Midrange	63,485	40,498	63.8%	62,173	36,155	58.3%	63,829	37,637	59.0%
Major Kitchen Remodel   Upscale	126,455	73,855	58.4%	123,425	61,815	50.2%	125,721	67,212	53.5%
Manufactured Stone Veneer   Midrange	8,123	7,772	95.7%	8,084	7,576	93.8%	8,221	7,986	97.1%
Master Suite Addition   Midrange	122,774	78,636	64.0%	120,244	70,778	59.0%	123,420	69,807	56.6%
Master Suite Addition   Upscale	258,776	133,674	51.7%	251,415	118,968	47.4%	256,229	123,797	48.3%
Minor Kitchen Remodel   Midrange	21,193	18,838	88.9%	20,712	17,259	83.8%	21,198	17,193	81.1%
Roofing Replacement   Midrange	20,711	12,242	59.1%	20,283	12,703	62.6%	20,939	14,320	68.4%
Siding Replacement   Midrange	15,370	10,373	67.5%	14,635	9,502	65.1%	15,072	11,554	76.7%
Universal Design Bathroom   Midrange	16,018	11,289	70.5%	15,656	10,297	66.5%	16,393	11,581	70.6%
Window Replacement (vinyl)   Upscale	15,903	10,827	68.1%	15,649	10,701	68.4%	15,955	11,855	74.3%
Window Replacement (wood)   Upscale	19,322	12,297	63.6%	19,032	12,259	64.5%	19,391	13,468	69.5%

CONFIDENCE LEVEL: 95% +/-4.4

CONFIDENCE LEVEL: 95% +/-1.4

\*Entry door replacement cost and value numbers are extrapolations based on national changes for seven other exterior projects