

COST VALUE 2017

www.costvsvalue.com

remodeling
YOUR TOOLBOX FOR SUCCESS

Midrange Project Descriptions

ATTIC INSULATION (FIBERGLASS)

Air-seal a 35x30 attic floor to address any air leakage from conditioned spaced to unconditioned space. Then add fiberglass loosefill insulation, placing it on top of existing insulation if present. Fiberglass loosefill is applied until thickness equating with R-30 insulation value is reached.

BACKUP POWER GENERATOR

Install modular propane gas-powered 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-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.

BACKYARD PATIO

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

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 (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.

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.

ENTRY DOOR REPLACEMENT (FIBERGLASS)

Remove existing 3-0/6-8 entry door and jambs and replace with fiberglass door 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.

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.

FAMILY ROOM ADDITION

In a style appropriate to the existing house, add a 16-by-25-foot room on a crawlspace foundation with 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.

GARAGE DOOR REPLACEMENT

Remove and dispose of existing 16x7-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.

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 range, ventilation system, built-in microwave, dishwasher, garbage disposal, and custom lighting. Add new resilient flooring. Finish with painted walls, trim, and ceiling.

MANUFACTURED STONE VENEER

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 one address block. Installation includes two separate layers of water resistive barrier laid over bare sheathing, corrosion resistant lath and fasteners, and nominal $\frac{1}{2}$ -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.

MASTER SUITE ADDITION

Add a 24-by-16-foot master bedroom suite over a crawlspace. Include walk-in closet/dressing area, a freestanding soaker tub, 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 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.

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 siding. Include factory trim at all openings and corners.

TWO-STORY ADDITION

In a style similar to the rest of the home, 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.

UNIVERSAL DESIGN BATHROOM

Begin with an existing 5x7 bathroom with toilet, tub shower, storage space, overhead light, tile floor, and single bathroom vanity with sink and a mirror behind the sink. Widen doorway so the room is accessible by wheelchair. Replace existing door with a wood interior door and standard interior door knobs with push-button lock. Reinforce bathroom walls as appropriate to support grab bars, towel hooks, and seats. Place electrical switches and outlets at heights that make them accessible to a person in a wheelchair. Replace existing 3x5 tub/shower unit with a walk-in, zero-threshold shower. Install a fold-down seat in the shower area. Use a height-adjustable/removable shower head. Replace existing toilet with comfort-height toilet. Install support bars as needed next to the toilet. Replace the 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 a standard porcelain sink and faucets with lever handles. Place mid-priced light fixtures on either side of the mirror. Replace overhead lighting with a 100-watt equivalent LED unit. Reconfigure storage so it can be accessed from a wheelchair.

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 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 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.

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 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 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.

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 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 $\frac{1}{2}$ -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 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

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 freestanding soaker tub. 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.

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.

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 2016 Cost vs. Value Report" and include the URL www.costvsvalue.com, as in the following examples:

- "... according to the Remodeling 2017 Cost vs. Value Report (www.costvsvalue.com) ..."
- "... as compiled in the Remodeling 2017 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:

"© 2017 Hanley Wood Media Inc. Complete data from the Remodeling

2017 Cost vs. Value Report can be downloaded free at www.costvsvalue.com."

LICENSING OF 2017 COST VS. VALUE REPORT DATA

For permission to license data from the 2017 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 2017

PROJECT TYPE	FORT MYERS		
MIDRANGE	Job Cost	Resale Value	Cost Recouped
Attic Insulation (fiberglass)	\$1,297	\$1,717	132.4%
Backup Power Generator	12,181	9,438	77.5%
Backyard Patio	48,175	28,722	59.6%
Basement Remodel	64,863	58,000	89.4%
Bathroom Addition	39,133	18,889	48.3%
Bathroom Remodel	16,736	11,900	71.1%
Deck Addition (composite)	16,090	9,513	59.1%
Deck Addition (wood)	9,427	8,938	94.8%
Entry Door Replacement (fiberglass)	3,223	2,389	74.1%
Entry Door Replacement (steel)	1,349	2,958	219.3%
Family Room Addition	80,984	62,500	77.2%
Garage Door Replacement	1,643	1,825	111.0%
Major Kitchen Remodel	58,277	33,322	57.2%
Manufactured Stone Veneer	7,898	7,611	96.4%
Master Suite Addition	110,207	66,300	60.2%
Minor Kitchen Remodel	19,664	12,333	62.7%
Roofing Replacement	18,987	17,778	93.6%
Siding Replacement	13,381	13,540	101.2%
Two-Story Addition	166,216	99,444	59.8%
UPSCALE	Job Cost	Resale Value	Cost Recouped
Universal Design Bathroom	\$ 13,869	\$ 11,040	79.6%
Bathroom Addition	76,106	45,889	60.3%
Bathroom Remodel	56,060	41,000	73.1%
Deck Addition (composite)	36,691	22,363	60.9%
Garage Door Replacement	3,235	2,781	86.0%
Grand Entrance (fiberglass)	8,146	5,500	67.5%
Major Kitchen Remodel	117,510	75,455	64.2%
Master Suite Addition	237,233	145,600	61.4%
Window Replacement (vinyl)	14,769	12,000	81.3%
Window Replacement (wood)	18,095	15,438	85.3%

This document contains copyrighted material and is not authorized for display on the Internet or for republication in any media for resale.

©2017 Hanley Wood Media Inc. Republication or dissemination of Remodeling's 2017 Cost vs. Value Report is expressly prohibited without the written permission of Hanley Wood Media Inc. "Cost vs. Value" is a registered trademark of Hanley Wood Media Inc. Unauthorized use is prohibited.

COST VS VALUE 2017

PROJECT TYPE	SOUTH ATLANTIC		
MIDRANGE	Job Cost	Resale Value	Cost Recouped
Attic Insulation (fiberglass)	\$1,321	\$1,629	123.3%
Backup Power Generator	12,263	6,704	54.7%
Backyard Patio	48,692	26,805	55.1%
Basement Remodel	65,522	46,315	70.7%
Bathroom Addition	39,916	22,000	55.1%
Bathroom Remodel	17,020	11,256	66.1%
Deck Addition (composite)	16,383	10,719	65.4%
Deck Addition (wood)	9,729	6,693	68.8%
Entry Door Replacement (fiberglass)	3,234	2,465	76.2%
Entry Door Replacement (steel)	1,365	1,152	84.4%
Family Room Addition	82,726	56,343	68.1%
Garage Door Replacement	1,655	1,330	80.4%
Major Kitchen Remodel	58,865	40,523	68.8%
Manufactured Stone Veneer	7,858	7,272	92.5%
Master Suite Addition	112,038	71,085	63.4%
Minor Kitchen Remodel	19,693	15,303	77.7%
Roofing Replacement	19,417	13,456	69.3%
Siding Replacement	13,632	11,180	82.0%
Two-Story Addition	168,587	111,906	66.4%
UPSCALE	Job Cost	Resale Value	Cost Recouped
Universal Design Bathroom	\$ 14,217	\$ 11,385	80.1%
Bathroom Addition	77,171	43,153	55.9%
Bathroom Remodel	57,000	34,061	59.8%
Deck Addition (composite)	37,284	22,705	60.9%
Garage Door Replacement	3,270	2,836	86.7%
Grand Entrance (fiberglass)	8,217	5,644	68.7%
Major Kitchen Remodel	118,641	72,211	60.9%
Master Suite Addition	240,629	143,962	59.8%
Window Replacement (vinyl)	14,875	11,578	77.8%
Window Replacement (wood)	18,268	13,538	74.1%

CONFIDENCE LEVEL: 95% +/-5.3

This document contains copyrighted material and is not authorized for display on the Internet or for republication in any media for resale.

©2017 Hanley Wood Media Inc. Republication or dissemination of Remodeling's 2017 Cost vs. Value Report is expressly prohibited without the written permission of Hanley Wood Media Inc. "Cost vs. Value" is a registered trademark of Hanley Wood Media Inc. Unauthorized use is prohibited.

COST VS VALUE 2017

PROJECT TYPE	2017 NATIONAL AVERAGES		
MIDRANGE	Job Cost	Resale Value	Cost Recouped
Attic Insulation (fiberglass)	\$1,343	\$1,446	107.7%
Backup Power Generator	12,860	6,940	54.0%
Backyard Patio	51,985	28,546	54.9%
Basement Remodel	71,115	49,768	70.0%
Bathroom Addition	43,232	23,283	53.9%
Bathroom Remodel	18,546	12,024	64.8%
Deck Addition (composite)	17,249	11,252	65.2%
Deck Addition (wood)	10,707	7,652	71.5%
Entry Door Replacement (fiberglass)	3,276	2,550	77.8%
Entry Door Replacement (steel)	1,413	1,282	90.7%
Family Room Addition	89,566	62,055	69.3%
Garage Door Replacement	1,749	1,345	76.9%
Major Kitchen Remodel	62,158	40,560	65.3%
Manufactured Stone Veneer	7,851	7,019	89.4%
Master Suite Addition	119,533	77,506	64.8%
Minor Kitchen Remodel	20,830	16,699	80.2%
Roofing Replacement	20,664	14,214	68.8%
Siding Replacement	14,518	11,093	76.4%
Two-Story Addition	176,108	125,222	71.1%
UPSCALE	Job Cost	Resale Value	Cost Recouped
Universal Design Bathroom	\$ 15,730	\$ 10,766	68.4%
Bathroom Addition	81,515	46,507	57.1%
Bathroom Remodel	59,979	35,456	59.1%
Deck Addition (composite)	39,339	22,171	56.4%
Garage Door Replacement	3,304	2,810	85.0%
Grand Entrance (fiberglass)	8,358	5,855	70.1%
Major Kitchen Remodel	122,991	76,149	61.9%
Master Suite Addition	250,687	150,140	59.9%
Window Replacement (vinyl)	15,282	11,286	73.9%
Window Replacement (wood)	18,759	13,691	73.0%

CONFIDENCE LEVEL: 95% +/-2.6

Note: In four markets—Pensacola, Palm Springs, Quad Cities, and West Palm Beach—the job costs are an average of the costs for that project in that particular market's Census Division.

This document contains copyrighted material and is not authorized for display on the Internet or for republication in any media for resale.

©2017 Hanley Wood Media Inc. Republication or dissemination of Remodeling's 2017 Cost vs. Value Report is expressly prohibited without the written permission of Hanley Wood Media Inc. "Cost vs. Value" is a registered trademark of Hanley Wood Media Inc. Unauthorized use is prohibited.

PROJECT TYPE	FORT MYERS			SOUTH ATLANTIC			2017 NATIONAL AVERAGES		
MIDRANGE	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped
Attic Insulation (fiberglass)	\$1,297	\$1,717	132.4%	\$1,321	\$1,629	123.3%	\$1,343	\$1,446	107.7%
Backup Power Generator	12,181	9,438	77.5%	12,263	6,704	54.7%	12,860	6,940	54.0%
Backyard Patio	48,175	28,722	59.6%	48,692	26,805	55.1%	51,985	28,546	54.9%
Basement Remodel	64,863	58,000	89.4%	65,522	46,315	70.7%	71,115	49,768	70.0%
Bathroom Addition	39,133	18,889	48.3%	39,916	22,000	55.1%	43,232	23,283	53.9%
Bathroom Remodel	16,736	11,900	71.1%	17,020	11,256	66.1%	18,546	12,024	64.8%
Deck Addition (composite)	16,090	9,513	59.1%	16,383	10,719	65.4%	17,249	11,252	65.2%
Deck Addition (wood)	9,427	8,938	94.8%	9,729	6,693	68.8%	10,707	7,652	71.5%
Entry Door Replacement (fiberglass)	3,223	2,389	74.1%	3,234	2,465	76.2%	3,276	2,550	77.8%
Entry Door Replacement (steel)	1,349	2,958	219.3%	1,365	1,152	84.4%	1,413	1,282	90.7%
Family Room Addition	80,984	62,500	77.2%	82,726	56,343	68.1%	89,566	62,055	69.3%
Garage Door Replacement	1,643	1,825	111.0%	1,655	1,330	80.4%	1,749	1,345	76.9%
Major Kitchen Remodel	58,277	33,322	57.2%	58,865	40,523	68.8%	62,158	40,560	65.3%
Manufactured Stone Veneer	7,898	7,611	96.4%	7,858	7,272	92.5%	7,851	7,019	89.4%
Master Suite Addition	110,207	66,300	60.2%	112,038	71,085	63.4%	119,533	77,506	64.8%
Minor Kitchen Remodel	19,664	12,333	62.7%	19,693	15,303	77.7%	20,830	16,699	80.2%
Roofing Replacement	18,987	17,778	93.6%	19,417	13,456	69.3%	20,664	14,214	68.8%
Siding Replacement	13,381	13,540	101.2%	13,632	11,180	82.0%	14,518	11,093	76.4%
Two-Story Addition	166,216	99,444	59.8%	168,587	111,906	66.4%	176,108	125,222	71.1%
UPSCALE	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped
Universal Design Bathroom	\$ 13,869	\$ 11,040	79.6%	\$ 14,217	\$ 11,385	80.1%	\$ 15,730	\$ 10,766	68.4%
Bathroom Addition	76,106	45,889	60.3%	77,171	43,153	55.9%	81,515	46,507	57.1%
Bathroom Remodel	56,060	41,000	73.1%	57,000	34,061	59.8%	59,979	35,456	59.1%
Deck Addition (composite)	36,691	22,363	60.9%	37,284	22,705	60.9%	39,339	22,171	56.4%
Garage Door Replacement	3,235	2,781	86.0%	3,270	2,836	86.7%	3,304	2,810	85.0%
Grand Entrance (fiberglass)	8,146	5,500	67.5%	8,217	5,644	68.7%	8,358	5,855	70.1%
Major Kitchen Remodel	117,510	75,455	64.2%	118,641	72,211	60.9%	122,991	76,149	61.9%
Master Suite Addition	237,233	145,600	61.4%	240,629	143,962	59.8%	250,687	150,140	59.9%
Window Replacement (vinyl)	14,769	12,000	81.3%	14,875	11,578	77.8%	15,282	11,286	73.9%
Window Replacement (wood)	18,095	15,438	85.3%	18,268	13,538	74.1%	18,759	13,691	73.0%

CONFIDENCE LEVEL: 95% +/-5.3

CONFIDENCE LEVEL: 95% +/-2.6

Note: In four markets—Pensacola, Palm Springs, Quad Cities, and West Palm Beach—the job costs are an average of the costs for that project in that particular market's Census Division.

©2017 Hanley Wood Media Inc. Reproduction or dissemination of Remodeling's 2016 Cost vs. Value Report is expressly prohibited without the written permission of Hanley Wood Media Inc. "Cost vs. Value" is a registered trademark of Hanley Wood Media Inc. Unauthorized use is prohibited.

COST VS VALUE 2017

The 2017 REMODELING Cost vs. Value Report has been brought to you thanks to the following companies.



COST  VS VALUE 2017

costvsvalue.com

remodeling



The next generation of Outdoor Living products

Get more out of your deck with Clubhouse Decking. Clubhouse offers the natural, deep-grain look of real wood, while providing the superior strength of PVC. And its dual-color, dual embossed planks offer multiple design options, making it easy to find exactly what you're looking for. The next generation of decking is finally here. clubhousedecking.com



[CLUBHOUSEDECKING.COM](http://clubhousedecking.com)



Get the Railing That Grabs You

Simple is Beautiful.

It's simple—choose the railing that suits you and we'll make sure it's built to last. At Fortress Railing, we offer designs made stylish and quality made standard, so you don't have to worry about a thing.

Visit www.FortressRailing.com to learn more or get a free, no-obligations estimate.



844.909.2999

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

SO COST EFFECTIVE *it practically* PAYS FOR ITSELF



Named a
Top Ranked
project by
Remodeling
magazine*

Upgrading a garage door is one of the most cost effective renovations a homeowner can make. In fact, according to the Cost vs. Value Report, replacing a basic garage door with an upgraded one from Overhead Door returned over 90% on original cost. Now, that's a return on investment you can take to the bank.

The Genuine. The Original.



* Based on National Association of Realtors members included in Cost vs. Value Study for midrange projects rather than actual sales data. Complete data from the Remodeling 2016 Cost vs. Value report can be downloaded at www.costvsvalue.com.

www.OverheadDoor.com



ARTFULLY CRAFTED MANUFACTURED STONE



Ledgestone



Dry Stack



Limestone



Fieldstone



River Rock



Terra Cut



Natural Cut



PrecisionFit™

Visit www.provia.com to find out how you can experience The Professional Way.



Doors | Windows | Siding | Stone



NEW WINDOWS THAT RAISE THE BAR



Double Hung



Casement & Awning



Slider



Picture



Garden



Bay & Bow



Architectural Shapes

Visit www.provia.com to find out how you can experience The Professional Way.



Doors | Windows | Siding | Stone

Waypoint[®]
LIVING SPACES

Exactly what you had in mind[®]



LIVING LIFE IN STYLE
HAS NEVER BEEN EASIER.

FIND YOUR LOCAL
DEALER TODAY!

WAYPOINTLIVINGSPACES.COM



REVIVE[™]
REPLACEMENT



Breathe New Life
into Your Home

With Revive[™] Pocket Replacement Windows

Windsor's Revive pocket replacement windows are the perfect finishing touch to your renovation project. Choose from a variety of construction materials, colors, hardware styles and finishes, and grille patterns that complement your home's décor.

Choose Revive replacement windows for:

- Windows built to order for a custom fit
- Quick, simple installation
- Minimal disturbance to existing trim
- Coordinating patio doors and windows for new additions

www.windsorrevive.com Contact your local
Windsor Windows & Doors distributor to learn more.



WINDSOR
WINDOWS & DOORS
A Woodgrain Millwork Company