



Remodeling Cost *vs* Value

Report 2008-09

Complete data, organized by project and by city

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hanley wood

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PROJECT TYPE	SACRAMENTO			PACIFIC			2008 NATIONAL AVERAGES		
	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped
MIDRANGE									
Attic Bedroom Remodel	\$58,544	\$46,826	80.0%	\$58,913	\$51,286	87.1%	\$48,398	\$35,694	73.8%
Backup Power Generator	15,984	9,857	61.7%	16,026	10,647	66.4%	14,040	8,026	57.2%
Basement Remodel	74,258	67,729	91.2%	73,399	63,777	86.9%	61,011	44,467	72.9%
Bathroom Addition	45,668	31,095	68.1%	45,840	34,944	76.2%	38,078	24,187	63.5%
Bathroom Remodel	18,758	14,687	78.3%	18,452	15,992	86.7%	15,899	11,857	74.6%
Deck Addition (composite)	17,064	15,046	88.2%	16,949	14,841	87.6%	15,277	11,260	73.7%
Deck Addition (wood)	13,315	12,599	94.6%	13,125	12,748	97.1%	10,601	8,676	81.8%
Family Room Addition	97,422	65,095	66.8%	98,630	73,706	74.7%	81,315	53,608	65.9%
Garage Addition	67,954	51,078	75.2%	69,012	52,962	76.7%	57,272	38,161	66.6%
Home Office Remodel	31,310	18,523	59.2%	31,153	20,270	65.1%	28,094	15,329	54.6%
Major Kitchen Remodel	63,688	52,904	83.1%	62,997	55,025	87.3%	56,611	43,030	76.0%
Master Suite Addition	121,659	77,913	64.0%	122,692	90,990	74.2%	101,571	67,037	66.0%
Minor Kitchen Remodel	23,126	20,889	90.3%	22,974	21,944	95.5%	21,246	16,881	79.5%
Roofing Replacement	21,378	18,078	84.6%	23,442	18,512	79.0%	18,825	12,336	65.5%
Siding Replacement	12,738	8,852	69.5%	12,875	10,762	83.6%	10,256	8,274	80.7%
Sunroom Addition	81,951	44,160	53.9%	82,301	49,920	60.7%	71,745	40,715	56.7%
Two-Story Addition	173,293	121,458	70.1%	173,708	140,223	80.7%	146,538	103,553	70.7%
Window Replacement (vinyl)	12,566	11,314	90.0%	12,509	11,641	93.1%	10,537	8,132	77.2%
Window Replacement (wood)	13,581	11,949	88.0%	13,593	12,762	93.9%	11,512	8,946	77.7%
UPSCALE									
Bathroom Addition	\$86,225	\$58,989	68.4%	\$86,211	\$65,773	76.3%	\$74,325	\$49,100	66.1%
Bathroom Remodel	58,855	44,348	75.4%	58,317	46,350	79.5%	51,455	36,400	70.7%
Deck Addition (composite)	41,588	29,544	71.0%	41,388	31,144	75.2%	37,498	23,706	63.2%
Garage Addition	100,886	68,633	68.0%	101,762	73,500	72.2%	85,844	53,908	62.8%
Major Kitchen Remodel	120,748	94,955	78.6%	119,361	97,701	81.9%	110,964	78,398	70.7%
Master Suite Addition	256,747	159,087	62.0%	258,746	176,690	68.3%	223,876	136,764	61.1%
Roofing Replacement	39,022	32,422	83.1%	44,004	32,955	74.9%	36,296	22,861	63.0%
Siding Replacement (fiber-cement)	13,660	12,880	94.3%	13,697	13,172	96.2%	13,177	11,424	86.7%
Siding Replacement (foam-backed vinyl)	15,513	11,551	74.5%	15,683	13,098	83.5%	12,528	10,074	80.4%
Window Replacement (vinyl)	16,342	14,982	91.7%	16,192	15,160	93.6%	13,608	10,781	79.2%
Window Replacement (wood)	20,357	18,911	92.9%	20,303	19,130	94.2%	17,580	13,455	76.5%

CONFIDENCE INTERVAL: Pacific: 95% +/- 4.2%

CONFIDENCE INTERVAL: National: 99% +/- 2%

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PROJECT TYPE	SAN FRANCISCO			PACIFIC			2008 NATIONAL AVERAGES		
	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped
MIDRANGE									
Attic Bedroom Remodel	\$64,351	\$69,892	108.6%	\$58,913	\$51,286	87.1%	\$48,398	\$35,694	73.8%
Backup Power Generator	16,443	12,389	75.3%	16,026	10,647	66.4%	14,040	8,026	57.2%
Basement Remodel	81,406	82,343	101.2%	73,399	63,777	86.9%	61,011	44,467	72.9%
Bathroom Addition	49,738	45,951	92.4%	45,840	34,944	76.2%	38,078	24,187	63.5%
Bathroom Remodel	20,457	23,333	114.1%	18,452	15,992	86.7%	15,899	11,857	74.6%
Deck Addition (composite)	17,783	19,583	110.1%	16,949	14,841	87.6%	15,277	11,260	73.7%
Deck Addition (wood)	14,267	16,842	118.1%	13,125	12,748	97.1%	10,601	8,676	81.8%
Family Room Addition	102,990	87,319	84.8%	98,630	73,706	74.7%	81,315	53,608	65.9%
Garage Addition	72,514	69,286	95.5%	69,012	52,962	76.7%	57,272	38,161	66.6%
Home Office Remodel	32,590	24,593	75.5%	31,153	20,270	65.1%	28,094	15,329	54.6%
Major Kitchen Remodel	66,856	66,873	100.0%	62,997	55,025	87.3%	56,611	43,030	76.0%
Master Suite Addition	130,482	118,169	90.6%	122,692	90,990	74.2%	101,571	67,037	66.0%
Minor Kitchen Remodel	24,110	31,695	131.5%	22,974	21,944	95.5%	21,246	16,881	79.5%
Roofing Replacement	24,479	22,122	90.4%	23,442	18,512	79.0%	18,825	12,336	65.5%
Siding Replacement	13,436	12,933	96.3%	12,875	10,762	83.6%	10,256	8,274	80.7%
Sunroom Addition	86,231	58,414	67.7%	82,301	49,920	60.7%	71,745	40,715	56.7%
Two-Story Addition	184,507	181,043	98.1%	173,708	140,223	80.7%	146,538	103,553	70.7%
Window Replacement (vinyl)	13,038	13,241	101.6%	12,509	11,641	93.1%	10,537	8,132	77.2%
Window Replacement (wood)	14,436	15,716	108.9%	13,593	12,762	93.9%	11,512	8,946	77.7%
UPSCALE									
Bathroom Addition	\$92,745	\$82,401	88.8%	\$86,211	\$65,773	76.3%	\$74,325	\$49,100	66.1%
Bathroom Remodel	64,148	57,611	89.8%	58,317	46,350	79.5%	51,455	36,400	70.7%
Deck Addition (composite)	44,167	37,734	85.4%	41,388	31,144	75.2%	37,498	23,706	63.2%
Garage Addition	108,460	98,914	91.2%	101,762	73,500	72.2%	85,844	53,908	62.8%
Major Kitchen Remodel	126,244	117,576	93.1%	119,361	97,701	81.9%	110,964	78,398	70.7%
Master Suite Addition	271,655	216,542	79.7%	258,746	176,690	68.3%	223,876	136,764	61.1%
Roofing Replacement	46,620	36,235	77.7%	44,004	32,955	74.9%	36,296	22,861	63.0%
Siding Replacement (fiber-cement)	13,777	15,540	112.8%	13,697	13,172	96.2%	13,177	11,424	86.7%
Siding Replacement (foam-backed vinyl)	16,361	15,167	92.7%	15,683	13,098	83.5%	12,528	10,074	80.4%
Window Replacement (vinyl)	16,971	17,052	100.5%	16,192	15,160	93.6%	13,608	10,781	79.2%
Window Replacement (wood)	21,331	22,487	105.4%	20,303	19,130	94.2%	17,580	13,455	76.5%

CONFIDENCE INTERVAL: Pacific: 95% +/- 4.2%

CONFIDENCE INTERVAL: National: 99% +/- 2%

Project Descriptions

ATTIC BEDROOM REMODEL

Convert unfinished attic space to a 15-by-15-foot bedroom and a 5-by-7-foot bathroom with shower. Include a 15-foot shed dormer, four new windows, and closet space under the eaves. Insulate and finish ceiling and walls. Carpet floor. Extend existing HVAC to new space; provide electrical wiring and lighting to code. Retain existing stairs, but add rail and baluster around stairwell.

BACKUP POWER GENERATOR

Install Guardian or similar electrical backup system with capacity for providing 70 amps of emergency power in two 240-volt circuits and six 120-volt circuits. Assume existing LP gas supply. Include generator mounted on 2x4 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.

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 ADDITION – UPSCALE

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 customized whirlpool tub; 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 and heated towel bars.

BATHROOM REMODEL

Update an existing 5-by-7-foot bathroom. Replace all fixtures to include 30-by-60-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 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 customized whirlpool tub; 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 and heated towel bars.

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.

Project Descriptions continued

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 — UPSCALE*

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.

FAMILY ROOM ADDITION

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

Construct a 26-by-26-foot freestanding two-car garage, including footings and slab-on-grade foundation, 2x4 wood frame with OSB structural sheathing, and gable truss roof at 6/12 pitch. Install 25-year asphalt shingle roofing with galvanized metal flashing; vinyl siding and trim. Install five double-hung 30-by-48-inch vinyl windows; one 30/68 exterior door with half-glass and lockset; and two composite 9x8 overhead doors with motorized openers. Include 100-amp breaker at main house panel and 50 linear feet of trench buried conduit to feed new electrical sub-panel. Provide electrical wiring for openers; three-way switching for fluorescent ceiling fixtures over each bay; three-way switching for two exterior spotlights; outlets to code. Interior wall, floors, and ceilings remain unfinished.

GARAGE ADDITION — UPSCALE

For the same midrange two-car garage, add interior wall finish using moisture-resistant drywall on ceiling and three walls. At rear wall, install modular storage systems including wall panels, upper and lower storage cabinets with work surfaces, and required task lighting. Trim all windows and doors and provide base molding at perimeter; paint all trim, ceiling, and walls. Finish cement floor with color, slip-resistant epoxy sealer.

HOME OFFICE REMODEL

Convert an existing 12-by-12-foot room to a home office. Install custom cabinets to include 20 linear feet of laminate desktop, computer workstation, and wall cabinet storage. Rewire room for computer, fax machine, and other electronic equipment, as well as cable and telephone lines. Include drywall interior, painted trim, and commercial-grade carpeting.

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 wall oven, cooktop, 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 cherry cabinets with built-in sliding shelves and other interior accessories. Include stone countertops with imported ceramic or glass tile backsplash; built-in refrigerator, cooktop, and 36-inch commercial grade range and vent hood; built-in warming drawer, trash compactor, and built-in combination microwave and convection oven. Install high-end undermount sink with designer faucets and built-in water filtration system. Add new general and task lighting including low-voltage undercabinet lights. Install cork flooring, cherry trim.

MASTER SUITE ADDITION

Add a 24-by-16-foot master bedroom suite over a crawlspace. Include walk-in closet/dressing area, whirlpool tub in ceramic tile platform, 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.

MASTER SUITE ADDITION — UPSCALE

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

*NOTE: The two midrange deck projects in 2008-09 are identical except that one of them specifies composite decking and railings. That composite project was treated as an upscale project in 2007, but was reclassified as midrange to enable easier comparisons with wood decks. The 2008-09 Deck Addition — Upscale is a completely new project that adds design complexity and accessories.

Project Descriptions continued

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 corner-design whirlpool tub bordered on two sides by windows and built into granite or marble platform with custom cabinet front. 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.

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 raised-panel wood doors and drawers, including new hardware. Replace wall oven and cooktop with new energy-efficient models. Replace laminate countertops; install midpriced sink and faucet. Repaint trim, add wall covering, and remove and replace resilient flooring.

REPLACE ROOFING

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-sized skylights; and custom cap treatment at vented ridge.

REPLACE ROOFING — UPSCALE

Remove existing roofing to bare wood

sheathing and dispose of properly. Install 30 squares of standing seam metal, formed on site into 16-inch panels using factory-enameled roll steel; double-lock all seams. Use custom brake-bent flashing from same material for drip edge and all flashing at roof-wall intersections. Assume a 5-square hip roof; custom flashing at two average-sized skylights; and custom cap treatment at vented ridge. Apply over new felt underlayment; use ice-and-water membrane at eaves, valleys, and all penetrations.

REPLACE SIDING

Replace 1,250 square feet of existing siding with new vinyl siding, including all trim.

REPLACE SIDING — UPSCALE (FIBER-CEMENT)

Replace 1,250 square feet of existing siding with new fiber-cement siding, factory primed and factory painted. Include all 4/4 and 5/4 trim using either fiber-cement boards or cellular PVC.

REPLACE SIDING — UPSCALE (FOAM-BACKED VINYL)

Replace 1,250 square feet of existing siding with new foam-backed vinyl siding, including factory trim at all openings and corners.

SUNROOM ADDITION

Construct a 200-square-foot sunroom addition, including footings and slab-on-grade foundation. Post-and-beam framing exposed on interior side. Wall glazing: vinyl or aluminum clad awning and casement windows with low-E, laminated or tempered glazing and screens. Roof glazing: 10 large aluminum-clad venting skylights with screens. Provide ceiling fan; insulate all non-glass areas; provide movable shades for glass area. Quarry tile or equal on floor.

TWO-STORY ADDITION

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.

REPLACE WINDOWS (VINYL)

Replace 10 existing 3-by-5-foot double-hung windows with insulated vinyl replacement windows. Wrap existing exterior trim as required to match. Do not disturb existing interior trim.

REPLACE WINDOWS (WOOD)

Replace 10 existing 3-by-5-foot double-hung windows with insulated wood replacement windows, exterior clad in vinyl or aluminum. Wrap existing exterior trim as required to match. Do not disturb existing interior trim.

REPLACE WINDOWS — UPSCALE (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.

REPLACE WINDOWS — UPSCALE (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.

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