

# Remodeling Cost *vs* Value Report 2007

hanley wood



Complete data  
organized by project  
and by city

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PROJECT TYPE	SAN FRANCISCO			PACIFIC			2007 NATIONAL AVERAGES		
	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped
<b>MIDRANGE</b>									
Attic Bedroom Remodel	\$61,616	\$74,768	121.3%	\$55,306	\$54,186	98.0%	\$46,691	\$35,771	76.6%
Back-up Power Generator	15,604	11,356	72.8%	15,220	9,681	63.6%	13,357	7,748	58.0%
Basement Remodel	78,290	84,785	108.3%	70,064	67,844	96.8%	59,435	44,661	75.1%
Bathroom Addition	48,151	48,157	100.0%	43,884	36,657	83.5%	37,202	24,553	66.0%
Bathroom Remodel	20,111	23,476	116.7%	18,112	17,500	96.6%	15,789	12,366	78.3%
Deck Addition (wood)	13,509	17,665	130.8%	12,812	13,836	108.0%	10,347	8,835	85.4%
Family Room Addition	99,297	91,832	92.5%	92,710	78,647	84.8%	78,989	54,148	68.6%
Garage Addition	67,859	74,519	109.8%	63,485	55,839	88.0%	53,897	37,461	69.5%
Home Office Remodel	31,188	25,488	81.7%	29,892	20,584	68.9%	27,193	15,498	57.0%
Major Kitchen Remodel	64,617	69,518	107.6%	61,122	59,056	96.6%	55,503	43,363	78.1%
Master Suite Addition	125,837	132,667	105.4%	116,134	101,224	87.2%	98,863	68,172	69.0%
Minor Kitchen Remodel	23,865	27,099	113.6%	22,698	23,494	103.5%	21,185	17,576	83.0%
Roofing Replacement	23,914	21,920	91.7%	21,360	18,182	85.1%	18,042	12,166	67.4%
Siding Replacement	12,982	10,271	79.1%	12,139	10,061	82.9%	9,910	8,245	83.2%
Sunroom Addition	82,854	71,525	86.3%	78,055	54,164	69.4%	69,817	41,231	59.1%
Two-Story Addition	174,102	186,385	107.1%	160,637	146,021	90.9%	139,297	103,010	73.9%
Window Replacement (vinyl)	12,807	12,709	99.2%	12,164	11,978	98.5%	10,448	8,290	79.3%
Window Replacement (wood)	14,102	15,877	112.6%	13,121	13,497	102.9%	11,384	9,241	81.2%
<b>UPSCALE</b>									
Bathroom Addition	\$90,378	\$89,545	99.1%	\$83,573	\$70,254	84.1%	\$73,145	\$50,442	69.0%
Bathroom Remodel	62,377	61,767	99.0%	56,822	48,139	84.7%	50,590	34,588	68.4%
Deck Addition (composite)	17,191	19,878	115.6%	16,623	16,354	98.4%	15,039	11,672	77.6%
Garage Addition	102,591	100,627	98.1%	95,213	74,389	78.1%	82,108	53,056	64.6%
Major Kitchen Remodel	123,476	126,779	102.7%	117,254	104,241	88.9%	109,394	81,096	74.1%
Master Suite Addition	265,265	227,096	85.6%	248,404	192,084	77.3%	220,149	141,120	64.1%
Roofing Replacement	43,542	36,432	83.7%	38,415	30,703	79.9%	33,151	21,769	65.7%
Siding Replacement (fiber-cement)	13,712	13,166	96.0%	13,637	13,766	100.9%	13,212	11,633	88.1%
Siding Replacement (foam-backed vinyl)	15,769	12,571	79.7%	14,760	11,855	80.3%	12,132	9,668	79.7%
Window Replacement (vinyl)	16,647	17,437	104.7%	15,743	15,855	100.7%	13,479	10,913	81.0%
Window Replacement (wood)	20,859	23,353	112.0%	19,608	20,270	103.4%	17,383	13,784	79.3%

**BOUND RESEARCH REPORT**

A bound copy of the 2007 Cost vs. Value Report will be available after January 1, 2008 at [www.costvsvalue.com](http://www.costvsvalue.com). The printed research report organizes the survey data by project (listing all city data for each project) and by city (listing all project data for each city). Also included is a table of national averages as well as tables for 9 U.S. regions.

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PROJECT TYPE	SACRAMENTO			PACIFIC			2007 NATIONAL AVERAGES		
	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped
<b>MIDRANGE</b>									
Attic Bedroom Remodel	\$55,989	\$41,758	74.6%	\$55,306	\$54,186	98.0%	\$46,691	\$35,771	76.6%
Back-up Power Generator	15,243	8,646	56.7%	15,220	9,681	63.6%	13,357	7,748	58.0%
Basement Remodel	71,395	65,464	91.7%	70,064	67,844	96.8%	59,435	44,661	75.1%
Bathroom Addition	44,282	32,459	73.3%	43,884	36,657	83.5%	37,202	24,553	66.0%
Bathroom Remodel	18,422	16,759	91.0%	18,112	17,500	96.6%	15,789	12,366	78.3%
Deck Addition (wood)	13,106	12,518	95.5%	12,812	13,836	108.0%	10,347	8,835	85.4%
Family Room Addition	93,793	72,167	76.9%	92,710	78,647	84.8%	78,989	54,148	68.6%
Garage Addition	64,070	48,923	76.4%	63,485	55,839	88.0%	53,897	37,461	69.5%
Home Office Remodel	30,222	18,615	61.6%	29,892	20,584	68.9%	27,193	15,498	57.0%
Major Kitchen Remodel	62,001	53,538	86.4%	61,122	59,056	96.6%	55,503	43,363	78.1%
Master Suite Addition	117,320	89,600	76.4%	116,134	101,224	87.2%	98,863	68,172	69.0%
Minor Kitchen Remodel	22,929	21,020	91.7%	22,698	23,494	103.5%	21,185	17,576	83.0%
Roofing Replacement	20,354	16,260	79.9%	21,360	18,182	85.1%	18,042	12,166	67.4%
Siding Replacement	12,312	9,720	78.9%	12,139	10,061	82.9%	9,910	8,245	83.2%
Sunroom Addition	78,844	44,460	56.4%	78,055	54,164	69.4%	69,817	41,231	59.1%
Two-Story Addition	163,114	122,000	74.8%	160,637	146,021	90.9%	139,297	103,010	73.9%
Window Replacement (vinyl)	12,364	11,644	94.2%	12,164	11,978	98.5%	10,448	8,290	79.3%
Window Replacement (wood)	13,311	12,543	94.2%	13,121	13,497	102.9%	11,384	9,241	81.2%
<b>UPSCALE</b>									
Bathroom Addition	\$84,268	\$64,900	77.0%	\$83,573	\$70,254	84.1%	\$73,145	\$50,442	69.0%
Bathroom Remodel	57,414	46,661	81.3%	56,822	48,139	84.7%	50,590	34,588	68.4%
Deck Addition (composite)	16,829	15,370	91.3%	16,623	16,354	98.4%	15,039	11,672	77.6%
Garage Addition	96,370	63,785	66.2%	95,213	74,389	78.1%	82,108	53,056	64.6%
Major Kitchen Remodel	118,477	91,740	77.4%	117,254	104,241	88.9%	109,394	81,096	74.1%
Master Suite Addition	250,797	166,250	66.3%	248,404	192,084	77.3%	220,149	141,120	64.1%
Roofing Replacement	35,856	26,320	73.4%	38,415	30,703	79.9%	33,151	21,769	65.7%
Siding Replacement (fiber-cement)	13,645	13,700	100.4%	13,637	13,766	100.9%	13,212	11,633	88.1%
Siding Replacement (foam-backed vinyl)	14,937	11,980	80.2%	14,760	11,855	80.3%	12,132	9,668	79.7%
Window Replacement (vinyl)	16,083	15,356	95.5%	15,743	15,855	100.7%	13,479	10,913	81.0%
Window Replacement (wood)	19,935	19,200	96.3%	19,608	20,270	103.4%	17,383	13,784	79.3%

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# Project Descriptions

## ATTIC BEDROOM REMODEL

Convert unfinished attic space to a 15-by-15-foot bedroom and a 5-by-7-foot bath 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.

## BACK-UP POWER GENERATOR

Install Guardian or similar electrical back-up 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 bath; construct 24 LF 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 3 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 LF of raised-panel oak cabinets with laminate countertops, stainless steel bar sink, single-lever bar faucet, under-counter refrigerator, and vinyl floor tile.

## BATHROOM ADDITION

Add a full 6-by-8-foot bath over a crawl space 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 SF master bath to existing master

bedroom over a crawl space. 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.

## DECK ADDITION - UPSCALE (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.

## FAMILY ROOM ADDITION

In a style appropriate to the existing house, add a 16-by-25-foot room on a crawl space 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 26x26-foot free-standing 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 5 double-hung 30x48-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 Lf of trench buried conduit to feed new electrical sub-panel. Provide electrical wiring for openers; 3-way switching for fluorescent ceiling fixtures over each bay; 3-way switching for 2 exterior spotlights; outlets to code. Interior wall, floors, and ceilings remain unfinished.

## GARAGE ADDITION - UPSCALE

For the same mid-range 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 window 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.

## 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 mid-priced sink and faucet. Repaint trim, add wall covering, and remove and replace resilient flooring.

### 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 under-cabinet lights. Install cork flooring, cherry trim.

### MASTER SUITE ADDITION

Add a 24-by-16-foot master bedroom suite over a crawl space. 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; bath 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 crawl space.

**Bedroom:** Add a 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 large walk-in closet/dressing area with natural light, mirrors, and linen storage. Add French doors to exterior.

**Bath:** 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, under-counter 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.

### 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 bath in a 24-by-16-foot two-story wing over a crawl space. 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 - VINYL - UPSCALE

Replace 10 existing 3-by-5-foot double-hung windows with insulated, low-E, simulated-divided-light vinyl windows. Simulated woodgrain interior finish; custom-color exterior finish. Trim exterior to match existing; do not disturb existing interior trim.

### REPLACE WINDOWS - WOOD - UPSCALE

Replace 10 existing 3-by-5-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.

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