

COST^{VS.}VALUE 2016

www.costvsvalue.com

remodeling
YOUR TOOLBOX FOR SUCCESS

COST VS. VALUE 2016

Midrange Project Descriptions

ATTIC INSULATION (FIBERGLASS)

Air-seal a 35x30 attic floor to address any air leakage from conditioned space 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.

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 coming; 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 in oil-rubbed bronze or satin-nickel finish.

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 in brass or antique-brass finish.

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 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-

COST VS. VALUE 2016

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 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.

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 1 address block. Installation includes 2 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 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, 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.

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, cooktop, 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 (VINYL)

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

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

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 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

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 (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

COST VS. VALUE 2016

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 ½-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 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 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 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."

SIDING REPLACEMENT (ENGINEERED)

Replace 1,250 square feet of existing siding with siding made from engineered wood or similar engineered material. Include factory trim at all openings and corners.

SIDING REPLACEMENT (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.

SIDING REPLACEMENT (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.

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 2016 Cost vs. Value Report (www.costvsvalue.com) ...”
- “... as compiled in the Remodeling 2016 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:

“© 2016 Hanley Wood Media Inc. Complete data from the Remodeling 2016 Cost vs. Value Report can be downloaded free at www.costvsvalue.com.”

LICENSING OF 2016 COST VS. VALUE REPORT DATA

For permission to license data from the 2016 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 2016

| PROJECT TYPE | DENVER | | |
|--|----------|--------------|---------------|
| MIDRANGE | Job Cost | Resale Value | Cost Recouped |
| Attic Insulation (fiberglass) | \$1,272 | \$1,112 | 87.4% |
| Backup Power Generator | 12,605 | 6,313 | 50.1% |
| Basement Remodel | 67,012 | 50,989 | 76.1% |
| Bathroom Addition | 41,886 | 25,627 | 61.2% |
| Bathroom Remodel | 17,894 | 11,972 | 66.9% |
| Deck Addition (composite) | 16,706 | 12,689 | 76.0% |
| Deck Addition (wood) | 10,751 | 8,401 | 78.1% |
| Entry Door Replacement (fiberglass) | 3,121 | 2,534 | 81.2% |
| Entry Door Replacement (steel) | 1,340 | 1,040 | 77.6% |
| Family Room Addition | 84,969 | 69,361 | 81.6% |
| Garage Door Replacement | 1,607 | 1,316 | 81.9% |
| Major Kitchen Remodel | 59,266 | 42,512 | 71.7% |
| Manufactured Stone Veneer | 7,511 | 7,504 | 99.9% |
| Master Suite Addition | 113,591 | 84,366 | 74.3% |
| Minor Kitchen Remodel | 19,744 | 17,180 | 87.0% |
| Roofing Replacement | 19,570 | 13,731 | 70.2% |
| Siding Replacement (vinyl) | 12,097 | 8,645 | 71.5% |
| Two-Story Addition | 169,858 | 135,166 | 79.6% |
| UPSCALE | Job Cost | Resale Value | Cost Recouped |
| Bathroom Addition | \$78,924 | \$51,282 | 65.0% |
| Bathroom Remodel | 57,523 | 39,994 | 69.5% |
| Deck Addition (composite) | 37,547 | 24,685 | 65.7% |
| Garage Door Replacement | 3,193 | 2,640 | 82.7% |
| Grand Entrance (fiberglass) | 7,982 | 5,332 | 66.8% |
| Major Kitchen Remodel | 119,252 | 87,112 | 73.0% |
| Master Suite Addition | 246,313 | 169,499 | 68.8% |
| Siding Replacement (engineered) | 13,695 | 11,465 | 83.7% |
| Siding Replacement (fiber-cement) | 14,408 | 10,776 | 74.8% |
| Siding Replacement (foam-backed vinyl) | 15,688 | 10,134 | 64.6% |
| Window Replacement (vinyl) | 14,699 | 11,268 | 76.7% |
| Window Replacement (wood) | 17,961 | 13,339 | 74.3% |

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

©2016 Hanley Wood Media Inc. Republication 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 2016

| PROJECT TYPE | MOUNTAIN | | |
|--|----------|--------------|---------------|
| MIDRANGE | Job Cost | Resale Value | Cost Recouped |
| Attic Insulation (fiberglass) | \$1,248 | \$1,193 | 95.6% |
| Backup Power Generator | 12,391 | 6,790 | 54.8% |
| Basement Remodel | 65,281 | 45,725 | 70.0% |
| Bathroom Addition | 40,208 | 20,600 | 51.2% |
| Bathroom Remodel | 17,061 | 10,398 | 60.9% |
| Deck Addition (composite) | 16,321 | 9,618 | 58.9% |
| Deck Addition (wood) | 10,058 | 6,983 | 69.4% |
| Entry Door Replacement (fiberglass) | 3,099 | 2,045 | 66.0% |
| Entry Door Replacement (steel) | 1,312 | 1,043 | 79.5% |
| Family Room Addition | 82,820 | 57,171 | 69.0% |
| Garage Door Replacement | 1,588 | 1,206 | 75.9% |
| Major Kitchen Remodel | 58,143 | 37,542 | 64.6% |
| Manufactured Stone Veneer | 7,490 | 5,997 | 80.1% |
| Master Suite Addition | 111,399 | 72,348 | 64.9% |
| Minor Kitchen Remodel | 19,401 | 15,177 | 78.2% |
| Roofing Replacement | 19,230 | 12,871 | 66.9% |
| Siding Replacement (vinyl) | 11,761 | 7,987 | 67.9% |
| Two-Story Addition | 165,823 | 117,748 | 71.0% |
| UPSCALE | Job Cost | Resale Value | Cost Recouped |
| Bathroom Addition | \$76,815 | \$40,806 | 53.1% |
| Bathroom Remodel | 55,965 | 31,106 | 55.6% |
| Deck Addition (composite) | 36,677 | 19,837 | 54.1% |
| Garage Door Replacement | 3,130 | 2,289 | 73.1% |
| Grand Entrance (fiberglass) | 7,889 | 4,730 | 60.0% |
| Major Kitchen Remodel | 117,622 | 71,235 | 60.6% |
| Master Suite Addition | 239,776 | 138,509 | 57.8% |
| Siding Replacement (engineered) | 13,221 | 9,552 | 72.2% |
| Siding Replacement (fiber-cement) | 13,889 | 9,983 | 71.9% |
| Siding Replacement (foam-backed vinyl) | 15,165 | 9,287 | 61.2% |
| Window Replacement (vinyl) | 14,420 | 9,907 | 68.7% |
| Window Replacement (wood) | 17,755 | 11,118 | 62.6% |

CONFIDENCE LEVEL: 95% +/-5.8

This document contains copyrighted material and is not authorized for display on the Internet or for republication in any media for resale.
 ©2016 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 2016

| PROJECT TYPE | 2015 NATIONAL AVERAGES | | |
|--|------------------------|--------------|---------------|
| MIDRANGE | Job Cost | Resale Value | Cost Recouped |
| Attic Insulation (fiberglass) | \$1,268 | \$1,482 | 116.9% |
| Backup Power Generator | 12,712 | 7,556 | 59.4% |
| Basement Remodel | 68,490 | 48,194 | 70.4% |
| Bathroom Addition | 42,233 | 23,727 | 56.2% |
| Bathroom Remodel | 17,908 | 11,769 | 65.7% |
| Deck Addition (composite) | 16,798 | 10,819 | 64.4% |
| Deck Addition (wood) | 10,471 | 7,850 | 75.0% |
| Entry Door Replacement (fiberglass) | 3,126 | 2,574 | 82.3% |
| Entry Door Replacement (steel) | 1,335 | 1,217 | 91.1% |
| Family Room Addition | 86,615 | 58,807 | 67.9% |
| Garage Door Replacement | 1,652 | 1,512 | 91.5% |
| Major Kitchen Remodel | 59,999 | 38,938 | 64.9% |
| Manufactured Stone Veneer | 7,519 | 6,988 | 92.9% |
| Master Suite Addition | 115,810 | 74,224 | 64.1% |
| Minor Kitchen Remodel | 20,122 | 16,716 | 83.1% |
| Roofing Replacement | 20,142 | 14,446 | 71.7% |
| Siding Replacement (vinyl) | 12,341 | 9,032 | 73.2% |
| Two-Story Addition | 171,056 | 118,555 | 69.3% |
| UPSCALE | Job Cost | Resale Value | Cost Recouped |
| Bathroom Addition | \$79,380 | \$45,006 | 56.7% |
| Bathroom Remodel | 57,411 | 32,998 | 57.5% |
| Deck Addition (composite) | 37,943 | 21,877 | 57.7% |
| Garage Door Replacement | 3,140 | 2,830 | 90.1% |
| Grand Entrance (fiberglass) | 7,971 | 5,545 | 69.6% |
| Major Kitchen Remodel | 119,909 | 73,707 | 61.5% |
| Master Suite Addition | 245,474 | 140,448 | 57.2% |
| Siding Replacement (engineered) | 13,832 | 10,866 | 78.6% |
| Siding Replacement (fiber-cement) | 14,520 | 11,342 | 78.1% |
| Siding Replacement (foam-backed vinyl) | 15,708 | 10,636 | 67.7% |
| Window Replacement (vinyl) | 14,725 | 10,794 | 73.3% |
| Window Replacement (wood) | 18,087 | 13,050 | 72.1% |

CONFIDENCE LEVEL: 95% +/-2%

This document contains copyrighted material and is not authorized for display on the Internet or for republication in any media for resale.
 ©2016 Hanley Wood Media Inc. Republication 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.

| PROJECT TYPE | DENVER | | | MOUNTAIN | | | 2015 NATIONAL AVERAGES | | |
|--|----------|--------------|---------------|----------|--------------|---------------|------------------------|--------------|---------------|
| MIDRANGE | Job Cost | Resale Value | Cost Recouped | Job Cost | Resale Value | Cost Recouped | Job Cost | Resale Value | Cost Recouped |
| Attic Insulation (fiberglass) | \$1,272 | \$1,112 | 87.4% | \$1,248 | \$1,193 | 95.6% | \$1,268 | \$1,482 | 116.9% |
| Backup Power Generator | 12,605 | 6,313 | 50.1% | 12,391 | 6,790 | 54.8% | 12,712 | 7,556 | 59.4% |
| Basement Remodel | 67,012 | 50,989 | 76.1% | 65,281 | 45,725 | 70.0% | 68,490 | 48,194 | 70.4% |
| Bathroom Addition | 41,886 | 25,627 | 61.2% | 40,208 | 20,600 | 51.2% | 42,233 | 23,727 | 56.2% |
| Bathroom Remodel | 17,894 | 11,972 | 66.9% | 17,061 | 10,398 | 60.9% | 17,908 | 11,769 | 65.7% |
| Deck Addition (composite) | 16,706 | 12,689 | 76.0% | 16,321 | 9,618 | 58.9% | 16,798 | 10,819 | 64.4% |
| Deck Addition (wood) | 10,751 | 8,401 | 78.1% | 10,058 | 6,983 | 69.4% | 10,471 | 7,850 | 75.0% |
| Entry Door Replacement (fiberglass) | 3,121 | 2,534 | 81.2% | 3,099 | 2,045 | 66.0% | 3,126 | 2,574 | 82.3% |
| Entry Door Replacement (steel) | 1,340 | 1,040 | 77.6% | 1,312 | 1,043 | 79.5% | 1,335 | 1,217 | 91.1% |
| Family Room Addition | 84,969 | 69,361 | 81.6% | 82,820 | 57,171 | 69.0% | 86,615 | 58,807 | 67.9% |
| Garage Door Replacement | 1,607 | 1,316 | 81.9% | 1,588 | 1,206 | 75.9% | 1,652 | 1,512 | 91.5% |
| Major Kitchen Remodel | 59,266 | 42,512 | 71.7% | 58,143 | 37,542 | 64.6% | 59,999 | 38,938 | 64.9% |
| Manufactured Stone Veneer | 7,511 | 7,504 | 99.9% | 7,490 | 5,997 | 80.1% | 7,519 | 6,988 | 92.9% |
| Master Suite Addition | 113,591 | 84,366 | 74.3% | 111,399 | 72,348 | 64.9% | 115,810 | 74,224 | 64.1% |
| Minor Kitchen Remodel | 19,744 | 17,180 | 87.0% | 19,401 | 15,177 | 78.2% | 20,122 | 16,716 | 83.1% |
| Roofing Replacement | 19,570 | 13,731 | 70.2% | 19,230 | 12,871 | 66.9% | 20,142 | 14,446 | 71.7% |
| Siding Replacement (vinyl) | 12,097 | 8,645 | 71.5% | 11,761 | 7,987 | 67.9% | 12,341 | 9,032 | 73.2% |
| Two-Story Addition | 169,858 | 135,166 | 79.6% | 165,823 | 117,748 | 71.0% | 171,056 | 118,555 | 69.3% |
| UPSCALE | Job Cost | Resale Value | Cost Recouped | Job Cost | Resale Value | Cost Recouped | Job Cost | Resale Value | Cost Recouped |
| Bathroom Addition | \$78,924 | \$51,282 | 65.0% | \$76,815 | \$40,806 | 53.1% | \$79,380 | \$45,006 | 56.7% |
| Bathroom Remodel | 57,523 | 39,994 | 69.5% | 55,965 | 31,106 | 55.6% | 57,411 | 32,998 | 57.5% |
| Deck Addition (composite) | 37,547 | 24,685 | 65.7% | 36,677 | 19,837 | 54.1% | 37,943 | 21,877 | 57.7% |
| Garage Door Replacement | 3,193 | 2,640 | 82.7% | 3,130 | 2,289 | 73.1% | 3,140 | 2,830 | 90.1% |
| Grand Entrance (fiberglass) | 7,982 | 5,332 | 66.8% | 7,889 | 4,730 | 60.0% | 7,971 | 5,545 | 69.6% |
| Major Kitchen Remodel | 119,252 | 87,112 | 73.0% | 117,622 | 71,235 | 60.6% | 119,909 | 73,707 | 61.5% |
| Master Suite Addition | 246,313 | 169,499 | 68.8% | 239,776 | 138,509 | 57.8% | 245,474 | 140,448 | 57.2% |
| Siding Replacement (engineered) | 13,695 | 11,465 | 83.7% | 13,221 | 9,552 | 72.2% | 13,832 | 10,866 | 78.6% |
| Siding Replacement (fiber-cement) | 14,408 | 10,776 | 74.8% | 13,889 | 9,983 | 71.9% | 14,520 | 11,342 | 78.1% |
| Siding Replacement (foam-backed vinyl) | 15,688 | 10,134 | 64.6% | 15,165 | 9,287 | 61.2% | 15,708 | 10,636 | 67.7% |
| Window Replacement (vinyl) | 14,699 | 11,268 | 76.7% | 14,420 | 9,907 | 68.7% | 14,725 | 10,794 | 73.3% |
| Window Replacement (wood) | 17,961 | 13,339 | 74.3% | 17,755 | 11,118 | 62.6% | 18,087 | 13,050 | 72.1% |

CONFIDENCE LEVEL: 95% +/-5.8

CONFIDENCE LEVEL: 95% +/-2%

COST^{VS.}VALUE²⁰¹⁶



The 2016 REMODELING Cost vs. Value Report has been brought to you thanks to the following companies.



The Genuine. The Original.



Offer Two Symbols of Quality and Trust:



earthwise
WINDOWS & DOORS



The Earthwise Windows Advantage:

- Earthwise Windows and Doors is the only brand available to Professionals with the coveted Good Housekeeping Seal.
- Only the Earthwise Group builds products for optimum performance in your customer's local climate.
- Affordable Earthwise products have the best warranty in the industry: A transferable, Limited Lifetime Manufacturer's Warranty plus the Good Housekeeping Seal with its two-year money-back guarantee.
- We'll build over 1 million windows this year—It's time for you to find out why.

Ready to Grow Your Business?

Call: 513-755-6707

info@earthwisewindows.com

The Wise Choice.™

www.earthwisewindows.com



WE BUILD

character
opportunities
expertise
status
business
reputations
confidence
solutions
success

© 2015 James Hardie Building Products Inc. All rights reserved. HS15223 12/15



Introducing the New James Hardie Contractor Alliance™ Program

Align with the industry leader and we can help grow your presence in the community. Build on our unique marketing tools, lead generation support, and training on everything from in-home sales to installation. Strengthen your business with the #1 brand of siding to stand out from the competition. The more you connect with us, the deeper our commitment to you. James Hardie Contractor Alliance™ Program – **our business is building yours.**

Start putting the program to work
for you at HardieAlliance.com

 **JamesHardie**
Siding | Trim

THEIRS:

UNSIGHTLY SCREWS.
STAINED AND FADED FINISH.

OURS:

TOTALLY HIDDEN FASTENERS.
25-YEAR STAIN AND FADE WARRANTY.



Kleer Decking +PLUS. A complete system of innovative building solutions.

How do standard composite decks compare to **Kleer Decking +Plus**? Frankly, there is no comparison. With a specially designed **hidden fastener system**, an industry leading **25-year stain and fade warranty**, and a **lifetime warranty that includes labor for the first two years**, the deck you install today will look just as impressive for many tomorrows to come. See how Kleer continues to **think beyond wood** at KleerDecking.com


**KLEER
DECKING
+PLUS**
A DIVISION OF THE TAPCO GROUP

SO COST EFFECTIVE *it practically* PAYS FOR ITSELF



Upgrading a garage door is one of the most cost effective renovations your clients can make. In fact, according to the Cost vs. Value Report, replacing a basic garage door with an upgraded one from Overhead Door returned a remarkable 95.2% on original cost. Now, that's a return on investment homeowners 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

Who really cares about door details
no one might ever see?

The Professional Way
is the only way at ProVia.

Hand-staining by professional painters is only one in the seven-step Dura-Fuse™ finishing system at ProVia. To us, the surfaces and preparations underneath are as important as the ones everyone sees and touches.

It's our mission—to serve by caring for details in ways others won't—that ensures the highest manufacturing standards.

We're building our products and our company to last a lifetime. That's the Professional Way.

Find us at www.provia.com/doors.

Jeremiah Miller of our Walnut Creek, OH facility does.



Who really cares about stone details
no one might ever see?

The Professional Way
is the only way at ProVia.

Every intricate surface and naturally occurring edge—even on the sides and undercuts—will be captured by the ProVia stone manufacturing process.

To us, the surfaces that get hidden in the shadows are as important as the ones everyone sees.

It's our mission—to serve by caring for details in ways others won't—that ensures the highest manufacturing standards.

We're building our products and our company to last a lifetime.

That's the Professional Way. Find us at
www.proviaproducts.com/stone.



Doug Irvin of our stone facility does.



**GIVE THEM SOMETHING TO TALK ABOUT—
A HASSLE-FREE REMODEL!**

WWW.WAYPOINTLIVINGSACES.COM

Waypoint
LIVING SPACES
Exactly what you had in mind®