remodeling

COST VS VALUE REPORT 2011–12

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YOUR TOOLBOX FOR SUCCESS

Philadelphia, PA

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remodeling COST VS VALUE REPORT 2011-12

PROJECT TYPE	PHILADELPHIA			MIDDLE ATLANTIC			2011 NATIONAL AVERAGES		
MIDRANGE	**Job Cost**	**Resale Value**	**Cost Recouped**	**Job Cost**	**Resale Value**	**Cost Recouped**	**Job Cost**	**Resale Value**	**Cost Recouped**
Attic Bedroom Remodel	$59,420	$38,593	64.9%	$53,871	$35,856	66.6%	$50,148	$36,346	72.5%
Backup Power Generator	16,118	7,658	47.5%	15,617	7,240	46.4%	14,760	7,009	47.5%
Basement Remodel	75,471	42,867	56.8%	67,860	38,113	56.2%	63,378	42,338	66.8%
Bathroom Addition	47,008	23,573	50.1%	42,832	19,912	46.5%	40,096	20,455	51.0%
Bathroom Remodel	19,346	11,870	61.4%	17,551	9,772	55.7%	16,552	10,293	62.2%
Deck Addition (wood)	11,450	7,668	67.0%	10,490	6,763	64.5%	10,350	7,259	70.1%
Deck Addition (composite)	16,798	9,796	58.3%	15,900	9,393	59.1%	15,579	9,780	62.8%
Entry Door Replacement (steel)	1,444	775	53.7%	1,293	867	67.1%	1,238	903	73.0%
Entry Door Replacement (fiberglass)	3,927	1,836	46.8%	3,644	1,976	54.2%	3,536	1,990	56.3%
Family Room Addition	95,529	51,345	53.7%	87,989	48,429	55.0%	83,118	50,004	60.2%
Garage Addition	63,878	35,393	55.4%	60,994	31,896	52.3%	57,824	33,089	57.2%
Garage Door Replacement	1,677	945	56.4%	1,566	1,025	65.5%	1,512	1,087	71.9%
Home Office Remodel	30,609	12,297	40.2%	28,955	11,269	38.9%	27,963	11,983	42.9%
Major Kitchen Remodel	63,657	39,049	61.3%	59,731	36,346	60.8%	57,494	37,785	65.7%
Master Suite Addition	122,265	69,620	56.9%	112,788	63,821	56.6%	106,196	62,874	59.2%
Minor Kitchen Remodel	20,912	13,491	64.5%	20,067	13,050	65.0%	19,588	14,120	72.1%
Roofing Replacement	24,462	12,806	52.3%	23,189	12,500	53.9%	21,204	12,257	57.8%
Siding Replacement (vinyl)	13,105	8,337	63.6%	12,024	8,068	67.1%	11,729	8,155	69.5%
Sunroom Addition	82,020	36,805	44.9%	77,136	35,662	46.2%	74,310	34,133	45.9%
Two-Story Addition	184,694	107,386	58.1%	172,435	101,314	58.8%	165,796	103,391	62.4%
Window Replacement (vinyl)	12,833	7,581	59.1%	11,904	7,441	62.5%	11,319	7,692	68.0%
Window Replacement (wood)	13,842	7,783	56.2%	12,858	7,838	61.0%	12,229	8,258	67.5%
UPSCALE	**Job Cost**	**Resale Value**	**Cost Recouped**	**Job Cost**	**Resale Value**	**Cost Recouped**	**Job Cost**	**Resale Value**	**Cost Recouped**
Bathroom Addition	$86,680	$43,844	50.6%	$80,596	$37,319	46.3%	$76,209	$40,061	52.6%
Bathroom Remodel	59,426	31,290	52.7%	55,029	27,877	50.7%	52,249	28,972	55.5%
Deck Addition (composite)	41,475	21,964	53.0%	38,872	19,530	50.2%	37,829	20,637	54.6%
Garage Addition	97,127	47,662	49.1%	90,995	43,296	47.6%	86,347	44,987	52.1%
Garage Door Replacement	3,039	1,784	58.7%	3,019	2,015	66.8%	2,994	2,129	71.1%
Grand Entrance	8,561	4,191	49.0%	7,781	4,477	57.5%	7,488	4,554	60.8%
Major Kitchen Remodel	119,878	63,187	52.7%	114,041	62,871	55.1%	110,938	63,731	57.4%
Master Suite Addition	252,088	118,963	47.2%	236,917	112,033	47.3%	227,178	114,822	50.5%
Roofing Replacement	44,384	22,696	51.1%	41,269	21,268	51.5%	37,481	20,435	54.5%
Siding Replacement (fiber-cement)	13,688	9,663	70.6%	13,630	9,671	71.0%	13,461	10,493	78.0%
Siding Replacement (foam-backed vinyl)	15,730	9,600	61.0%	14,607	9,720	66.5%	14,274	9,937	69.6%
Window Replacement (vinyl)	16,397	9,584	58.5%	15,116	9,167	60.6%	14,328	9,898	69.1%
Window Replacement (wood)	21,061	11,243	53.4%	19,787	11,217	56.7%	18,999	12,175	64.1%

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Project Descriptions

Midrange

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 modular 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-four-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 (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 (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.

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.

ENTRY DOOR REPLACEMENT (FIBERGLASS)

Remove existing 3-0/6-8 entry door and jambs and replace with new fiberglass unit 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 in oil-rubbed bronze or satin-nickel 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 ADDITION

Construct a 26-by-26-foot freestanding two-car garage, including footings and slab-on-grade foundation, 2x4 wood frame with

Project Descriptions continued

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 3-0/6-8 exterior door with half-glass and lockset; and two composite 9-by-8-foot 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 subpanel. 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 DOOR REPLACEMENT

Remove and dispose of existing 16-by-7-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.

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.

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 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.

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 vinyl siding, including all trim.

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.

WINDOW REPLACEMENT (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.

WINDOW REPLACEMENT (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.

Upscale

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.

Project Descriptions continued

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 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 ADDITION

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.

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.

ROOFING REPLACEMENT

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.

Project Descriptions continued

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.

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- Won't crack, split or rot like wood; or dent, chip or rust like steel
- Delivers a better long-term return on investment than either wood or steel through proven features that provide improved security, long-lasting performance, lower maintenance and a look that will last
- Engineered for years of trouble-free performance
- Offers a range of styles, sizes, glass designs, sidelites and transoms

THERMA-TRU ACCUGRAIN TECHNOLOGY®

THERMA-TRU® DOORS


Wilsonart® HD®
I CANNOT BELIEVE WE WAITED TO HAVE THIS KITCHEN...
We know we need to protect the value of our house, and the kitchen's the first thing that's got to be updated, but just thinking about it made us tired. All the money, all the fuss, dust and workmen coming and going – this was the easiest thing in the world to put off...
We love the Wilsonart® HD® system, choosing was fun, it looks great, and the installation was so easy...if I'd blinked I would have missed it. And we're so happy to have this off the "to do" list.
Surfaces
Edges
You deserve Wilsonart HD living
Ask for free samples or find a retailer near you at www.WilsonartHD.com