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Project Descriptions

BACKYARD PATIO—MIDRANGE

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

BATHROOM ADDITION—MIDRANGE

Add 6x8-foot bathroom over crawlspace with poured concrete walls. Use cultured-marble vanity top with molded sink; standard chrome faucets; 30x60-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; ceramic tile floor.

BATHROOM ADDITION—UPSCALE

Add new 100-square-foot master bath to existing master bedroom over crawlspace. Include 42x42-inch neo-angle shower with ceramic tile walls, accent strip, recessed shower caddy, body-spray fixtures, and frameless glass enclosure. Put in freestanding soaker tub with high-end faucets; stone countertop with two sinks; two mirrored medicine cabinets with lighting; a compartmentalized commode area with one-piece toilet; and a humidistat-controlled exhaust fan. Use larger matching ceramic tiles on the floor, laid on diagonal with ceramic tile base molding. Add general and spot lighting and waterproof shower fixture. Cabinetry has custom drawer base, wall cabinets. Extend HVAC. Electric in-floor heating.

BATHROOM REMODEL—MIDRANGE

Update an existing 5x7-foot bathroom. Replace all fixtures to include 30x60-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 existing 35-square-foot bathroom to 100 sf within existing house footprint. Relocate all fixtures. Include 42x42-inch neo-angle shower with ceramic tile walls with accent strip, recessed shower caddy, body-spray fixtures, and frameless glass enclosure. Include freestanding soaker tub with high-end faucets; stone countertop with two sinks; two mirrored medicine cabinets with lighting; a compartmentalized commode area with one-piece toilet; and a humidistat-controlled exhaust fan. Use all color fixtures. Use larger matching ceramic tiles on the floor, laid on 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. Extend HVAC system, and include electric in-floor heating.

DECK ADDITION (COMPOSITE)—MIDRANGE

Add a 16x20-foot deck using pressure-treated joists supported by 4x4-inch 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)—MIDRANGE

Add a 16x20-foot deck using pressure-treated joists supported by 4x4-inch 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 (STEEL)—MIDRANGE

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.

GARAGE DOOR REPLACEMENT—UPSCALE

Remove and dispose of existing 16x7-foot garage door and tracks. Install new four-section garage door on new heavy-duty galvanized steel tracks; reuse existing motorized opener. New door is high-tensilestrength 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)—UPSCALE

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.

MINOR KITCHEN REMODEL—MIDRANGE

In a functional but dated 200-square-foot kitchen with 30 linear

feet of cabinetry and countertops, leave cabinet boxes in place but replace fronts with new shaker-style wood panels and drawer fronts, including new hardware. Replace cooktop/oven range and slide-in refrigerator with new energy-efficient models. Replace laminate countertops; install midpriced sink and faucet. Repaint trim, add wall covering, and remove and replace resilient flooring.

MAJOR KITCHEN REMODEL—MIDRANGE

Update an outmoded 200-square-foot kitchen with a functional layout of 30 linear feet of semi-custom wood cabinets, including a 3x5-foot island; laminate countertops; and standard double-tub stainless-steel sink with standard single-lever faucet. Include energy-efficient range, ventilation system, built-in microwave, dishwasher, garbage disposal, and custom lighting. Add new resilient flooring. Finish with painted walls, trim, and ceiling.

MAJOR KITCHEN REMODEL—UPSCALE

Update outmoded 200-square-foot kitchen with 30 linear feet of top-of-the-line custom white cabinets with built-in sliding shelves and other interior accessories. Include stone countertops with imported ceramic- or glass-tile backsplash; built-in refrigerator, commercial grade cooktop and vent hood, wall oven, and built-in microwave unit. Install high-end undermount sink with designer faucets and water filtration system. Add new general and task lighting, including low-voltage undercabinet lights. Install tile or similar flooring that looks like wood.

MANUFACTURED STONE VENEER—MIDRANGE

Remove 300 square-foot continuous band of existing vinyl siding from bottom third of street-facing façade, beginning at garage, and continuing around main entry. Replace with adhered manufactured stone veneer, including 36 linear feet (LF) of sills, 40 LF of corners, and one address block. Installation includes two separate layers of water resistive barrier laid over bare sheathing, corrosion resistant lath and fasteners, and nominal ½-inch-thick mortar scratch coat and setting bed. Outline the archway, use an 8x10-inch keystone and a soldier course of flats on either side.

MASTER SUITE ADDITION—MIDRANGE

Add 24x16-foot master bedroom suite over crawlspace. Include walk-in closet/dressing area, freestanding soaker tub, separate 3x4-foot ceramic tile shower, and double-bowl vanity with solid-surface countertop. Carpet the floor; put tile in bath. Paint walls, ceiling, and trim. Install general and spot lighting, exhaust fan..

MASTER SUITE ADDITION—UPSCALE

Add a 32x20-foot master bedroom suite over a crawlspace. Add 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 walk-in closet/dressing area with natural light, mirrors, and linen storage. Add French doors. Bathroom includes a walk-in shower with dual-shower system, stone walls and floor, and custom frameless glass enclosure. Add freestanding soaker tub. Include two sinks in separate custom vanities with stone countertops and large mirrors. Create partitioned area for luxury one-piece toilet. Outside the bath, 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—MIDRANGE

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—MIDRANGE

Replace 1,250 square feet of existing siding with new siding. Include factory trim at all openings and corners.

UNIVERSAL DESIGN BATHROOM—MIDRANGE

In existing 5x7-foot space, widen doorway so room is accessible by wheelchair. Install a wider wood interior door and standard knobs. Reinforce bathroom walls as appropriate to support grab bars, towel hooks, and seats. Place electrical switches and outlets at wheelchair heights. Replace existing 3x5-foot tub/shower unit with walk-in, zero-threshold shower. Install fold-down seat in shower area. Use a height-adjustable/removable shower head. Replace existing toilet with comfort-height toilet. Install support bars as needed. Replace bathroom vanity and sink with a unit whose doors are easily accessible while sitting and has space beneath for a person to sit comfortably at it. Install standard porcelain sink and faucets with lever handles. Place mid-priced light fixtures on either side of the mirror. Replace overhead lighting with 100-watt equivalent LED unit. Reconfigure storage so it can be accessed from a wheelchair.

WINDOW REPLACEMENT (VINYL)—MIDRANGE

Replace 10 existing 3x5-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)—MIDRANGE

Replace 10 existing 3x5-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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Portland, OR

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PROJECT TYPE	PORTLAND			PACIFIC			2018 NATIONAL AVERAGES		
	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped
Backyard Patio | Midrange	$ 55,596	$ 31,479	56.6%	$ 61,164	$ 32,210	51.9%	$ 54,130	$ 25,769	47.6%
Bathroom Addition | Midrange	47,320	35,019	74.0%	50,184	38,655	76.7%	44,717	26,769	59.9%
Bathroom Addition | Upscale	86,968	60,448	69.5%	91,885	56,309	60.8%	83,869	45,752	54.6%
Bathroom Remodel | Midrange	20,161	16,154	80.1%	21,855	19,378	87.7%	19,134	13,422	70.1%
Bathroom Remodel | Upscale	64,076	43,312	67.6%	67,356	42,130	62.1%	61,662	34,633	56.2%
Deck Addition (composite) | Midrange	18,504	12,887	69.6%	19,357	14,230	72.8%	17,668	11,239	63.6%
Deck Addition (wood) | Midrange	12,078	11,368	94.1%	13,139	11,836	88.9%	10,950	9,065	82.8%
Entry Door Replacement (steel) | Midrange*	1,512	1,390	91.9%	2,013	1,921	95.4%	1,471	1,344	91.3%
Garage Door Replacement | Upscale	3,504	4,581	130.7%	3,587	4,351	120.8%	3,470	3,411	98.3%
Grand Entrance (fiberglass) | Upscale	8,828	6,434	72.9%	8,898	7,361	82.4%	8,591	5,809	67.6%
Major Kitchen Remodel | Midrange	65,692	44,550	67.8%	70,116	44,303	62.7%	63,829	37,637	59.0%
Major Kitchen Remodel | Upscale	129,369	79,176	61.2%	134,699	76,299	56.4%	125,721	67,212	53.5%
Manufactured Stone Veneer | Midrange	8,203	10,540	128.5%	8,536	10,784	125.5%	8,221	7,986	97.1%
Master Suite Addition | Midrange	128,332	89,736	69.9%	136,102	86,416	62.8%	123,420	69,807	56.6%
Master Suite Addition | Upscale	264,539	147,484	55.8%	276,069	144,042	51.8%	256,229	123,797	48.3%
Minor Kitchen Remodel | Midrange	22,290	19,197	86.1%	23,587	22,181	92.9%	21,198	17,193	81.1%
Roofing Replacement | Midrange	21,449	17,315	80.7%	22,950	18,375	79.3%	20,939	14,320	68.4%
Siding Replacement | Midrange	15,577	15,344	98.5%	16,888	14,765	86.6%	15,072	11,554	76.7%
Universal Design Bathroom | Midrange	17,257	16,951	98.2%	19,296	17,058	87.1%	16,393	11,581	70.6%
Window Replacement (vinyl) | Upscale	16,427	14,228	86.6%	16,756	14,334	85.1%	15,955	11,855	74.3%
Window Replacement (wood) | Upscale	19,840	16,523	83.3%	20,359	16,738	81.6%	19,391	13,468	69.5%
				CONFIDENCE LEVEL: 95% +/-3.6			CONFIDENCE LEVEL: 95% +/-1.4		

* Entry door replacement cost and value numbers are extrapolations based on national changes for seven other exterior projects

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