

# Job Cost

Over the years, we at Craftsman Construction have done many jobs, and the one thing that they all have in common is the client's lack of knowledge on the cost of remodeling. Very few people have done multiple remodeling jobs; this gives them no frame of reference as to the cost of such work. At most some people have heard that remodeling should cost X amount of dollars per square foot. But the square foot formula doesn't take into account the many variables in construction such as site conditions, quality of workmanship, or the quality of material used.

To help potential clients in their budgeting for their dream remodel, we are posting the results of a national survey done by Remodeling Magazine. **The Cost versus Value Report** is based on 30 different projects. Data was collected across the entire country and compiled for the report. The report not only shows how much an average project would cost, it also shows how much resale value would be in that project. For complete information go to [www.costvsvalue.com](http://www.costvsvalue.com)

<u>MIDRANGE PROJECTS</u>	<u>JOB COST</u>	<u>RESALE VALUE</u>	<u>COST RECOUPED</u>
1. Attic Bedroom	\$48,398	\$35,694	73.8%
2. Backup Power Generator	\$14,040	\$8,025	57.2%
3. Basement Remodel	\$61,011	\$44,467	72.9%
4. Bathroom Addition	\$38,078	\$24,187	63.5%
5. Bathroom Remodel	\$15,899	\$11,857	74.6%
6. Deck Addition, Wood	\$10,601	\$8,676	81.8%
7. Deck Addition, Composite	\$15,277	\$11,260	73.7%
8. Family room addition	\$81,315	\$53,60	65.9%
9. Garage Addition	\$57,272	\$38,16	66.6%
10. Home Office Remodel	\$28,094	\$15,32	54.6%
11. Major Kitchen Remodel	\$56,611	\$43,030	76.0%
12. Master Suite Addition	\$101,571	\$67,037	66.0%
13. Minor Kitchen Remodel	\$21,246	\$16,88	79.5%
14. Roofing Replacement	\$18,825	\$12,336	65.5%
15. Siding Replacement, vinyl	\$10,256	\$8,274	80.7%
16. Sunroom Addition	\$71,745	\$40,715	56.7%
17. Two Story Addition	\$146,538	\$103,553	70.7%
18. Window Replacement, vinyl	\$10,537	\$8,132	77.2%
19. Window Replacement, wood	\$11,512	\$8,946	77.7%

<u>UPSCALE PROJECTS</u>	<u>JOB COST</u>	<u>RESALE VALUE</u>	<u>COST RECOUPED</u>
1. Bathroom Addition	\$74,325	\$49,100	66.1%
2. Bathroom Remodel	\$51,455	\$36,400	70.7%
3. Deck Addition, composite	\$37,498	\$23,706	63.2%
4. Garage Addition	\$85,844	\$53,908	62.8%
5. Major Kitchen Remodel	\$110,964	\$78,398	70.7%
6. Master Suite Addition	\$223,876	\$136,764	61.1%
7. Roofing Replacement	\$36,296	\$22,861	63.0%
8. Siding Replacement, fiber cement	\$13,177	\$11,424	86.7%
9. Siding Replacement, foam backed vinyl	\$12,528	\$10,074	80.4%
10. Window Replacement, vinyl	\$13,608	\$10,781	79.2%
11. Window Replacement, wood	\$17,580	\$13,455	76.5%

Remember, that when using the above list these are average jobs. Your particular project might be larger, or you might want different materials used, there are a lot of variables. Below is an example of the basement remodel project that is listed in the above list. As you can see it is for a 20' x 30' remodel. If you go to [www.costvsvalue.com](http://www.costvsvalue.com) and then click on **PROJECTS** you will see a complete list of the above work.

### 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.

Source: Remodeling Magazine

We hope the above information was useful in your decision making process. You should now have a feeling for what different remodeling projects cost, and can start budgeting accordingly. When you are ready to start looking for a contractor to help bring your project to life, please consider Craftsman Construction.

# Craftsman Construction

Phone: 540-984-4907 Fax: 540-984-4906

E-mail: [jerrycra@shentel.net](mailto:jerrycra@shentel.net)