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## Project Descriptions

### BATHROOM ADDITION—MIDRANGE

Add 6x8-foot bathroom over crawlspace with poured concrete walls. Use cultured-stone 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; painted trim; ceramic tile floor; finish with painted walls, trim, and ceiling.

### 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.

### BATH REMODEL—MIDRANGE

Update 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; finish with painted walls, trim, and ceiling.

### BATH 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 has custom drawer base, wall cabinets. Extend HVAC. Electric in-floor heating.

### UNIVERSAL DESIGN BATH REMODEL

Update existing 5x7-foot space to be wheelchair-accessible (zero-threshold, 36-inch-wide door) and install flat-panel electrical switches at sitting level (36 to 42 inches above floor). Replace toilet with comfort height fixture featuring elongated bowl and bidet-type seat. Remove existing bathtub and install curbless, tiled, walk-in shower with adjustable showerhead, fold-out seat, thermostatic mixing valve, and bi-directional glass door. Replace flooring with electric radiant heat beneath new luxury vinyl tile flooring. Install adaptive living vanity with easy-grasp handles and adjustable mirror. Install LED lights, infrared ceiling light, night light, and ultra-quiet vent fan with humidity-sensing controls. Install ceramic tiles on walls with two contrasting color stripes. Install nine towel bars that can support 250 pounds and reconfigure storage to be accessible from a seated position.

### MINOR KITCHEN REMODEL—MIDRANGE

In 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. Add new resilient flooring. Finish with painted walls, trim, and ceiling.

### MAJOR KITCHEN REMODEL—MIDRANGE

Update outmoded 200-square-foot kitchen with functional layout of 30 linear feet of semi-custom wood cabinets, including 3x5-foot island; laminate countertops; and standard double-tub stainless-steel sink with standard single-lever faucet. Include energy-efficient range, vented range hood, 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.

### 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 bedroom floor; put tile in bath. Paint walls, ceiling, and trim. Install general and spot lighting, exhaust fan.

### MASTER SUITE ADDITION—UPSCALE

Add 32x20-foot master bedroom suite over 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 mantel; and walk-in closet/

dressing area with natural light, mirrors, and linen storage. Add French doors. Bathroom includes 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, stone countertop, and microwave. Include soundproofing, in-floor heating, custom wall finishes and hardware, general and spot lighting, and high-end lighting controls.

## **DECK ADDITION—COMPOSITE**

Add 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 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 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 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**

Remove existing 3-0/6-8 entry door and jambs and replace with new 20-gauge steel unit, including a 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.

## **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 sidelights. Move double-gang electrical box with two switches. Fiberglass door blank matches upscale entry, including color, threshold, lockset, and decorative half-glass; sidelights 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.

## **GARAGE DOOR REPLACEMENT**

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 has a lifetime warranty, and is made with high-tensile-strength steel with two coats of factory-applied paint, is foam insulated to minimum R-12, and includes 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.

## **MANUFACTURED STONE VENEER**

Remove 300-square-foot continuous band of existing vinyl siding from bottom third of street-facing façade. 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 entry archway; use an 8x10-inch keystone and a soldier course of flats on either side.

## **SIDING REPLACEMENT—FIBER CEMENT**

Replace 1,250 square feet of existing siding with new fiber-cement siding, factory primed and factory painted, and installed to manufacturer's specifications. Include factory trim at all openings and corners.

## **SIDING REPLACEMENT—VINYL**

Replace 1,250 square feet of existing siding with new vinyl siding installed to manufacturer's specifications. Include factory trim at all openings and corners.

## **WINDOW REPLACEMENT—VINYL**

Replace 10 existing 3x5-foot double-hung windows with insulated, low-E, simulated-divided-light vinyl windows with a custom-color exterior finish. Trim exterior to match existing; do not disturb existing interior trim.

## **WINDOW REPLACEMENT—WOOD**

Replace 10 existing 3x5-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.

## **ROOFING REPLACEMENT— ASPHALT SHINGLES**

Remove and dispose of existing roofing to bare wood sheathing. Install 30 squares of min. 235-lb. fiberglass asphalt shingles (min. 25-year warranty) with new 30-lb. felt (or equivalent synthetic) underlayment, galvanized drip edge, and mill-finish aluminum flashing. Assume a rectangular hip roof; custom flashing at two average-size skylights; and custom cap treatment at vented ridge.

## **ROOFING REPLACEMENT—METAL**

Remove and dispose of existing roofing to bare wood sheathing. Install ice-barrier membrane at roof perimeter, and premium-grade synthetic underlayment over roof. Install 3,000 square feet of prefinished, standing-seam metal roofing with matching pre-formed accessories, including drip edge, gable trim, and vented ridge flashing. Assume a rectangular hip roof; custom flashing at two average-size skylights; custom cap treatment at vented ridge.

PROJECT TYPE	CINCINNATI			EAST NORTH CENTRAL			2020 NATIONAL AVERAGES		
	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped
Bathroom Addition   Midrange	\$ 55,243	\$ 35,698	64.6%	\$ 58,145	\$ 29,470	50.7%	\$ 56,946	\$ 30,237	53.1%
Bathroom Addition   Upscale	99,813	63,007	63.1%	104,860	54,021	51.5%	103,613	54,701	52.8%
Bath Remodel   Midrange	23,571	16,246	68.9%	24,831	14,839	59.8%	24,424	14,671	60.1%
Bath Remodel   Upscale	74,571	49,482	66.4%	76,315	41,883	54.9%	75,692	41,473	54.8%
Bath Remodel   Universal Design	38,121	25,165	66.0%	39,471	22,808	57.8%	38,813	22,475	57.9%
Minor Kitchen Remodel   Midrange	25,591	19,679	76.9%	26,798	18,623	69.5%	26,214	18,927	72.2%
Major Kitchen Remodel   Midrange	74,003	47,030	63.6%	75,789	42,146	55.6%	75,571	43,364	57.4%
Major Kitchen Remodel   Upscale	145,149	87,520	60.3%	148,719	79,781	53.6%	149,079	80,284	53.9%
Master Suite Addition   Midrange	150,787	104,797	69.5%	158,816	83,064	52.3%	156,741	85,672	54.7%
Master Suite Addition   Upscale	309,039	196,020	63.4%	325,377	150,872	46.4%	320,976	152,996	47.7%
Deck Addition   Composite	22,027	16,433	74.6%	22,581	13,988	61.9%	22,426	14,169	63.2%
Deck Addition   Wood	15,318	11,116	72.6%	17,111	10,874	63.5%	16,766	11,038	65.8%
Entry Door Replacement   Steel	2,031	1,330	65.5%	2,091	1,376	65.8%	2,082	1,353	65.0%
Grand Entrance   Fiberglass	9,799	6,383	65.1%	10,032	6,105	60.9%	10,044	6,116	60.9%
Garage Door Replacement	3,846	3,577	93.0%	3,918	3,699	94.4%	3,907	3,663	93.8%
Window Replacement   Vinyl	18,840	12,920	68.6%	19,457	13,531	69.5%	19,385	13,297	68.6%
Window Replacement   Wood	22,653	17,450	77.0%	23,325	15,938	68.3%	23,219	15,644	67.4%
Siding Replacement   Fiber-Cement	18,838	13,545	71.9%	20,332	13,807	67.9%	19,626	13,618	69.4%
Siding Replacement   Vinyl	15,896	12,870	81.0%	17,198	12,041	70.0%	16,576	11,315	68.3%
Manufactured Stone Veneer	10,267	9,343	91.0%	10,434	9,499	91.0%	10,386	9,571	92.1%
Roofing Replacement   Asphalt Shingles	26,024	17,325	66.6%	28,971	16,531	57.1%	28,256	17,147	60.7%
Roofing Replacement   Metal	45,040	26,207	58.2%	47,168	25,347	53.7%	46,031	25,816	56.1%

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Dayton, OH

PROJECT TYPE	DAYTON			EAST NORTH CENTRAL			2020 NATIONAL AVERAGES		
	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped
Bathroom Addition   Midrange	\$ 53,532	\$ 34,135	63.8%	\$ 58,145	\$ 29,470	50.7%	\$ 56,946	\$ 30,237	53.1%
Bathroom Addition   Upscale	97,231	62,108	63.9%	104,860	54,021	51.5%	103,613	54,701	52.8%
Bath Remodel   Midrange	22,887	13,331	58.2%	24,831	14,839	59.8%	24,424	14,671	60.1%
Bath Remodel   Upscale	71,177	53,066	74.6%	76,315	41,883	54.9%	75,692	41,473	54.8%
Bath Remodel   Universal Design	36,456	23,815	65.3%	39,471	22,808	57.8%	38,813	22,475	57.9%
Minor Kitchen Remodel   Midrange	24,564	18,288	74.4%	26,798	18,623	69.5%	26,214	18,927	72.2%
Major Kitchen Remodel   Midrange	71,327	48,846	68.5%	75,789	42,146	55.6%	75,571	43,364	57.4%
Major Kitchen Remodel   Upscale	140,463	86,748	61.8%	148,719	79,781	53.6%	149,079	80,284	53.9%
Master Suite Addition   Midrange	146,585	100,449	68.5%	158,816	83,064	52.3%	156,741	85,672	54.7%
Master Suite Addition   Upscale	301,068	172,464	57.3%	325,377	150,872	46.4%	320,976	152,996	47.7%
Deck Addition   Composite	20,955	16,697	79.7%	22,581	13,988	61.9%	22,426	14,169	63.2%
Deck Addition   Wood	15,165	9,884	65.2%	17,111	10,874	63.5%	16,766	11,038	65.8%
Entry Door Replacement   Steel	1,963	1,346	68.5%	2,091	1,376	65.8%	2,082	1,353	65.0%
Grand Entrance   Fiberglass	9,538	6,370	66.8%	10,032	6,105	60.9%	10,044	6,116	60.9%
Garage Door Replacement	3,770	3,544	94.0%	3,918	3,699	94.4%	3,907	3,663	93.8%
Window Replacement   Vinyl	18,270	13,379	73.2%	19,457	13,531	69.5%	19,385	13,297	68.6%
Window Replacement   Wood	22,079	16,766	75.9%	23,325	15,938	68.3%	23,219	15,644	67.4%
Siding Replacement   Fiber-Cement	18,244	12,978	71.1%	20,332	13,807	67.9%	19,626	13,618	69.4%
Siding Replacement   Vinyl	15,400	12,870	83.6%	17,198	12,041	70.0%	16,576	11,315	68.3%
Manufactured Stone Veneer	9,859	9,169	93.0%	10,434	9,499	91.0%	10,386	9,571	92.1%
Roofing Replacement   Asphalt Shingles	25,906	18,421	71.1%	28,971	16,531	57.1%	28,256	17,147	60.7%
Roofing Replacement   Metal	42,226	30,871	73.1%	47,168	25,347	53.7%	46,031	25,816	56.1%

PROJECT TYPE	COLUMBUS			EAST NORTH CENTRAL			2020 NATIONAL AVERAGES		
	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped
Bathroom Addition   Midrange	\$ 52,710	\$ 28,493	54.1%	\$ 58,145	\$ 29,470	50.7%	\$ 56,946	\$ 30,237	53.1%
Bathroom Addition   Upscale	100,891	56,745	56.2%	104,860	54,021	51.5%	103,613	54,701	52.8%
Bath Remodel   Midrange	23,746	15,664	66.0%	24,831	14,839	59.8%	24,424	14,671	60.1%
Bath Remodel   Upscale	73,198	42,216	57.7%	76,315	41,883	54.9%	75,692	41,473	54.8%
Bath Remodel   Universal Design	38,442	25,009	65.1%	39,471	22,808	57.8%	38,813	22,475	57.9%
Minor Kitchen Remodel   Midrange	25,811	19,028	73.7%	26,798	18,623	69.5%	26,214	18,927	72.2%
Major Kitchen Remodel   Midrange	74,478	44,042	59.1%	75,789	42,146	55.6%	75,571	43,364	57.4%
Major Kitchen Remodel   Upscale	146,208	82,581	56.5%	148,719	79,781	53.6%	149,079	80,284	53.9%
Master Suite Addition   Midrange	144,051	83,735	58.1%	158,816	83,064	52.3%	156,741	85,672	54.7%
Master Suite Addition   Upscale	311,536	151,542	48.6%	325,377	150,872	46.4%	320,976	152,996	47.7%
Deck Addition   Composite	21,606	13,511	62.5%	22,581	13,988	61.9%	22,426	14,169	63.2%
Deck Addition   Wood	15,198	10,121	66.6%	17,111	10,874	63.5%	16,766	11,038	65.8%
Entry Door Replacement   Steel	2,043	1,395	68.3%	2,091	1,376	65.8%	2,082	1,353	65.0%
Grand Entrance   Fiberglass	9,856	6,542	66.4%	10,032	6,105	60.9%	10,044	6,116	60.9%
Garage Door Replacement	3,857	3,664	95.0%	3,918	3,699	94.4%	3,907	3,663	93.8%
Window Replacement   Vinyl	18,964	13,355	70.4%	19,457	13,531	69.5%	19,385	13,297	68.6%
Window Replacement   Wood	22,768	16,669	73.2%	23,325	15,938	68.3%	23,219	15,644	67.4%
Siding Replacement   Fiber-Cement	18,041	12,054	66.8%	20,332	13,807	67.9%	19,626	13,618	69.4%
Siding Replacement   Vinyl	15,240	10,294	67.5%	17,198	12,041	70.0%	16,576	11,315	68.3%
Manufactured Stone Veneer	10,291	9,159	89.0%	10,434	9,499	91.0%	10,386	9,571	92.1%
Roofing Replacement   Asphalt Shingles	27,746	17,136	61.8%	28,971	16,531	57.1%	28,256	17,147	60.7%
Roofing Replacement   Metal	45,211	24,849	55.0%	47,168	25,347	53.7%	46,031	25,816	56.1%