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COST VS VALUE 2024

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Project Descriptions

MIDRANGE MINOR KITCHEN REMODEL

Update a functional but dated 200-square-foot kitchen. Leave the 30 linear feet of cabinet boxes in place but replace fronts with new shaker-style wood panels and drawer fronts, including new hardware. Replace combination cooktop/oven range and slide-in refrigerator with new energy-efficient models and install midpriced sink and faucet. Replace 30 linear feet of laminate countertop and repaint trim. Add wall covering. Remove and replace resilient flooring.

MIDRANGE MAJOR KITCHEN REMODEL

Update an outmoded 200-square-foot kitchen with a functional layout of 30 linear feet of semi-custom wood cabinets. Install 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, and finish with painted walls, trim, and ceiling.

UPSCALE MAJOR KITCHEN REMODEL

Update 200-square-foot kitchen with 30 linear feet of custom white cabinets with built-in sliding shelves. Install stone countertops with ceramic- or glass-tile backsplash and undermount sink with designer faucets and water filtration system. Include built-in refrigerator; commercial-grade cooktop and vent hood; wall oven; and built-in microwave unit. Include low-voltage undercabinet lights. Install tile or flooring that looks like wood.

MIDRANGE BATHROOM REMODEL

Update an existing 5x7-foot bathroom with ceramic tile floor. Replace existing tub with 30x60-inch porcelain-on-steel tub with ceramic tile surround and new single-lever shower control. Replace fixtures with new standard white toilet, solid-surface vanity counter with integral sink, and recessed medicine cabinet with light.

UPSCALE BATHROOM REMODEL

Expand an existing 35-square-foot bathroom to 100 square feet with large-ceramic-tile floor and in-floor heating. Install 42x42-inch neo-angle shower with ceramic tile walls, body-spray fixtures, and frameless glass enclosure. Add heated towel bars. Install a free-standing soaker tub with high-end faucets and a compartmentalized commode area with one-piece toilet. Install a custom drawer base and wall cabinets, and stone countertop with two sinks.

UNIVERSAL DESIGN BATHROOM

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.

MIDRANGE BATHROOM ADDITION

Add a full 6x8-foot bathroom over a crawlspace with poured concrete walls, ceramic tile floor, and painted trim. Install cultured-marble vanity top with molded sink, standard chrome faucets, and mirrored medicine cabinet. Install 30x60-inch white fiberglass tub/shower with ceramic tile surround and single-lever faucet. Install white low-profile toilet and linen closet. Install general and spot lighting.

UPSCALE BATHROOM ADDITION

Add a 100-square-foot master bathroom with large-ceramic-tile floor and in-floor heating. Install 42x42-inch neo-angle shower with ceramic tile walls with accent strip, recessed shower caddy, body-spray fixtures, and frameless glass enclosure. Install a free-standing soaker tub with high-end faucets and a compartmentalized commode area with one-piece toilet. Install a custom drawer base and wall cabinets, stone countertop with two sinks.

MIDRANGE PRIMARY SUITE ADDITION

Add a 24x16-foot master bedroom suite over a crawlspace with carpet on bedroom floor and ceramic tile on bathroom floor. Include walk-in closet/dressing area in bedroom. In bathroom, include a free-standing soaker tub, separate 3x4-foot walk-in ceramic tile shower, exhaust fan, and double-bowl vanity with solid-surface countertop. Both bedroom and bathroom include painted walls, ceiling, and trim with general and spot lighting.

UPSCALE PRIMARY SUITE ADDITION

Add a 32x20-foot master bedroom suite over a crawlspace with in-floor heating, soundproofing between addition and living area, custom wall finishes and hardware, and French doors. Include a large sleeping area with lounge and a gas fireplace

with stone hearth and custom mantle, custom bookcases and built-in storage with millwork details, and large walk-in closet. Upscale bathroom with dual shower, free-standing soaker tub and frameless glass enclosure. Add hospitality center.

CONVERT FROM FOSSIL-FUEL FURNACE TO ELECTRIC HEAT PUMP

Remove and dispose of existing natural gas, propane, or oil furnace. Install electric heat pump to heat and cool 2,000-square-foot home. Remove existing metal ductwork and grilles, patch drywall, and touch up paint. Add required electrical wiring to service panel. Install five line sets and five indoor wall units (two 9,000-Btu units, one 6,000-Btu unit, in bedrooms; two 12,000-Btu units in main living areas).

STEEL ENTRY DOOR REPLACEMENT

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.

FIBERGLASS GRAND ENTRANCE

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 with sidelights to match door. PVC-wrapped exterior trim in color to match existing trim and wider interior colonial or ranch casings finished to match door.

GARAGE DOOR REPLACEMENT

Remove and dispose of existing 16x7-foot garage door and tracks. Install new four-section garage door with lifetime warranty on new, heavy-duty galvanized steel tracks, and 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.

COMPOSITE DECK ADDITION

Add a 16x20-foot deck using pressure-treated joists supported by 4x4 posts anchored to concrete piers. Install composite deck material in a simple linear pattern with a built-in bench and planter of the same decking material. Include stairs, assuming three steps to grade, and provide a complete railing using a matching system made of the same composite as the decking material.

WOOD DECK ADDITION

Add a 16x20-foot deck using pressure-treated joists supported by 4x4 posts anchored to concrete piers. Install pressure-treated deck boards in a simple linear pattern with a built-in bench and planter of the same decking material. Include stairs, assuming three steps to grade, and provide a complete railing system using pressure-treated wood posts, railings, and balusters.

ASPHALT ROOF REPLACEMENT

Remove existing roofing to bare wood sheathing and dispose of properly. Install 30 squares (3,000 square feet) of laminated roof shingles with new 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.

METAL ROOF REPLACEMENT

Remove roofing to bare wood sheathing. Install ice-barrier membrane on roof perimeter and in valley areas and a premium-grade synthetic underlayment. Install 3,000 square feet of standing-seam metal roofing. Install matching pre-formed accessories including starter strip/drip edge, gable trim, cleated valley, hip flashing, and vented ridge flashing. Assume a 5-square hip roof, custom flashing at two average-size skylights, and custom cap treatment at vented ridge.

WOOD WINDOW REPLACEMENT

Replace 10 existing 3x5-foot double-hung windows with insulated, Energy Star, simulated-divided-light wood windows. Interior finish of stained hardwood. Exterior of colored aluminum cladding to match siding. Replace shutters and exterior casing without disturbing existing siding.

VINYL WINDOW REPLACEMENT

Replace 10 existing 3x5-foot double-hung windows with insulated, Energy Star, simulated-divided-light vinyl windows. Replace shutters and exterior casing without disturbing existing siding.

VINYL SIDING REPLACEMENT

Replace 1,250 square feet of existing siding with new siding, including coil stock over all trim.

FIBER-CEMENT SIDING REPLACEMENT

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.

MANUFACTURED STONE VENEER

Remove a 300-square-foot continuous band of existing vinyl siding from the bottom third of the street-facing façade. Replace with adhered veneer, including 36 linear feet of sills, 40 linear feet of corners, and one address block. Include two layers of water-resistive barrier over bare sheathing, corrosion-resistant lath and fasteners, and ½-inch mortar scratch coat and setting bed. Outline the archway using an 8x10-inch keystone.

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Lansing, MI

PROJECT TYPE	LANSING			EAST NORTH CENTRAL			2023 NATIONAL AVERAGES		
	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped
Minor Kitchen Remodel | Midrange	26,666	21,264	79.7%	26,263	23,576	89.8%	27,492	26,406	96.1%
Major Kitchen Remodel | Midrange	82,300	32,506	39.5%	81,000	34,917	43.1%	79,982	39,587	49.5%
Major Kitchen Remodel | Upscale	160,088	51,544	32.2%	156,638	54,013	34.5%	158,530	60,176	38.0%
Bath Remodel | Midrange	25,162	16,404	65.2%	24,042	15,402	64.1%	25,251	18,613	73.7%
Bath Remodel | Upscale	78,441	29,331	37.4%	75,810	30,290	40.0%	78,840	35,591	45.1%
Bath Remodel | Universal Design	40,544	16,983	41.9%	39,184	16,927	43.2%	40,750	20,148	49.4%
Bathroom Addition | Midrange	57,757	15,650	27.1%	55,442	16,508	29.8%	58,586	20,334	34.7%
Bathroom Addition | Upscale	101,186	28,305	28.0%	99,537	28,431	28.6%	107,477	34,997	32.6%
Primary Suite Addition | Midrange	157,082	60,143	38.3%	153,630	49,565	32.3%	164,649	58,484	35.5%
Primary Suite Addition | Upscale	332,949	75,389	22.6%	321,979	64,956	20.2%	339,513	81,042	23.9%
HVAC Conversion | Electrification	18,472	11,004	59.6%	18,276	10,524	57.6%	18,800	12,422	66.1%
Entry Door Replacement | Steel	2,285	3,894	170.4%	2,257	3,652	161.8%	2,355	4,430	188.1%
Grand Entrance | Fiberglass	11,293	7,127	63.1%	11,101	8,619	77.6%	11,353	11,054	97.4%
Garage Door Replacement	4,420	7,144	161.6%	4,330	6,596	152.3%	4,513	8,751	193.9%
Deck Addition | Composite	25,047	12,598	50.3%	24,666	12,987	52.6%	24,206	16,498	68.2%
Deck Addition | Wood	15,735	9,703	61.7%	15,333	10,178	66.4%	17,615	14,596	82.9%
Roofing Replacement | Asphalt Shingles	30,413	16,798	55.2%	28,258	14,415	51.0%	30,680	17,461	56.9%
Roofing Replacement | Metal	50,575	22,947	45.4%	46,764	20,157	43.1%	49,928	24,034	48.1%
Window Replacement | Wood	25,164	16,454	65.4%	24,951	15,873	63.6%	25,799	16,222	62.9%
Window Replacement | Vinyl	21,446	15,294	71.3%	21,262	13,564	63.8%	21,264	14,270	67.1%
Siding Replacement | Vinyl	18,047	11,971	66.3%	18,249	12,488	68.4%	17,410	13,957	80.2%
Siding Replacement | Fiber-Cement	22,030	14,175	64.3%	22,012	15,482	70.3%	20,619	18,230	88.4%
Manufactured Stone Veneer	10,592	10,713	101.1%	10,844	12,163	112.2%	11,287	17,291	153.2%

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