

Remodeling Magazine's

Cost Vs. Value Report 2008

for San Diego County

Each year since 1988, *Remodeling's* Cost vs. Value Report has compared construction costs for common remodeling projects. Construction cost figures include labor, material, sub-trades, and contractor overhead and profit. If some cost figures appear too high or too low, one cause is the leveling effect of averaging. For your convenience, Lusk Remodeling has extrapolated data for San Diego County to assist Homeowners in understanding the cost of San Diego's most popular remodeling projects. Following is an edited version of the report presenting job cost data for San Diego County. If you wish to view the entire USA report please go to *Remodeling Magazine* at remodelingmagazine.com, click on Cost Vs Value report.

Project Descriptions

Job Cost

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| <p>Two-Story Addition - Add a first floor family room and a second floor bedroom with full bath in a 24 x 16 foot two-story wing over a crawl space. Add new HVAC system to handle addition; electrical wiring to code. <i>Family room:</i> Include a prefabricated gas fireplace, eleven 3 x 5 foot double hung insulated clad wood windows, an atrium-style exterior door, carpeted floors, painted drywall on walls and ceiling, and painted trim. <i>Bathroom:</i> 5 x 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, and an exhaust fan. <i>Bedroom:</i> Include walk-in closet/dressing area, carpet, painted walls, ceiling, trim, general and spot lighting.</p> | <p>\$ 159,708</p> |
| <p>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 and install mid-priced sink and faucet. Repaint trim, add wall covering, and remove and replace resilient flooring.</p> | <p>\$ 22,558</p> |
| <p>Deck Addition - Add a 16 x 20 foot deck using pressure-treated joists supported by 4 x 4 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 system using either a matching system made of the same composite as the decking material.</p> | <p>\$ 16,637</p> |
| <p>Family Room Addition - In a style and location appropriate to the existing house, add a 16 x 25 foot room on a crawl space foundation with vinyl siding and fiberglass shingle roof. Include drywall interiors 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.</p> | <p>\$ 92,863</p> |
| <p>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.</p> | <p>\$ 55,541</p> |
| <p>Replace Siding - Replace 1,250 square feet of existing siding with new fiber-cement siding, factory pre-primed and pre-painted - including all 4/4 and 5/4 trim using either fiber-cement boards or cellular PVC.</p> | <p>\$ 13,653</p> |
| <p>Bathroom Addition - Add a new 100 square foot master bath to existing master bedroom over a crawl space. Include a 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.</p> | <p>\$ 82,429</p> |
| <p>Replace Windows - Replace 10 existing 3 x 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.</p> | <p>\$ 19,771</p> |
| <p>Replace Roof - 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.</p> | <p>\$ 35,760</p> |
| <p>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 under cabinet lights. Install cork flooring with cherry trim.</p> | <p>\$ 116,679</p> |

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| <p>Master Suite Addition - Add a 32 by 20 foot master bedroom suite over a crawl space. <i>Bedroom:</i> Add a 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 large walk-in closet/dressing area with natural light, mirrors, and linen storage. Add French doors to exterior. <i>Bath:</i> 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. <i>General:</i> Add 5 foot long hospitality center with bar sink, under-counter refrigerator, custom cabinetry, granite or marble countertop, and microwave. Include sound proofing, in-floor heating, custom wall finishes and hardware, general and spot lighting, and lighting controls.</p> | <p>\$ 247,829</p> |
| <p>Home Office Remodel - Convert an existing 12 x 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.</p> | <p>\$ 30,079</p> |