

COST ^{vs.} VALUE 2016

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Midrange Project Descriptions

ATTIC INSULATION (FIBERGLASS)

Air-seal a 35x30 attic floor to address any air leakage from conditioned space to unconditioned space. Then add fiberglass loosefill insulation, placing it on top of existing insulation if present. Fiberglass loosefill is applied until thickness equating with R-30 insulation value is reached.

BACKUP POWER GENERATOR

Install modular propane gas-powered electrical backup system with capacity for providing 70 amps of emergency power in two 240-volt circuits and six 120-volt circuits. Assume existing propane gas supply. Include generator mounted on 2-by-4-foot concrete or composite pad, automatic transfer switch, load center, exterior disconnect, and grounding rod. Include 30 feet of conduit and electrical cable for generator connections; grounded cable for circuits; 5 feet of flexible fuel line for connection to existing rigid gas supply line; and automotive-type storage battery.

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 bathroom; construct 24 linear feet 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 three 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 linear feet of raised-panel oak cabinets with laminate countertops, stainless steel bar sink, single-lever bar faucet, undercounter refrigerator, and vinyl floor tile.

BATHROOM ADDITION

Add a full 6-by-8-foot bathroom over a crawlspace with poured concrete walls. Include cultured-marble vanity top with molded sink; standard chrome faucets; 30-by-60-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; and ceramic tile floor.

BATHROOM REMODEL

Update an existing 5-by-7-foot bathroom. Replace all fixtures to include 30-by-60-inch porcelain-on-steel tub with 4-by-4-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.”

DECK ADDITION (COMPOSITE)

Add a 16-by-20-foot deck using pressure-treated joists supported by 4x4 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)

Add a 16-by-20-foot deck using pressure-treated joists supported by 4x4 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 (FIBERGLASS)

Remove existing 3-0/6-8 entry door and jambs and replace with fiberglass door with simulated wood grain, stained same color both sides; dual-pane, decorative half-glass panel with zinc coming; PVC-wrapped exterior trim in color to match existing trim; 2.5-inch interior colonial or ranch casings in hardwood stained to match door. Replace existing lockset with mortise lock with lever handle and integrated deadbolt in oil-rubbed bronze or satin-nickel finish.

ENTRY DOOR REPLACEMENT (STEEL)

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 in brass or antique-brass finish.

FAMILY ROOM ADDITION

In a style appropriate to the existing house, add a 16-by-25-foot room on a crawlspace foundation with vinyl siding and fiberglass shingle roof. Include drywall interior 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.

GARAGE DOOR REPLACEMENT

Remove and dispose of existing 16x7-foot garage door and tracks. Install new 4-section garage door on new galvanized steel tracks; reuse existing motorized opener. New door is uninsulated, single-

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layer, embossed steel with two coats of baked-on paint, galvanized steel hinges, and nylon rollers. 10-year limited warranty.

MAJOR KITCHEN REMODEL

Update an outmoded 200-square-foot kitchen with a functional layout of 30 linear feet of semi-custom wood cabinets, including a 3-by-5-foot island; laminate countertops; and standard double-tub stainless-steel sink with standard single-lever faucet. Include energy-efficient wall oven, cooktop, ventilation system, built-in microwave, dishwasher, garbage disposal, and custom lighting. Add new resilient flooring. Finish with painted walls, trim, and ceiling.

MANUFACTURED STONE VENEER

Remove a 300 square-foot continuous band of existing vinyl siding from the bottom third of the street-facing façade, beginning at the garage, continuing around the main entry, and ending at the corner of the side addition. Replace with adhered manufactured stone veneer, including 36 linear feet (LF) of sills, 40 LF of corners, and 1 address block. Installation includes 2 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 using an 8x10-inch keystone and a soldier course of flats on either side.

MASTER SUITE ADDITION

Add a 24-by-16-foot master bedroom suite over a crawlspace. Include walk-in closet/dressing area, whirlpool tub in ceramic tile platform, separate 3-by-4-foot ceramic tile shower, and double-bowl vanity with solid-surface countertop. Bedroom floor is carpet; bathroom floor is ceramic tile. Painted walls, ceiling, and trim. General and spot lighting, exhaust fan; electrical wiring to code.

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, cooktop, 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.

ROOFING REPLACEMENT

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 (VINYL)

Replace 1,250 square feet of existing siding with new vinyl siding, including all trim.

TWO-STORY ADDITION

Add a first-floor family room and a second-floor bedroom with full bathroom in a 24-by-16-foot two-story wing over a crawlspace. Add new HVAC system to handle addition; electrical wiring to code.

Family room: Include a prefabricated gas fireplace; 11 3-by-5-foot double-hung insulated clad-wood windows; an atrium-style exterior door; carpeted floors; painted drywall on walls and ceiling; and painted trim.

Bathroom: 5 by 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; exhaust fan. Bedroom: Include walk-in closet/dressing area; carpet; painted walls, ceiling, and trim; general and spot lighting

Upscale Project Descriptions

BATHROOM ADDITION

Add a new 100-square-foot master bathroom to existing master bedroom over a crawlspace. 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.

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.

DECK ADDITION (COMPOSITE)

Add a 16-by-20-foot deck using pressure-treated joists supported by 4x4 posts anchored to concrete piers. At one corner, add a second, 10-foot-diameter six-sided platform one step down from the main deck. Include stairs on the smaller deck, assuming three steps to

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grade. Install composite deck material in a simple linear pattern. Trim the perimeter joists and wrap the 4x4 posts with composite materials to match the decking. Using the same decking material, include a built-in bench and planter along one 16-foot side. On the remaining perimeter, provide a railing system using composite material of contrasting or complementary colors that includes decorative balusters, post caps, and lighting. Railing and trim should provide for overall curb appeal to the outdoor living space by integrating the deck with the home's color and architecture, creating a custom look.

GARAGE DOOR REPLACEMENT

Remove and dispose of existing 16x7-foot garage door and tracks. Install new 4-section garage door on new heavy-duty galvanized steel tracks; 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. Hardware includes galvanized steel hinges and ball-bearing urethane rollers. Lifetime warranty.

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 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.

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 undercabinet lights. Install cork flooring, cherry trim.

MASTER SUITE ADDITION

Add a 32-by-20-foot master bedroom suite over a crawlspace.
Bedroom: Add a spacious sleeping area with lounging/sitting area adjacent to large master bathroom. 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.
Bathroom: 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.

General: 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."

SIDING REPLACEMENT (ENGINEERED)

Replace 1,250 square feet of existing siding with siding made from engineered wood or similar engineered material. Include factory trim at all openings and corners.

SIDING REPLACEMENT (FIBER-CEMENT)

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.

SIDING REPLACEMENT (FOAM-BACKED VINYL)

Replace 1,250 square feet of existing siding with new foam-backed vinyl siding, including factory trim at all openings and corners.

WINDOW REPLACEMENT (VINYL)

Replace 10 existing 3-by-5-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)

Replace 10 existing 3-by-5-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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PROJECT TYPE	BALTIMORE		
	Job Cost	Resale Value	Cost Recouped
MIDRANGE			
Attic Insulation (fiberglass)	\$1,334	\$1,392	104.3%
Backup Power Generator	12,693	5,931	46.7%
Basement Remodel	68,193	45,357	66.5%
Bathroom Addition	42,696	20,962	49.1%
Bathroom Remodel	18,070	11,680	64.6%
Deck Addition (composite)	16,760	10,396	62.0%
Deck Addition (wood)	10,179	7,241	71.1%
Entry Door Replacement (fiberglass)	3,128	2,128	68.0%
Entry Door Replacement (steel)	1,346	1,198	89.0%
Family Room Addition	86,207	48,120	55.8%
Garage Door Replacement	1,624	1,429	88.0%
Major Kitchen Remodel	59,387	34,276	57.7%
Manufactured Stone Veneer	7,510	7,471	99.5%
Master Suite Addition	116,507	59,625	51.2%
Minor Kitchen Remodel	20,057	14,222	70.9%
Roofing Replacement	19,114	10,900	57.0%
Siding Replacement (vinyl)	12,265	9,291	75.7%
Two-Story Addition	171,928	104,000	60.5%
UPSCALE			
Bathroom Addition	\$80,246	\$34,769	43.3%
Bathroom Remodel	58,307	28,160	48.3%
Deck Addition (composite)	38,057	19,433	51.1%
Garage Door Replacement	3,204	2,693	84.0%
Grand Entrance (fiberglass)	8,032	4,536	56.5%
Major Kitchen Remodel	119,558	74,615	62.4%
Master Suite Addition	249,255	128,920	51.7%
Siding Replacement (engineered)	14,000	11,040	78.9%
Siding Replacement (fiber-cement)	14,637	11,121	76.0%
Siding Replacement (foam-backed vinyl)	15,777	11,008	69.8%
Window Replacement (vinyl)	14,826	9,560	64.5%
Window Replacement (wood)	18,091	10,640	58.8%

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PROJECT TYPE	SOUTH ATLANTIC		
	Job Cost	Resale Value	Cost Recouped
MIDRANGE			
Attic Insulation (fiberglass)	\$1,241	\$1,624	130.9%
Backup Power Generator	12,123	7,784	64.2%
Basement Remodel	62,777	46,170	73.5%
Bathroom Addition	38,869	22,447	57.8%
Bathroom Remodel	16,534	11,639	70.4%
Deck Addition (composite)	15,915	11,018	69.2%
Deck Addition (wood)	9,486	7,649	80.6%
Entry Door Replacement (fiberglass)	3,076	2,532	82.3%
Entry Door Replacement (steel)	1,293	1,267	98.0%
Family Room Addition	80,054	54,622	68.2%
Garage Door Replacement	1,561	1,517	97.2%
Major Kitchen Remodel	56,901	36,438	64.0%
Manufactured Stone Veneer	7,499	7,004	93.4%
Master Suite Addition	108,030	71,556	66.2%
Minor Kitchen Remodel	18,907	16,425	86.9%
Roofing Replacement	18,898	14,338	75.9%
Siding Replacement (vinyl)	11,515	8,937	77.6%
Two-Story Addition	162,714	110,888	68.1%
UPSCALE			
Bathroom Addition	\$75,037	\$44,545	59.4%
Bathroom Remodel	54,975	33,132	60.3%
Deck Addition (composite)	35,878	22,135	61.7%
Garage Door Replacement	3,102	2,889	93.1%
Grand Entrance (fiberglass)	7,825	5,635	72.0%
Major Kitchen Remodel	116,095	71,472	61.6%
Master Suite Addition	234,596	132,493	56.5%
Siding Replacement (engineered)	12,933	10,867	84.0%
Siding Replacement (fiber-cement)	13,573	10,966	80.8%
Siding Replacement (foam-backed vinyl)	14,803	10,048	67.9%
Window Replacement (vinyl)	14,283	10,614	74.3%
Window Replacement (wood)	17,563	13,517	77.0%

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PROJECT TYPE	2015 NATIONAL AVERAGES		
	Job Cost	Resale Value	Cost Recouped
MIDRANGE			
Attic Insulation (fiberglass)	\$1,268	\$1,482	116.9%
Backup Power Generator	12,712	7,556	59.4%
Basement Remodel	68,490	48,194	70.4%
Bathroom Addition	42,233	23,727	56.2%
Bathroom Remodel	17,908	11,769	65.7%
Deck Addition (composite)	16,798	10,819	64.4%
Deck Addition (wood)	10,471	7,850	75.0%
Entry Door Replacement (fiberglass)	3,126	2,574	82.3%
Entry Door Replacement (steel)	1,335	1,217	91.1%
Family Room Addition	86,615	58,807	67.9%
Garage Door Replacement	1,652	1,512	91.5%
Major Kitchen Remodel	59,999	38,938	64.9%
Manufactured Stone Veneer	7,519	6,988	92.9%
Master Suite Addition	115,810	74,224	64.1%
Minor Kitchen Remodel	20,122	16,716	83.1%
Roofing Replacement	20,142	14,446	71.7%
Siding Replacement (vinyl)	12,341	9,032	73.2%
Two-Story Addition	171,056	118,555	69.3%
UPSCALE			
Bathroom Addition	\$79,380	\$45,006	56.7%
Bathroom Remodel	57,411	32,998	57.5%
Deck Addition (composite)	37,943	21,877	57.7%
Garage Door Replacement	3,140	2,830	90.1%
Grand Entrance (fiberglass)	7,971	5,545	69.6%
Major Kitchen Remodel	119,909	73,707	61.5%
Master Suite Addition	245,474	140,448	57.2%
Siding Replacement (engineered)	13,832	10,866	78.6%
Siding Replacement (fiber-cement)	14,520	11,342	78.1%
Siding Replacement (foam-backed vinyl)	15,708	10,636	67.7%
Window Replacement (vinyl)	14,725	10,794	73.3%
Window Replacement (wood)	18,087	13,050	72.1%

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PROJECT TYPE	BALTIMORE			SOUTH ATLANTIC			2015 NATIONAL AVERAGES		
	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped
MIDRANGE									
Attic Insulation (fiberglass)	\$1,334	\$1,392	104.3%	\$1,241	\$1,624	130.9%	\$1,268	\$1,482	116.9%
Backup Power Generator	12,693	5,931	46.7%	12,123	7,784	64.2%	12,712	7,556	59.4%
Basement Remodel	68,193	45,357	66.5%	62,777	46,170	73.5%	68,490	48,194	70.4%
Bathroom Addition	42,696	20,962	49.1%	38,869	22,447	57.8%	42,233	23,727	56.2%
Bathroom Remodel	18,070	11,680	64.6%	16,534	11,639	70.4%	17,908	11,769	65.7%
Deck Addition (composite)	16,760	10,396	62.0%	15,915	11,018	69.2%	16,798	10,819	64.4%
Deck Addition (wood)	10,179	7,241	71.1%	9,486	7,649	80.6%	10,471	7,850	75.0%
Entry Door Replacement (fiberglass)	3,128	2,128	68.0%	3,076	2,532	82.3%	3,126	2,574	82.3%
Entry Door Replacement (steel)	1,346	1,198	89.0%	1,293	1,267	98.0%	1,335	1,217	91.1%
Family Room Addition	86,207	48,120	55.8%	80,054	54,622	68.2%	86,615	58,807	67.9%
Garage Door Replacement	1,624	1,429	88.0%	1,561	1,517	97.2%	1,652	1,512	91.5%
Major Kitchen Remodel	59,387	34,276	57.7%	56,901	36,438	64.0%	59,999	38,938	64.9%
Manufactured Stone Veneer	7,510	7,471	99.5%	7,499	7,004	93.4%	7,519	6,988	92.9%
Master Suite Addition	116,507	59,625	51.2%	108,030	71,556	66.2%	115,810	74,224	64.1%
Minor Kitchen Remodel	20,057	14,222	70.9%	18,907	16,425	86.9%	20,122	16,716	83.1%
Roofing Replacement	19,114	10,900	57.0%	18,898	14,338	75.9%	20,142	14,446	71.7%
Siding Replacement (vinyl)	12,265	9,291	75.7%	11,515	8,937	77.6%	12,341	9,032	73.2%
Two-Story Addition	171,928	104,000	60.5%	162,714	110,888	68.1%	171,056	118,555	69.3%
UPSCALE									
Bathroom Addition	\$80,246	\$34,769	43.3%	\$75,037	\$44,545	59.4%	\$79,380	\$45,006	56.7%
Bathroom Remodel	58,307	28,160	48.3%	54,975	33,132	60.3%	57,411	32,998	57.5%
Deck Addition (composite)	38,057	19,433	51.1%	35,878	22,135	61.7%	37,943	21,877	57.7%
Garage Door Replacement	3,204	2,693	84.0%	3,102	2,889	93.1%	3,140	2,830	90.1%
Grand Entrance (fiberglass)	8,032	4,536	56.5%	7,825	5,635	72.0%	7,971	5,545	69.6%
Major Kitchen Remodel	119,558	74,615	62.4%	116,095	71,472	61.6%	119,909	73,707	61.5%
Master Suite Addition	249,255	128,920	51.7%	234,596	132,493	56.5%	245,474	140,448	57.2%
Siding Replacement (engineered)	14,000	11,040	78.9%	12,933	10,867	84.0%	13,832	10,866	78.6%
Siding Replacement (fiber-cement)	14,637	11,121	76.0%	13,573	10,966	80.8%	14,520	11,342	78.1%
Siding Replacement (foam-backed vinyl)	15,777	11,008	69.8%	14,803	10,048	67.9%	15,708	10,636	67.7%
Window Replacement (vinyl)	14,826	9,560	64.5%	14,283	10,614	74.3%	14,725	10,794	73.3%
Window Replacement (wood)	18,091	10,640	58.8%	17,563	13,517	77.0%	18,087	13,050	72.1%

CONFIDENCE LEVEL: 95% +/-4.2

CONFIDENCE LEVEL: 95% +/-2%

COST vs. VALUE 2016



The 2016 REMODELING Cost vs. Value Report has been brought to you thanks to the following companies.



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* Based on National Association of Realtors members included in Cost vs. Value Study for midrange projects rather than actual sales data. Complete data from the Remodeling 2016 Cost vs. Value report can be downloaded at www.costvsvalue.com.



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