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Project Descriptions

MIDRANGE MINOR KITCHEN REMODEL
Update a functional but dated 200-sq.-ft. kitchen. Leave cabinet boxes of 30 linear ft. 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 ft. of laminate countertop and repaint trim. Add wall covering. Remove and replace resilient flooring.

MIDRANGE MAJOR KITCHEN REMODEL
Update an outmoded 200-sq.-ft. kitchen with a functional layout of 30 linear ft. of semi-custom wood cabinets. Install a 3'x5' 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-sq.-ft. kitchen with 30 linear ft. 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 5'x7' bathroom with ceramic tile floor. Replace existing tub with 30"x60" 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-sq.-ft. bathroom to 100 sq. ft. with large ceramic tile floor and in-floor heating. Install 42"x42" neo-angle shower with ceramic tile walls, body-spray fixtures, and frameless glass enclosure. Add heated towel bars. Install a freestanding soaker tub with high-end faucets and a compartmentalized commode area with one-piece toilet. Install a custom vanity and stone countertop with two sinks.

UNIVERSAL DESIGN BATHROOM REMODEL
Update existing 5'x7' space to be wheelchair-accessible (zero threshold, 36-in.-wide door) and install flat-panel electrical switches at sitting level (36 to 42 in. 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 6'x8' 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 30"x60" 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-sq.-ft. primary bathroom with large ceramic tile floor and in-floor heating. Install 42"x42" neo-angle shower with ceramic tile walls with accent strip, recessed shower caddy, body-spray fixtures, and frameless glass enclosure. Install a freestanding soaker tub with high-end faucets and a compartmentalized commode area with one-piece toilet. Install a custom vanity and stone countertop with two sinks.

MIDRANGE PRIMARY SUITE ADDITION
Add a 24'x16' primary 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 freestanding soaker tub, separate 3'x4' 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 32'x20' primary bedroom suite over a crawlspace with in-floor heating, soundproofing between addition and living area, custom wall finishes and hardware, and French doors. Includes a large sleeping area with lounge and a gas fireplace with stone hearth and custom mantel, custom bookcases, built-in storage with millwork details, and large walk-in closet. Upscale bathroom with dual shower, freestanding 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-sq.-ft. home. Remove existing metal ductwork and grills, 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 and one 6,000-Btu unit in bedrooms; two 12,000-Btu units in main living areas).

Cost *vs.* Value
2025

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-in. 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 16'x7' 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-in. insulated glass.

COMPOSITE DECK ADDITION
Add a 16'x20' 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 16'x20' 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.

BACKYARD PATIO
Install a 20'x20' flagstone patio and cedar pergola with lights behind the home. Install a lift-and-slide glass door on the back of the house. Place a gas-powered fire pit in the center of the patio surrounded by four midpriced deck chairs. Install a stone-veneer modular kitchen unit with gas grill, mini-refrigerator, sink, and storage. Include all needed gas and electrical connections.

ASPHALT ROOF REPLACEMENT
Remove existing roofing to bare wood sheathing and dispose of properly. Install 30 squares (3,000 sq. ft.) 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 and water shield on roof perimeter and in valley areas and a premium-grade synthetic underlayment. Install 3,000 sq. ft. 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 3'x5' 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 3'x5' double-hung windows with insulated, Energy Star, simulated divided-lite vinyl windows. Replace shutters and exterior casing without disturbing existing siding.

VINYL SIDING REPLACEMENT
Replace 1,250 sq. ft. of existing siding with new siding, including all trim.

FIBER CEMENT SIDING REPLACEMENT
Replace 1,250 sq. ft. 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-sq.-ft. 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-in. mortar scratch coat and setting bed. Outline the archway using an 8"x10" keystone.

BACKUP POWER GENERATOR
Install modular 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'x4' concrete or composite pad, automatic transfer switch, load center, exterior disconnect, and grounding rod. Include 30 ft. of conduit and electrical cable for generator connections, grounded cable for circuits, 5 ft. of flexible fuel line for connection to existing rigid gas supply line, and automotive-type storage battery.

SOLAR POWER INSTALLATION
Install a grid-tied, 8kW solar array using 20 400-watt monocrystalline-cell photovoltaic panels covering 300 sq. ft. of roof area. Panels are rack-mounted and rated at 20%

efficiency and produce 12,000 kWh annual production (assumes a 1.5 production ratio), sufficient to power a 2,500-sq.-ft. home. System includes four 9kW storage battery system, storage-ready inverter, charge controller, bi-directional utility meter, and dedicated PV service panel/load center. Array, inverter, and main panel connected with #8 cable running through 25 ft. (total) of 1-in. conduit.

BASEMENT REMODEL

Finish the lower level of a house to create a 20'x30' entertaining area with 10-ft. wet bar; construct 24 ft. of finished partition to enclose mechanical area. Walls and ceilings are painted drywall throughout, exterior walls are insulated, painted trim throughout. Include three six-panel factory-painted hardboard doors with passage locksets and 15 recessed light fixtures. Bar includes raised-panel oak cabinets with laminate countertops, stainless steel bar sink, single-lever bar faucet, and undercounter refrigerator.

ACCESSORY DWELLING UNIT (ADU)

Build a 26'x30' (660-sq.-ft.), one-story accessory dwelling unit. 2x4 construction on structural slab with a mix of horizontal and vertical engineered wood or fiber-cement siding and standing-seam metal roofing. ADU includes one 13'x19' bedroom suite with walk-in closet, 5'x7' bath with walk-in shower, 8'x9' kitchen that opens onto an adjacent 7'x9' dining area across eating bar, and 16'x11'9" living room with vaulted (13') ceiling with clerestory windows opening onto covered porch. ADU is conditioned by a mini-split heat pump; includes stacked washer/dryer and water heater. Construction includes installation of one-car paved parking area in rear.

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Austin, TX

PROJECT TYPE	AUSTIN			WEST SOUTH CENTRAL			2024 NATIONAL AVERAGES		
	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped
Minor Kitchen Remodel | Midrange	25,463	30,511	119.8%	26,762	31,385	117.3%	28,458	32,141	112.9%
Major Kitchen Remodel | Midrange	75,737	38,930	51.4%	77,742	39,806	51.2%	82,793	42,130	50.9%
Major Kitchen Remodel | Upscale	148,313	55,335	37.3%	151,557	52,378	34.6%	164,104	58,561	35.7%
Bath Remodel | Midrange	20,985	17,922	85.4%	22,995	18,622	81.0%	26,138	20,915	80.0%
Bath Remodel | Upscale	69,157	31,126	45.0%	73,185	32,295	44.1%	81,612	34,000	41.7%
Bath Remodel | Universal Design	33,502	23,491	70.1%	36,046	23,387	64.9%	42,183	25,812	61.2%
Bathroom Addition | Midrange	50,804	26,102	51.4%	54,735	28,567	52.2%	60,645	32,347	53.3%
Bathroom Addition | Upscale	94,549	36,834	39.0%	100,213	37,108	37.0%	111,255	40,526	36.4%
Primary Suite Addition | Midrange	149,838	52,141	34.8%	158,320	51,977	32.8%	170,517	55,097	32.3%
Primary Suite Addition | Upscale	306,607	61,792	20.2%	321,797	57,098	17.7%	351,613	63,136	18.0%
HVAC Conversion | Electrification	17,263	10,892	63.1%	17,241	11,243	65.2%	19,484	14,053	72.1%
Entry Door Replacement | Steel	2,244	5,787	257.9%	2,301	5,380	233.9%	2,435	5,270	216.4%
Grand Entrance | Fiberglass	10,791	8,891	82.4%	11,276	10,271	91.1%	11,754	9,959	84.7%
Garage Door Replacement	4,375	10,967	250.7%	4,409	11,917	270.3%	4,672	12,507	267.7%
Deck Addition | Composite	22,613	19,394	85.8%	23,631	22,304	94.4%	25,096	22,199	88.5%
Deck Addition | Wood	14,807	13,906	93.9%	15,709	16,743	106.6%	18,263	17,323	94.9%
Backyard Patio	47,968	23,846	49.7%	48,480	27,604	56.9%	51,454	23,672	46.0%
Roofing Replacement | Asphalt Shingles	22,966	17,540	76.4%	27,116	18,478	68.1%	31,871	21,501	67.5%
Roofing Replacement | Metal	37,265	23,918	64.2%	44,505	22,472	50.5%	51,865	25,972	50.1%
Window Replacement | Wood	24,541	15,268	62.2%	25,062	17,660	70.5%	26,781	18,764	70.1%
Window Replacement | Vinyl	19,734	13,728	69.6%	20,171	14,238	70.6%	22,073	16,657	75.5%
Siding Replacement | Vinyl	15,929	16,483	103.5%	16,542	16,524	99.9%	17,950	17,313	96.5%
Siding Replacement | Fiber-Cement	19,099	21,707	113.7%	19,672	22,143	112.6%	21,485	24,420	113.7%
Manufactured Stone Veneer	10,457	23,839	228.0%	10,333	25,061	242.5%	11,702	24,328	207.9%
Backup Power Generator	12,522	12,716	101.5%	12,915	13,473	104.3%	13,534	12,902	95.3%
Solar Power Installation	48,999	13,397	27.3%	51,796	15,275	29.5%	55,937	16,625	29.7%
Basement Remodel	46,463	30,265	65.1%	49,263	31,338	63.6%	52,012	36,905	71.0%
Accessory Dwelling Unit (ADU)	147,375	61,165	41.5%	155,517	62,308	40.1%	166,406	68,656	41.3%

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