



[costvsvalue.com](http://costvsvalue.com)

# COST vs VALUE 2023

## 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; vinyl wallpaper.

### **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.

### HVAC CONVERSION—ELECTRIFICATION

Convert from fossil-fuel-burning furnace to electric heat pump for heating and cooling 2,000-square-foot home. Remove and dispose of existing furnace. Remove and recycle and dispose of existing metal ductwork from basement, crawlspace, or attic. (Project assumes that no asbestos exists on furnace or existing ductwork.) Remove grilles and patch drywall; touch up paint on ceiling and wall areas to cover over 10 existing supply ducts and two return ducts (existing ducts abandoned inside walls and ceilings). Install new double-pole, 40-amp breaker in service panel. Run new, 230/208V, 1-phase, 60 Hz wire (UF 6/2 with ground) from service panel to disconnect box within line of sight of new heat pump outdoor coil. Install new 60-foot UF-B 6/2 running underground from outdoor unit to disconnect box. Install new 48,000-Btu inverter-type heat pump. Install five line sets (average 70 feet each) and five indoor wall units (two 9,000-Btu units in bedroom, one 6,000-Btu unit in smaller bedroom, and two 12,000-Btu units in main living areas).

## Reuse and Licensing of Data

### COPYRIGHTED MATERIAL

The Remodeling Cost vs. Value Report contains copyrighted material that is being made available in free downloadable PDF documents as a public service. Any reuse without express permission is prohibited, including but not limited to the following:

1. **RESALE.** The Cost vs. Value Report, whether in whole or part, may not be reproduced and sold in any format, including print, digital, electronic file, fax, or other medium.
2. **PUBLICATION OF DATA.** The Cost vs. Value Report, whether in whole or part, may not be distributed or published in any format, including print, digital, electronic file, fax, or other medium without obtaining express permission.
3. **APPLICATIONS/SOFTWARE.** The Cost vs. Value Report, whether in whole or part, may not be incorporated for use in any kind of computer- or Web-based application, calculator, database, or other automated, electronic, or digital device, instrument, or software except as licensed by Zonda Media (see Licensing, below).

### EXCERPTING COST VS. VALUE REPORT DATA

Excerpts of Cost vs. Value Report data may not take the form of a chart or table that simulates the manner in which the data is displayed at [www.costvsvalue.com](http://www.costvsvalue.com).

Excerpts of Cost vs. Value Report data may, however, be made as part of a narrative, provided that the sum total of all excerpts from any publisher in all formats does not exceed data from more than five projects.

### ACKNOWLEDGING COST VS. VALUE AS DATA SOURCE

When excerpting Cost vs. Value Report data, refer to the “2023 Cost vs. Value Report” and include the URL [www.costvsvalue.com](http://www.costvsvalue.com). All excerpts must be accompanied by one or more instances of the following acknowledgements of copyright:

*“©2023 Zonda Media, a Delaware corporation. Complete data from the 2023 Cost vs. Value Report can be downloaded free at [www.costvsvalue.com](http://www.costvsvalue.com).”*

### LICENSING OF 2023 COST VS. VALUE REPORT DATA

For permission to license data from the 2023 Cost vs. Value Report for use in any kind of computer, or Web-based application, calculator, database, or other automated, electronic, or digital device, instrument, or software, include the following in an email request to [costvsvaluepermissions@zondahome.com](mailto:costvsvaluepermissions@zondahome.com)

- a description of the application, calculator, or device for which use of the data is being requested. Include the length of time for which the license is sought.
- a detailed description of the material to be licensed (e.g., specific projects, cities, etc.).

# A REMODELING PROJECT *you can take* TO THE BANK



**A top ranked project for return on investment**

Upgrading a garage door is one of the smartest investments a homeowner can make. In fact, according to the latest Cost vs. Value Report\*, replacing a basic garage door with an upgraded one is one of the top ranked renovations in the study. Now, that's a return on investment you can take to the bank.

**The Genuine. The Original.**



[www.overheaddoor.com](http://www.overheaddoor.com)

\*Based on National Association of Realtors members included in Cost vs. Value Study for upscale projects rather than actual sales data. Complete data from the Remodeling 2022 Cost vs. Value report can be downloaded at [www.costsvalue.com](http://www.costsvalue.com).



“**TRUEXTERIOR POLY-ASH SIDING AND TRIM IS ONE OF THE GREATEST INVENTIONS I'VE EVER SEEN. IT DOESN'T WARP, CRACK OR SPLIT LIKE OTHER PRODUCTS. I'M CALLING ALL MY FRIENDS TO TELL THEM ABOUT IT.**”

— Alex G. Bell, Alexander G. Bell Contracting

**We've invented a new way to think about siding and trim.**

TruExterior poly-ash siding was developed to deliver stability and durability, resisting the warping, cracking and splitting found in other products. If you're looking for workability and less maintenance with the authentic look of wood, you'll find it with TruExterior.

[TruExterior.com](http://TruExterior.com)

**TruExterior**<sup>®</sup>  
Siding & Trim

**Westlake**  
Royal Building Products™



# PROVIA'S LEGACY ENTRY DOORS HAVE 49% MORE STEEL THAN OTHER STEEL DOORS.

On top of that, our exclusive system of mechanical interlocks gives the door exceptional structural strength.

It's hard to tell by just looking at them, but a ProVia's Legacy™ 20-gauge steel doors give you the added strength and durability of 49% more galvanized steel than a standard 24-gauge door from the big box retailers.

The edges and face of a ProVia door are one continuous piece of steel, too. ProVia joins the front and sides with a Tab-and-Slot all-steel edge design to virtually eliminate bowing and warping. [Learn more at provia.com/durable](http://provia.com/durable).



ProVia's Legacy Steel Doors. **When Performance Matters.**



DOORS | WINDOWS  
SIDING | STONE | ROOFING



# PROVIA'S MANUFACTURED STONE GETS ITS STRENGTH AND BEAUTY NATURALLY.

We employ the earth's best-quality elements to provide an authenticity and strength unmatched in our industry.

ProVia uses only heavy-duty Portland cement and the highest quality crushed-stone aggregates. Our pigments and rich color palettes are all derived right from the earth.

We're proud to say our manufactured stone is certified by IAPMO, a designation awarded to fewer than 10% of the nation's stone manufacturers.

[Learn more at provia.com/naturally](http://provia.com/naturally).



ProVia's Manufactured Stone. **When Performance Matters.**



DOORS | WINDOWS  
SIDING | STONE | ROOFING

# Window Installation Has Never Been So Easy!



#### Flat Casing

Available with and without bullnose sill.

#### Brickmould

Available in 1-1/2" and 3/4" designs.

TRIMWORKS®  
DECORATIVE ACCENTS

## Unmatched Beauty. Superior Value.

Discover the fast and easy installation of the Mezzo® Full-Frame Replacement System, featuring Trimworks® Window Decorative Accents.

- Fabricated with each window for an exact color match and fit, no matter the size or configuration.
- Ensures a uniform, clean-finished aesthetic from window to window.
- Patented SwiftLock® Technology provides a secure, perfect fit that withstands wind and temperature extremes.

Explore more at [alside.com](https://alside.com)

**Alside**®



## XactRemodel— Estimating made easy



1. Launch XactRemodel



2. Input the property information



3. Select line items or use Quick Estimate



Start today with a 30-day free trial  
[xactremodel.com/free-trial](https://xactremodel.com/free-trial)

# COST VS VALUE 2023

This document contains copyrighted material and is not authorized for display on the Internet or for republication in any media for resale.

York, PA

PROJECT TYPE	YORK			MIDDLE ATLANTIC			2022 NATIONAL AVERAGES		
	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped
Bathroom Addition   Midrange	\$ 57,797	\$ 19,307	33.4%	\$ 59,544	\$ 15,195	25.5%	\$ 57,090	\$ 17,237	30.2%
Bathroom Addition   Upscale	107,161	24,508	22.9%	109,300	25,766	23.6%	104,733	27,830	26.6%
Bath Remodel   Midrange	24,967	18,422	73.8%	25,468	14,746	57.9%	24,606	16,413	66.7%
Bath Remodel   Upscale	78,425	23,490	30.0%	78,935	24,971	31.6%	76,827	28,203	36.7%
Bath Remodel   Universal Design	40,209	19,382	48.2%	41,470	17,551	42.3%	39,710	18,270	46.0%
Minor Kitchen Remodel   Midrange	27,729	18,650	67.3%	27,966	20,929	74.8%	26,790	22,963	85.7%
Major Kitchen Remodel   Midrange	78,927	25,742	32.6%	80,695	30,984	38.4%	77,939	32,574	41.8%
Major Kitchen Remodel   Upscale	158,511	34,885	22.0%	164,263	49,106	29.9%	154,483	48,913	31.7%
Master Suite Addition   Midrange	160,895	35,263	21.9%	167,489	44,410	26.5%	157,855	47,343	30.0%
Master Suite Addition   Upscale	335,818	50,652	15.1%	346,384	69,199	20.0%	325,504	73,875	22.7%
Deck Addition   Composite	24,607	8,065	32.8%	25,379	11,003	43.4%	23,430	9,325	39.8%
Deck Addition   Wood	16,951	7,717	45.5%	20,134	8,806	43.7%	17,051	8,553	50.2%
Entry Door Replacement   Steel	3,832	2,434	63.5%	4,386	1,941	44.3%	2,214	2,235	100.9%
Grand Entrance   Fiberglass	11,250	4,431	79.9%	11,250	5,786	51.4%	10,823	5,457	50.4%
Garage Door Replacement	4,747	2,998	63.2%	4,724	4,901	103.7%	4,302	4,418	102.7%
Window Replacement   Vinyl	23,649	13,591	57.5%	21,772	14,325	65.8%	20,091	13,766	68.5%
Window Replacement   Wood	27,751	14,831	53.4%	25,679	14,485	56.4%	24,376	14,912	61.2%
Siding Replacement   Fiber-Cement	21,600	17,529	81.2%	21,238	15,589	73.4%	19,361	17,129	88.5%
Siding Replacement   Vinyl	17,885	16,959	94.8%	18,699	18,366	98.2%	16,348	15,485	94.7%
Manufactured Stone Veneer	11,627	9,822	84.5%	11,807	12,137	102.8%	10,925	11,177	102.3%
Roofing Replacement   Asphalt Shingles	29,207	20,272	79.1%	34,130	17,982	52.7%	29,136	17,807	61.1%
Roofing Replacement   Metal	49,368	22,926	46.4%	55,370	23,171	41.8%	47,414	23,163	48.9%
HVAC Conversion   Electrification	17,950	22,379	124.7%	18,379	17,463	95.0%	17,747	18,366	103.5%