



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

COST <sup>vs</sup> VALUE 2022

## 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; finish with painted walls, trim, and ceiling.

### **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.

## 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 “2022 Cost vs. Value Report” and include the URL [www.costvsvalue.com](http://www.costvsvalue.com), as in the following examples:

- “... according to the 2022 Cost vs. Value Report ([www.costvsvalue.com](http://www.costvsvalue.com)) ...”
- “... as compiled in the 2022 Cost vs. Value Report ([www.costvsvalue.com](http://www.costvsvalue.com)) ....”

This form of citation should be used in the first instance on every page of a multipage online story that cites the Cost vs. Value Report on multiple pages. Subsequent references on a given page may be foreshortened to “Cost vs. Value Report.”

All excerpts must be accompanied by one or more instances of the following acknowledgements of copyright:

“©2022 Zonda Media, a Delaware corporation. Complete data from the 2022 Cost vs. Value Report can be downloaded free at [www.costvsvalue.com](http://www.costvsvalue.com).”

### **LICENSING OF 2022 COST VS. VALUE REPORT DATA**

For permission to license data from the 2022 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.).

# COST VS VALUE 2022

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

Minneapolis, MN

PROJECT TYPE	MINNEAPOLIS			WEST NORTH CENTRAL			2021 NATIONAL AVERAGES		
	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped
Bathroom Addition   Midrange	\$ 65,037	\$ 31,000	47.7%	\$ 58,694	\$ 29,191	49.7%	\$ 63,986	\$ 33,160	51.8%
Bathroom Addition   Upscale	115,003	53,032	46.1%	105,105	53,560	51.0%	114,773	59,136	51.5%
Bath Remodel   Midrange	27,402	14,551	53.1%	24,865	12,722	51.2%	27,164	15,990	58.9%
Bath Remodel   Upscale	82,294	41,610	50.6%	76,473	37,684	49.3%	82,882	44,363	53.5%
Bath Remodel   Universal Design	42,038	21,173	50.4%	38,978	20,278	52.0%	42,105	23,869	56.7%
Minor Kitchen Remodel   Midrange	27,948	18,773	67.2%	26,363	18,000	68.3%	28,279	20,125	71.2%
Major Kitchen Remodel   Midrange	79,886	41,188	51.6%	75,718	40,009	52.8%	80,809	45,370	56.1%
Major Kitchen Remodel   Upscale	155,963	78,841	50.6%	148,368	75,328	50.8%	158,015	83,025	52.5%
Master Suite Addition   Midrange	176,709	86,627	49.0%	160,249	75,576	47.2%	175,473	93,762	53.4%
Master Suite Addition   Upscale	357,703	155,716	43.5%	326,928	133,530	40.8%	356,945	165,359	46.3%
Deck Addition   Composite	24,576	14,661	59.7%	22,554	11,339	50.3%	24,677	15,315	62.1%
Deck Addition   Wood	19,863	11,754	59.2%	17,321	9,034	52.2%	19,248	12,464	64.8%
Entry Door Replacement   Steel	2,172	1,523	70.1%	2,074	1,307	63.0%	2,206	1,409	63.8%
Grand Entrance   Fiberglass	10,377	6,436	62.0%	9,976	5,173	51.9%	10,556	6,305	59.7%
Garage Door Replacement	3,990	3,552	89.0%	3,910	3,560	91.0%	4,041	3,769	93.3%
Window Replacement   Vinyl	20,108	13,790	68.6%	19,196	11,084	57.7%	20,482	13,822	67.5%
Window Replacement   Wood	23,915	16,025	67.0%	23,072	12,872	55.8%	24,388	16,160	66.3%
Siding Replacement   Fiber-Cement	22,415	14,735	65.7%	20,051	12,772	63.7%	22,093	15,090	68.3%
Siding Replacement   Vinyl	18,917	10,897	57.6%	16,913	8,770	51.9%	18,662	12,541	67.2%
Manufactured Stone Veneer	11,268	10,382	92.1%	10,537	9,859	93.6%	11,066	10,109	91.4%
Roofing Replacement   Asphalt Shingles	38,041	18,003	47.3%	28,853	14,525	50.3%	31,535	18,780	59.6%
Roofing Replacement   Metal	54,979	28,266	51.4%	47,291	22,858	48.3%	51,436	28,196	54.8%