

The materials listed below are typical of a Class A house. Variations from these specifications can be found. Substitute materials of equivalent price and quality may be used in place of some of the materials listed below. See the pricing examples and the Adjustments and Additions section for those types of variations which normally require adjustments. Other variations should be considered when determining the final class. **NOTE:** In the single-family sections, the base interior wall height is 8 feet for each floor. For each foot of variation, add to or deduct from that portion of the residence *base cost only*, 2% for all residence exterior masonry walls, including brick and stone veneers, and 1.5% for siding exterior walls. See Page 4 for further discussion and calculation.

EXTERIOR WALLS: either A or B

- A) WOOD FRAME with siding of:
 Aluminum
 Wood
 Vinyl
 Brick veneer
 Native stone/foreign stone
 BASIC WALL STRUCTURE includes:
 Building paper
 25/32" insulation board
 2" x 4" studs, 16" o.c. or
 (alternate) 2" x 6" studs, 24" o.c.
 3-1/2" or 6" batt insulation
 Plaster, three coats on lath
 Interior surface painted, three coats
 Two exterior doors with sidelights
 Two aluminum storm and screen doors
- B) MASONRY CONSTRUCTION
 Stucco on 12" concrete block
 Rigid insulation board
 Plaster, three coats on lath on furring
 Interior surface painted, three coats
 Two exterior doors with side lights
 Two aluminum storm and screen doors

WINDOWS: (12% of wall area)

Wood casement with insulated glass and screen
 or vinyl-clad, double pane insulating glass

ROOF:

6/12 pitch
 290# asphalt shingle
 Felt
 1" x 6" boards
 2" x 8" rafters, 16" o.c.
 2'-0" overhang and soffit
 Gutters and downspouts

INTERIOR PARTITIONS AND FINISH:

8'-0" high walls
 Plaster, three coats, two sides
 Painted, three coats, two sides
 2" x 4" studs, 16" o.c.
 Hardwood trim
 Panel doors
 Closet shelving

FLOOR FINISH:

40% carpet with pad and underlayment
 30% hardwood, sanded and sealed
 15% ceramic tile
 10% vinyl tile with underlayment
 5% slate

CEILING:

Plaster, three coats on lath
 Painted, two coats
 12" insulation
 2" x 10" joists, 16" o.c.

EXCAVATION:

8'-0" basement

BASEMENT WALLS:

12" reinforced concrete, 8'-0" high
 12" x 24" footings
 Waterproofing
 Drain tile, two sides

BASEMENT FLOOR:

6" gravel base
 6" concrete floor
 Wire mesh
 Vapor barrier

FLOOR CONSTRUCTION:

Felt lining
 5/8" plywood
 2" x 12" joists, 16" o.c.
 Bridging
 8" steel I-beam
 4" diameter steel posts

HEATING AND AIR CONDITIONING:

Gas-fired forced-air furnace with cold air returns
 Block chimney

ELECTRIC:

200-Ampere, 110/220-Volt system
 BX wiring

PLUMBING:

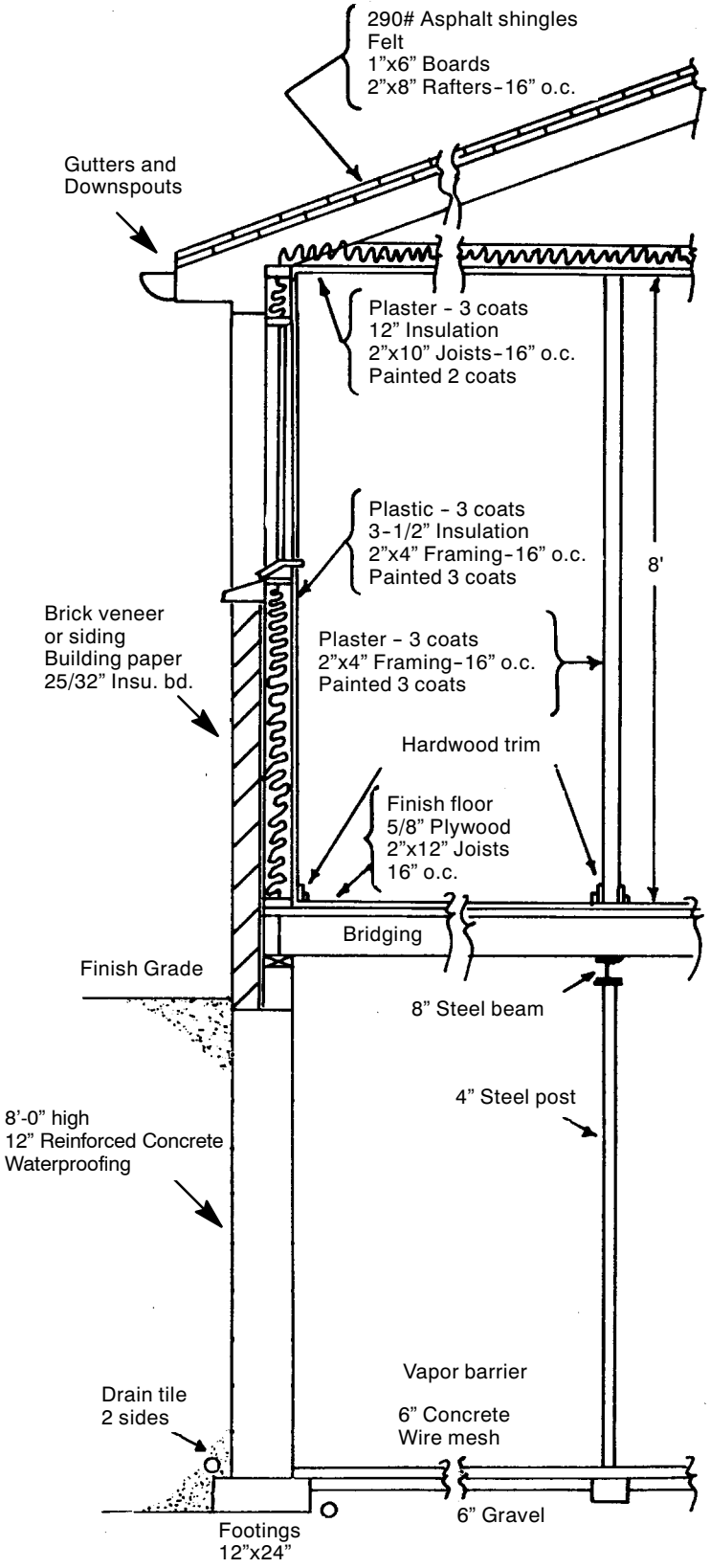
Colored fixtures:
 One lavatory
 One water closet
 One bathtub with shower
 One double-compartment kitchen sink
 One double-compartment laundry tub
 One 80-gallon water heater
 One floor drain

BUILT-IN UNITS:

Hardwood kitchen cabinets:
 25' base with ceramic tile tops
 13' wall mounted, 30" high
 8' wall mounted, 18" high
 Closed-riser basement stairs

CLASS A





**CLASS A
1 STORY**

SQUARE FOOT COSTS

| Ground Area | FRAME | | | MASONRY | BASEMENT ADJUSTMENTS | | | Ground Area |
|-------------|--------|--------------|--------------|-------------|----------------------|------------------|--------------------|-------------|
| | Siding | Brick Veneer | Native Stone | Block Walls | Wood Basement | Crawl Space Only | Slab on Grade only | |
| 900 | 146.86 | 169.20 | 177.46 | 146.20 | -5.38 | -15.89 | -18.34 | 900 |
| 950 | 144.98 | 166.82 | 174.86 | 144.32 | -5.26 | -15.70 | -18.13 | 950 |
| 1000 | 143.15 | 164.38 | 172.26 | 142.52 | -5.14 | -15.53 | -17.93 | 1000 |
| 1050 | 141.64 | 162.46 | 170.15 | 140.99 | -5.04 | -15.36 | -17.74 | 1050 |
| 1100 | 140.26 | 160.71 | 168.22 | 139.60 | -4.94 | -15.21 | -17.56 | 1100 |
| 1150 | 138.88 | 158.86 | 166.24 | 138.23 | -4.85 | -15.06 | -17.40 | 1150 |
| 1200 | 137.60 | 157.17 | 164.41 | 136.99 | -4.77 | -14.93 | -17.24 | 1200 |
| 1250 | 136.55 | 155.84 | 162.92 | 135.91 | -4.69 | -14.80 | -17.09 | 1250 |
| 1300 | 135.47 | 154.39 | 161.36 | 134.85 | -4.61 | -14.67 | -16.95 | 1300 |
| 1350 | 134.56 | 153.27 | 160.10 | 133.92 | -4.54 | -14.55 | -16.81 | 1350 |
| 1400 | 133.53 | 151.81 | 158.56 | 132.93 | -4.47 | -14.44 | -16.68 | 1400 |
| 1450 | 132.75 | 150.85 | 157.46 | 132.14 | -4.40 | -14.33 | -16.56 | 1450 |
| 1500 | 131.94 | 149.74 | 156.27 | 131.32 | -4.34 | -14.23 | -16.44 | 1500 |
| 1550 | 131.26 | 148.91 | 155.32 | 130.62 | -4.28 | -14.13 | -16.33 | 1550 |
| 1600 | 130.36 | 147.57 | 153.95 | 129.78 | -4.23 | -14.03 | -16.22 | 1600 |
| 1650 | 129.77 | 146.85 | 153.12 | 129.18 | -4.17 | -13.94 | -16.11 | 1650 |
| 1700 | 129.14 | 145.99 | 152.19 | 128.53 | -4.12 | -13.85 | -16.01 | 1700 |
| 1750 | 128.60 | 145.36 | 151.44 | 127.98 | -4.07 | -13.77 | -15.91 | 1750 |
| 1800 | 127.89 | 144.27 | 150.32 | 127.30 | -4.03 | -13.69 | -15.82 | 1800 |
| 1850 | 127.35 | 143.55 | 149.53 | 126.76 | -3.98 | -13.61 | -15.73 | 1850 |
| 1900 | 126.91 | 143.02 | 148.92 | 126.30 | -3.94 | -13.53 | -15.64 | 1900 |
| 1950 | 126.42 | 142.36 | 148.19 | 125.82 | -3.89 | -13.46 | -15.56 | 1950 |
| 2000 | 125.81 | 141.46 | 147.25 | 125.25 | -3.85 | -13.38 | -15.47 | 2000 |
| 2050 | 125.37 | 140.88 | 146.61 | 124.80 | -3.82 | -13.31 | -15.39 | 2050 |
| 2100 | 124.96 | 140.32 | 145.98 | 124.37 | -3.78 | -13.25 | -15.32 | 2100 |
| 2150 | 124.62 | 139.93 | 145.50 | 124.02 | -3.74 | -13.18 | -15.24 | 2150 |
| 2200 | 124.23 | 139.41 | 144.94 | 123.63 | -3.71 | -13.12 | -15.17 | 2200 |
| 2250 | 123.74 | 138.67 | 144.17 | 123.16 | -3.67 | -13.05 | -15.10 | 2250 |
| 2300 | 123.39 | 138.21 | 143.65 | 122.80 | -3.64 | -12.99 | -15.03 | 2300 |
| 2350 | 123.05 | 137.76 | 143.15 | 122.46 | -3.61 | -12.94 | -14.96 | 2350 |
| 2400 | 122.73 | 137.33 | 142.68 | 122.13 | -3.57 | -12.88 | -14.90 | 2400 |
| 2450 | 122.41 | 136.92 | 142.22 | 121.82 | -3.54 | -12.82 | -14.83 | 2450 |
| 2500 | 122.01 | 136.29 | 141.56 | 121.43 | -3.51 | -12.77 | -14.77 | 2500 |
| 2550 | 121.72 | 135.93 | 141.14 | 121.14 | -3.49 | -12.71 | -14.71 | 2550 |
| 2600 | 121.44 | 135.57 | 140.73 | 120.86 | -3.46 | -12.66 | -14.65 | 2600 |
| 2650 | 121.18 | 135.21 | 140.34 | 120.58 | -3.43 | -12.61 | -14.59 | 2650 |
| 2700 | 120.87 | 134.77 | 139.86 | 120.28 | -3.40 | -12.56 | -14.53 | 2700 |
| 2750 | 120.53 | 134.23 | 139.32 | 119.96 | -3.38 | -12.51 | -14.48 | 2750 |
| 2800 | 120.28 | 133.94 | 138.96 | 119.71 | -3.35 | -12.47 | -14.42 | 2800 |
| 2850 | 120.05 | 133.63 | 138.62 | 119.46 | -3.33 | -12.42 | -14.37 | 2850 |
| 2900 | 119.82 | 133.35 | 138.30 | 119.23 | -3.31 | -12.37 | -14.32 | 2900 |
| 2950 | 119.56 | 132.96 | 137.88 | 118.98 | -3.28 | -12.33 | -14.27 | 2950 |
| 3000 | 119.35 | 132.70 | 137.57 | 118.76 | -3.26 | -12.29 | -14.22 | 3000 |
| 3050 | 119.11 | 132.34 | 137.19 | 118.52 | -3.24 | -12.24 | -14.17 | 3050 |
| 3100 | 118.91 | 132.09 | 136.90 | 118.32 | -3.22 | -12.20 | -14.12 | 3100 |
| 3150 | 118.69 | 131.76 | 136.54 | 118.09 | -3.19 | -12.16 | -14.07 | 3150 |
| 3200 | 118.50 | 131.52 | 136.28 | 117.90 | -3.17 | -12.12 | -14.03 | 3200 |
| 3250 | 118.27 | 131.20 | 135.94 | 117.68 | -3.15 | -12.08 | -13.98 | 3250 |
| 3300 | 118.11 | 130.97 | 135.68 | 117.51 | -3.13 | -12.04 | -13.94 | 3300 |
| 3350 | 117.89 | 130.67 | 135.35 | 117.30 | -3.11 | -12.00 | -13.89 | 3350 |
| 3400 | 117.70 | 130.39 | 135.04 | 117.10 | -3.10 | -11.97 | -13.85 | 3400 |
| 3450 | 117.50 | 130.11 | 134.74 | 116.90 | -3.08 | -11.93 | -13.81 | 3450 |
| 3500 | 117.31 | 129.83 | 134.44 | 116.71 | -3.06 | -11.89 | -13.77 | 3500 |
| 3550 | 117.12 | 129.56 | 134.14 | 116.53 | -3.04 | -11.86 | -13.73 | 3550 |
| 3600 | 116.93 | 129.30 | 133.86 | 116.34 | -3.02 | -11.82 | -13.69 | 3600 |

SQUARE FOOT COSTS

**CLASS A
1+ STORY**

| Ground Area | FRAME | | | MASONRY | BASEMENT ADJUSTMENTS | | | Ground Area |
|-------------|--------|--------------|--------------|-------------|----------------------|------------------|--------------------|-------------|
| | Siding | Brick Veneer | Native Stone | Block Walls | Wood Basement | Crawl Space Only | Slab on Grade only | |
| 900 | 152.86 | 177.24 | 186.10 | 152.20 | -5.38 | -15.89 | -18.34 | 900 |
| 950 | 150.90 | 174.74 | 183.38 | 150.24 | -5.26 | -15.70 | -18.13 | 950 |
| 1000 | 149.00 | 172.20 | 180.64 | 148.38 | -5.14 | -15.53 | -17.93 | 1000 |
| 1050 | 147.42 | 170.19 | 178.43 | 146.79 | -5.04 | -15.36 | -17.74 | 1050 |
| 1100 | 145.99 | 168.36 | 176.41 | 145.34 | -4.94 | -15.21 | -17.56 | 1100 |
| 1150 | 144.55 | 166.42 | 174.33 | 143.92 | -4.85 | -15.06 | -17.40 | 1150 |
| 1200 | 143.24 | 164.64 | 172.41 | 142.62 | -4.77 | -14.93 | -17.24 | 1200 |
| 1250 | 142.13 | 163.25 | 170.86 | 141.51 | -4.69 | -14.80 | -17.09 | 1250 |
| 1300 | 141.01 | 161.74 | 169.21 | 140.40 | -4.61 | -14.67 | -16.95 | 1300 |
| 1350 | 140.06 | 160.55 | 167.88 | 139.45 | -4.54 | -14.55 | -16.81 | 1350 |
| 1400 | 138.99 | 159.03 | 166.28 | 138.40 | -4.47 | -14.44 | -16.68 | 1400 |
| 1450 | 138.18 | 158.01 | 165.14 | 137.58 | -4.40 | -14.33 | -16.56 | 1450 |
| 1500 | 137.34 | 156.86 | 163.88 | 136.73 | -4.34 | -14.23 | -16.44 | 1500 |
| 1550 | 136.62 | 155.98 | 162.88 | 136.00 | -4.28 | -14.13 | -16.33 | 1550 |
| 1600 | 135.70 | 154.60 | 161.45 | 135.13 | -4.23 | -14.03 | -16.22 | 1600 |
| 1650 | 135.08 | 153.84 | 160.58 | 134.49 | -4.17 | -13.94 | -16.11 | 1650 |
| 1700 | 134.41 | 152.93 | 159.59 | 133.84 | -4.12 | -13.85 | -16.01 | 1700 |
| 1750 | 133.87 | 152.26 | 158.81 | 133.27 | -4.07 | -13.77 | -15.91 | 1750 |
| 1800 | 133.12 | 151.14 | 157.64 | 132.56 | -4.03 | -13.69 | -15.82 | 1800 |
| 1850 | 132.56 | 150.38 | 156.81 | 131.98 | -3.98 | -13.61 | -15.73 | 1850 |
| 1900 | 132.09 | 149.81 | 156.15 | 131.52 | -3.94 | -13.53 | -15.64 | 1900 |
| 1950 | 131.58 | 149.14 | 155.40 | 131.00 | -3.89 | -13.46 | -15.56 | 1950 |
| 2000 | 130.95 | 148.19 | 154.42 | 130.41 | -3.85 | -13.38 | -15.47 | 2000 |
| 2050 | 130.50 | 147.59 | 153.74 | 129.94 | -3.82 | -13.31 | -15.39 | 2050 |
| 2100 | 130.07 | 147.00 | 153.09 | 129.51 | -3.78 | -13.25 | -15.32 | 2100 |
| 2150 | 129.71 | 146.57 | 152.60 | 129.14 | -3.74 | -13.18 | -15.24 | 2150 |
| 2200 | 129.30 | 146.03 | 152.00 | 128.73 | -3.71 | -13.12 | -15.17 | 2200 |
| 2250 | 128.79 | 145.26 | 151.19 | 128.25 | -3.67 | -13.05 | -15.10 | 2250 |
| 2300 | 128.44 | 144.78 | 150.64 | 127.87 | -3.64 | -12.99 | -15.03 | 2300 |
| 2350 | 128.08 | 144.31 | 150.11 | 127.52 | -3.61 | -12.94 | -14.96 | 2350 |
| 2400 | 127.75 | 143.86 | 149.62 | 127.18 | -3.57 | -12.88 | -14.90 | 2400 |
| 2450 | 127.41 | 143.43 | 149.14 | 126.85 | -3.54 | -12.82 | -14.83 | 2450 |
| 2500 | 126.99 | 142.78 | 148.46 | 126.44 | -3.51 | -12.77 | -14.77 | 2500 |
| 2550 | 126.69 | 142.38 | 148.01 | 126.14 | -3.49 | -12.71 | -14.71 | 2550 |
| 2600 | 126.40 | 142.00 | 147.58 | 125.85 | -3.46 | -12.66 | -14.65 | 2600 |
| 2650 | 126.12 | 141.64 | 147.17 | 125.57 | -3.43 | -12.61 | -14.59 | 2650 |
| 2700 | 125.81 | 141.17 | 146.68 | 125.25 | -3.40 | -12.56 | -14.53 | 2700 |
| 2750 | 125.45 | 140.61 | 146.09 | 124.91 | -3.38 | -12.51 | -14.48 | 2750 |
| 2800 | 125.21 | 140.30 | 145.73 | 124.66 | -3.35 | -12.47 | -14.42 | 2800 |
| 2850 | 124.96 | 139.99 | 145.37 | 124.42 | -3.33 | -12.42 | -14.37 | 2850 |
| 2900 | 124.73 | 139.67 | 145.03 | 124.17 | -3.31 | -12.37 | -14.32 | 2900 |
| 2950 | 124.45 | 139.29 | 144.60 | 123.91 | -3.28 | -12.33 | -14.27 | 2950 |
| 3000 | 124.24 | 138.99 | 144.27 | 123.68 | -3.26 | -12.29 | -14.22 | 3000 |
| 3050 | 123.98 | 138.63 | 143.87 | 123.42 | -3.24 | -12.24 | -14.17 | 3050 |
| 3100 | 123.78 | 138.36 | 143.57 | 123.21 | -3.22 | -12.20 | -14.12 | 3100 |
| 3150 | 123.54 | 138.01 | 143.19 | 122.99 | -3.19 | -12.16 | -14.07 | 3150 |
| 3200 | 123.34 | 137.77 | 142.91 | 122.78 | -3.17 | -12.12 | -14.03 | 3200 |
| 3250 | 123.12 | 137.44 | 142.55 | 122.56 | -3.15 | -12.08 | -13.98 | 3250 |
| 3300 | 122.94 | 137.21 | 142.29 | 122.37 | -3.13 | -12.04 | -13.94 | 3300 |
| 3350 | 122.72 | 136.89 | 141.94 | 122.16 | -3.11 | -12.00 | -13.89 | 3350 |
| 3400 | 122.51 | 136.59 | 141.61 | 121.94 | -3.10 | -11.97 | -13.85 | 3400 |
| 3450 | 122.31 | 136.29 | 141.30 | 121.74 | -3.08 | -11.93 | -13.81 | 3450 |
| 3500 | 122.10 | 136.01 | 140.98 | 121.55 | -3.06 | -11.89 | -13.77 | 3500 |
| 3550 | 121.91 | 135.73 | 140.67 | 121.35 | -3.04 | -11.86 | -13.73 | 3550 |
| 3600 | 121.72 | 135.44 | 140.37 | 121.16 | -3.02 | -11.82 | -13.69 | 3600 |

**CLASS A
1-1/4 STORY**

SQUARE FOOT COSTS

| Ground Area | FRAME | | | MASONRY | BASEMENT ADJUSTMENTS | | | Ground Area |
|-------------|--------|--------------|--------------|-------------|----------------------|------------------|--------------------|-------------|
| | Siding | Brick Veneer | Native Stone | Block Walls | Wood Basement | Crawl Space Only | Slab on Grade only | |
| 900 | 169.59 | 194.92 | 210.11 | 169.35 | -5.38 | -15.89 | -18.34 | 900 |
| 950 | 167.41 | 192.18 | 207.03 | 167.17 | -5.26 | -15.70 | -18.13 | 950 |
| 1000 | 165.30 | 189.37 | 203.94 | 165.07 | -5.14 | -15.53 | -17.93 | 1000 |
| 1050 | 163.55 | 187.15 | 201.43 | 163.30 | -5.04 | -15.36 | -17.74 | 1050 |
| 1100 | 161.95 | 185.14 | 199.14 | 161.68 | -4.94 | -15.21 | -17.56 | 1100 |
| 1150 | 160.36 | 183.01 | 196.79 | 160.09 | -4.85 | -15.06 | -17.40 | 1150 |
| 1200 | 158.88 | 181.06 | 194.63 | 158.64 | -4.77 | -14.93 | -17.24 | 1200 |
| 1250 | 157.65 | 179.52 | 192.88 | 157.40 | -4.69 | -14.80 | -17.09 | 1250 |
| 1300 | 156.41 | 177.85 | 191.02 | 156.16 | -4.61 | -14.67 | -16.95 | 1300 |
| 1350 | 155.36 | 176.54 | 189.52 | 155.09 | -4.54 | -14.55 | -16.81 | 1350 |
| 1400 | 154.16 | 174.86 | 187.69 | 153.93 | -4.47 | -14.44 | -16.68 | 1400 |
| 1450 | 153.27 | 173.75 | 186.40 | 153.00 | -4.40 | -14.33 | -16.56 | 1450 |
| 1500 | 152.32 | 172.48 | 184.99 | 152.07 | -4.34 | -14.23 | -16.44 | 1500 |
| 1550 | 151.55 | 171.51 | 183.85 | 151.26 | -4.28 | -14.13 | -16.33 | 1550 |
| 1600 | 150.51 | 169.98 | 182.23 | 150.27 | -4.23 | -14.03 | -16.22 | 1600 |
| 1650 | 149.82 | 169.15 | 181.23 | 149.56 | -4.17 | -13.94 | -16.11 | 1650 |
| 1700 | 149.08 | 168.15 | 180.13 | 148.83 | -4.12 | -13.85 | -16.01 | 1700 |
| 1750 | 148.47 | 167.42 | 179.25 | 148.20 | -4.07 | -13.77 | -15.91 | 1750 |
| 1800 | 147.65 | 166.17 | 177.92 | 147.39 | -4.03 | -13.69 | -15.82 | 1800 |
| 1850 | 147.01 | 165.34 | 176.98 | 146.77 | -3.98 | -13.61 | -15.73 | 1850 |
| 1900 | 146.50 | 164.73 | 176.26 | 146.24 | -3.94 | -13.53 | -15.64 | 1900 |
| 1950 | 145.94 | 163.97 | 175.41 | 145.66 | -3.89 | -13.46 | -15.56 | 1950 |
| 2000 | 145.24 | 162.93 | 174.29 | 145.01 | -3.85 | -13.38 | -15.47 | 2000 |
| 2050 | 144.74 | 162.26 | 173.52 | 144.48 | -3.82 | -13.31 | -15.39 | 2050 |
| 2100 | 144.24 | 161.60 | 172.78 | 143.99 | -3.78 | -13.25 | -15.32 | 2100 |
| 2150 | 143.86 | 161.14 | 172.22 | 143.57 | -3.74 | -13.18 | -15.24 | 2150 |
| 2200 | 143.41 | 160.56 | 171.55 | 143.12 | -3.71 | -13.12 | -15.17 | 2200 |
| 2250 | 142.85 | 159.70 | 170.63 | 142.59 | -3.67 | -13.05 | -15.10 | 2250 |
| 2300 | 142.44 | 159.16 | 170.01 | 142.17 | -3.64 | -12.99 | -15.03 | 2300 |
| 2350 | 142.05 | 158.64 | 169.43 | 141.77 | -3.61 | -12.94 | -14.96 | 2350 |
| 2400 | 141.67 | 158.16 | 168.85 | 141.39 | -3.57 | -12.88 | -14.90 | 2400 |
| 2450 | 141.30 | 157.68 | 168.31 | 141.02 | -3.54 | -12.82 | -14.83 | 2450 |
| 2500 | 140.84 | 156.96 | 167.54 | 140.57 | -3.51 | -12.77 | -14.77 | 2500 |
| 2550 | 140.50 | 156.53 | 167.05 | 140.22 | -3.49 | -12.71 | -14.71 | 2550 |
| 2600 | 140.18 | 156.11 | 166.55 | 139.90 | -3.46 | -12.66 | -14.65 | 2600 |
| 2650 | 139.87 | 155.71 | 166.08 | 139.59 | -3.43 | -12.61 | -14.59 | 2650 |
| 2700 | 139.51 | 155.19 | 165.52 | 139.23 | -3.40 | -12.56 | -14.53 | 2700 |
| 2750 | 139.12 | 154.58 | 164.86 | 138.85 | -3.38 | -12.51 | -14.48 | 2750 |
| 2800 | 138.84 | 154.23 | 164.45 | 138.57 | -3.35 | -12.47 | -14.42 | 2800 |
| 2850 | 138.57 | 153.88 | 164.05 | 138.29 | -3.33 | -12.42 | -14.37 | 2850 |
| 2900 | 138.31 | 153.54 | 163.65 | 138.03 | -3.31 | -12.37 | -14.32 | 2900 |
| 2950 | 138.01 | 153.11 | 163.17 | 137.73 | -3.28 | -12.33 | -14.27 | 2950 |
| 3000 | 137.76 | 152.81 | 162.81 | 137.48 | -3.26 | -12.29 | -14.22 | 3000 |
| 3050 | 137.48 | 152.39 | 162.36 | 137.20 | -3.24 | -12.24 | -14.17 | 3050 |
| 3100 | 137.25 | 152.11 | 162.01 | 136.96 | -3.22 | -12.20 | -14.12 | 3100 |
| 3150 | 136.99 | 151.72 | 161.59 | 136.70 | -3.19 | -12.16 | -14.07 | 3150 |
| 3200 | 136.77 | 151.44 | 161.27 | 136.46 | -3.17 | -12.12 | -14.03 | 3200 |
| 3250 | 136.52 | 151.07 | 160.87 | 136.22 | -3.15 | -12.08 | -13.98 | 3250 |
| 3300 | 136.31 | 150.82 | 160.55 | 136.00 | -3.13 | -12.04 | -13.94 | 3300 |
| 3350 | 136.08 | 150.47 | 160.17 | 135.76 | -3.11 | -12.00 | -13.89 | 3350 |
| 3400 | 135.84 | 150.13 | 159.80 | 135.53 | -3.10 | -11.97 | -13.85 | 3400 |
| 3450 | 135.61 | 149.81 | 159.44 | 135.31 | -3.08 | -11.93 | -13.81 | 3450 |
| 3500 | 135.39 | 149.50 | 159.09 | 135.08 | -3.06 | -11.89 | -13.77 | 3500 |
| 3550 | 135.18 | 149.18 | 158.74 | 134.87 | -3.04 | -11.86 | -13.73 | 3550 |
| 3600 | 134.97 | 148.88 | 158.40 | 134.66 | -3.02 | -11.82 | -13.69 | 3600 |

SQUARE FOOT COSTS

**CLASS A
1-1/2 STORY**

| Ground Area | FRAME | | | MASONRY | BASEMENT ADJUSTMENTS | | | Ground Area |
|-------------|--------|--------------|--------------|-------------|----------------------|------------------|--------------------|-------------|
| | Siding | Brick Veneer | Native Stone | Block Walls | Wood Basement | Crawl Space Only | Slab on Grade only | |
| 900 | 183.23 | 212.12 | 225.42 | 182.90 | -5.38 | -15.89 | -18.34 | 900 |
| 950 | 180.89 | 209.12 | 222.08 | 180.53 | -5.26 | -15.70 | -18.13 | 950 |
| 1000 | 178.60 | 206.07 | 218.74 | 178.28 | -5.14 | -15.53 | -17.93 | 1000 |
| 1050 | 176.71 | 203.66 | 216.02 | 176.36 | -5.04 | -15.36 | -17.74 | 1050 |
| 1100 | 174.99 | 201.46 | 213.55 | 174.62 | -4.94 | -15.21 | -17.56 | 1100 |
| 1150 | 173.25 | 199.14 | 211.00 | 172.91 | -4.85 | -15.06 | -17.40 | 1150 |
| 1200 | 171.67 | 197.01 | 208.67 | 171.34 | -4.77 | -14.93 | -17.24 | 1200 |
| 1250 | 170.35 | 195.35 | 206.76 | 169.99 | -4.69 | -14.80 | -17.09 | 1250 |
| 1300 | 169.00 | 193.53 | 204.76 | 168.64 | -4.61 | -14.67 | -16.95 | 1300 |
| 1350 | 167.87 | 192.11 | 203.12 | 167.50 | -4.54 | -14.55 | -16.81 | 1350 |
| 1400 | 166.57 | 190.27 | 201.15 | 166.24 | -4.47 | -14.44 | -16.68 | 1400 |
| 1450 | 165.60 | 189.07 | 199.74 | 165.25 | -4.40 | -14.33 | -16.56 | 1450 |
| 1500 | 164.58 | 187.70 | 198.22 | 164.23 | -4.34 | -14.23 | -16.44 | 1500 |
| 1550 | 163.74 | 186.64 | 196.99 | 163.36 | -4.28 | -14.13 | -16.33 | 1550 |
| 1600 | 162.63 | 184.97 | 195.23 | 162.29 | -4.23 | -14.03 | -16.22 | 1600 |
| 1650 | 161.89 | 184.06 | 194.15 | 161.53 | -4.17 | -13.94 | -16.11 | 1650 |
| 1700 | 161.08 | 182.99 | 192.95 | 160.74 | -4.12 | -13.85 | -16.01 | 1700 |
| 1750 | 160.42 | 182.19 | 192.01 | 160.05 | -4.07 | -13.77 | -15.91 | 1750 |
| 1800 | 159.52 | 180.81 | 190.56 | 159.18 | -4.03 | -13.69 | -15.82 | 1800 |
| 1850 | 158.84 | 179.92 | 189.54 | 158.51 | -3.98 | -13.61 | -15.73 | 1850 |
| 1900 | 158.30 | 179.25 | 188.75 | 157.94 | -3.94 | -13.53 | -15.64 | 1900 |
| 1950 | 157.68 | 178.42 | 187.82 | 157.32 | -3.89 | -13.46 | -15.56 | 1950 |
| 2000 | 156.94 | 177.30 | 186.62 | 156.61 | -3.85 | -13.38 | -15.47 | 2000 |
| 2050 | 156.39 | 176.56 | 185.78 | 156.04 | -3.82 | -13.31 | -15.39 | 2050 |
| 2100 | 155.86 | 175.86 | 184.99 | 155.51 | -3.78 | -13.25 | -15.32 | 2100 |
| 2150 | 155.43 | 175.35 | 184.38 | 155.07 | -3.74 | -13.18 | -15.24 | 2150 |
| 2200 | 154.95 | 174.71 | 183.65 | 154.58 | -3.71 | -13.12 | -15.17 | 2200 |
| 2250 | 154.34 | 173.79 | 182.66 | 154.00 | -3.67 | -13.05 | -15.10 | 2250 |
| 2300 | 153.89 | 173.20 | 181.99 | 153.54 | -3.64 | -12.99 | -15.03 | 2300 |
| 2350 | 153.48 | 172.64 | 181.35 | 153.12 | -3.61 | -12.94 | -14.96 | 2350 |
| 2400 | 153.07 | 172.10 | 180.73 | 152.71 | -3.57 | -12.88 | -14.90 | 2400 |
| 2450 | 152.67 | 171.59 | 180.13 | 152.31 | -3.54 | -12.82 | -14.83 | 2450 |
| 2500 | 152.16 | 170.80 | 179.30 | 151.82 | -3.51 | -12.77 | -14.77 | 2500 |
| 2550 | 151.80 | 170.33 | 178.76 | 151.45 | -3.49 | -12.71 | -14.71 | 2550 |
| 2600 | 151.46 | 169.87 | 178.22 | 151.10 | -3.46 | -12.66 | -14.65 | 2600 |
| 2650 | 151.12 | 169.44 | 177.73 | 150.75 | -3.43 | -12.61 | -14.59 | 2650 |
| 2700 | 150.73 | 168.88 | 177.11 | 150.37 | -3.40 | -12.56 | -14.53 | 2700 |
| 2750 | 150.31 | 168.22 | 176.40 | 149.96 | -3.38 | -12.51 | -14.48 | 2750 |
| 2800 | 150.02 | 167.82 | 175.95 | 149.66 | -3.35 | -12.47 | -14.42 | 2800 |
| 2850 | 149.73 | 167.45 | 175.52 | 149.35 | -3.33 | -12.42 | -14.37 | 2850 |
| 2900 | 149.44 | 167.08 | 175.09 | 149.07 | -3.31 | -12.37 | -14.32 | 2900 |
| 2950 | 149.12 | 166.61 | 174.57 | 148.74 | -3.28 | -12.33 | -14.27 | 2950 |
| 3000 | 148.85 | 166.27 | 174.16 | 148.48 | -3.26 | -12.29 | -14.22 | 3000 |
| 3050 | 148.54 | 165.83 | 173.68 | 148.18 | -3.24 | -12.24 | -14.17 | 3050 |
| 3100 | 148.30 | 165.52 | 173.30 | 147.92 | -3.22 | -12.20 | -14.12 | 3100 |
| 3150 | 148.00 | 165.09 | 172.83 | 147.62 | -3.19 | -12.16 | -14.07 | 3150 |
| 3200 | 147.78 | 164.79 | 172.49 | 147.38 | -3.17 | -12.12 | -14.03 | 3200 |
| 3250 | 147.51 | 164.41 | 172.05 | 147.12 | -3.15 | -12.08 | -13.98 | 3250 |
| 3300 | 147.29 | 164.12 | 171.72 | 146.88 | -3.13 | -12.04 | -13.94 | 3300 |
| 3350 | 147.03 | 163.75 | 171.31 | 146.63 | -3.11 | -12.00 | -13.89 | 3350 |
| 3400 | 146.77 | 163.38 | 170.89 | 146.37 | -3.10 | -11.97 | -13.85 | 3400 |
| 3450 | 146.52 | 163.03 | 170.49 | 146.14 | -3.08 | -11.93 | -13.81 | 3450 |
| 3500 | 146.29 | 162.67 | 170.11 | 145.89 | -3.06 | -11.89 | -13.77 | 3500 |
| 3550 | 146.05 | 162.34 | 169.74 | 145.66 | -3.04 | -11.86 | -13.73 | 3550 |
| 3600 | 145.82 | 162.02 | 169.38 | 145.44 | -3.02 | -11.82 | -13.69 | 3600 |

**CLASS A
1-3/4 STORY**

SQUARE FOOT COSTS

| Ground Area | FRAME | | | MASONRY | BASEMENT ADJUSTMENTS | | | Ground Area |
|-------------|--------|--------------|--------------|-------------|----------------------|------------------|--------------------|-------------|
| | Siding | Brick Veneer | Native Stone | Block Walls | Wood Basement | Crawl Space Only | Slab on Grade only | |
| 900 | 210.54 | 244.88 | 266.01 | 210.17 | -5.38 | -15.89 | -18.34 | 900 |
| 950 | 207.86 | 241.43 | 262.03 | 207.49 | -5.26 | -15.70 | -18.13 | 950 |
| 1000 | 205.26 | 237.90 | 258.05 | 204.92 | -5.14 | -15.53 | -17.93 | 1000 |
| 1050 | 203.08 | 235.11 | 254.81 | 202.75 | -5.04 | -15.36 | -17.74 | 1050 |
| 1100 | 201.11 | 232.59 | 251.85 | 200.76 | -4.94 | -15.21 | -17.56 | 1100 |
| 1150 | 199.13 | 229.91 | 248.82 | 198.82 | -4.85 | -15.06 | -17.40 | 1150 |
| 1200 | 197.32 | 227.45 | 246.03 | 197.04 | -4.77 | -14.93 | -17.24 | 1200 |
| 1250 | 195.81 | 225.53 | 243.75 | 195.52 | -4.69 | -14.80 | -17.09 | 1250 |
| 1300 | 194.26 | 223.42 | 241.34 | 193.99 | -4.61 | -14.67 | -16.95 | 1300 |
| 1350 | 192.97 | 221.79 | 239.40 | 192.69 | -4.54 | -14.55 | -16.81 | 1350 |
| 1400 | 191.50 | 219.68 | 237.04 | 191.25 | -4.47 | -14.44 | -16.68 | 1400 |
| 1450 | 190.39 | 218.27 | 235.36 | 190.12 | -4.40 | -14.33 | -16.56 | 1450 |
| 1500 | 189.22 | 216.68 | 233.53 | 188.97 | -4.34 | -14.23 | -16.44 | 1500 |
| 1550 | 188.25 | 215.46 | 232.06 | 187.98 | -4.28 | -14.13 | -16.33 | 1550 |
| 1600 | 186.97 | 213.54 | 229.98 | 186.77 | -4.23 | -14.03 | -16.22 | 1600 |
| 1650 | 186.14 | 212.49 | 228.69 | 185.91 | -4.17 | -13.94 | -16.11 | 1650 |
| 1700 | 185.22 | 211.26 | 227.25 | 185.00 | -4.12 | -13.85 | -16.01 | 1700 |
| 1750 | 184.47 | 210.31 | 226.10 | 184.23 | -4.07 | -13.77 | -15.91 | 1750 |
| 1800 | 183.44 | 208.76 | 224.40 | 183.25 | -4.03 | -13.69 | -15.82 | 1800 |
| 1850 | 182.67 | 207.70 | 223.18 | 182.48 | -3.98 | -13.61 | -15.73 | 1850 |
| 1900 | 182.03 | 206.94 | 222.21 | 181.83 | -3.94 | -13.53 | -15.64 | 1900 |
| 1950 | 181.34 | 205.99 | 221.11 | 181.13 | -3.89 | -13.46 | -15.56 | 1950 |
| 2000 | 180.48 | 204.68 | 219.68 | 180.31 | -3.85 | -13.38 | -15.47 | 2000 |
| 2050 | 179.85 | 203.83 | 218.67 | 179.69 | -3.82 | -13.31 | -15.39 | 2050 |
| 2100 | 179.26 | 203.03 | 217.72 | 179.10 | -3.78 | -13.25 | -15.32 | 2100 |
| 2150 | 178.76 | 202.44 | 216.99 | 178.59 | -3.74 | -13.18 | -15.24 | 2150 |
| 2200 | 178.22 | 201.70 | 216.10 | 178.03 | -3.71 | -13.12 | -15.17 | 2200 |
| 2250 | 177.52 | 200.62 | 214.93 | 177.36 | -3.67 | -13.05 | -15.10 | 2250 |
| 2300 | 177.01 | 199.96 | 214.13 | 176.87 | -3.64 | -12.99 | -15.03 | 2300 |
| 2350 | 176.53 | 199.31 | 213.35 | 176.37 | -3.61 | -12.94 | -14.96 | 2350 |
| 2400 | 176.07 | 198.68 | 212.62 | 175.91 | -3.57 | -12.88 | -14.90 | 2400 |
| 2450 | 175.62 | 198.09 | 211.89 | 175.46 | -3.54 | -12.82 | -14.83 | 2450 |
| 2500 | 175.04 | 197.19 | 210.91 | 174.90 | -3.51 | -12.77 | -14.77 | 2500 |
| 2550 | 174.62 | 196.65 | 210.25 | 174.49 | -3.49 | -12.71 | -14.71 | 2550 |
| 2600 | 174.23 | 196.12 | 209.63 | 174.09 | -3.46 | -12.66 | -14.65 | 2600 |
| 2650 | 173.85 | 195.61 | 209.01 | 173.70 | -3.43 | -12.61 | -14.59 | 2650 |
| 2700 | 173.41 | 194.97 | 208.27 | 173.27 | -3.40 | -12.56 | -14.53 | 2700 |
| 2750 | 172.92 | 194.20 | 207.43 | 172.81 | -3.38 | -12.51 | -14.48 | 2750 |
| 2800 | 172.58 | 193.75 | 206.89 | 172.46 | -3.35 | -12.47 | -14.42 | 2800 |
| 2850 | 172.25 | 193.32 | 206.37 | 172.13 | -3.33 | -12.42 | -14.37 | 2850 |
| 2900 | 171.94 | 192.90 | 205.85 | 171.80 | -3.31 | -12.37 | -14.32 | 2900 |
| 2950 | 171.55 | 192.36 | 205.23 | 171.44 | -3.28 | -12.33 | -14.27 | 2950 |
| 3000 | 171.26 | 191.97 | 204.74 | 171.13 | -3.26 | -12.29 | -14.22 | 3000 |
| 3050 | 170.91 | 191.44 | 204.16 | 170.79 | -3.24 | -12.24 | -14.17 | 3050 |
| 3100 | 170.63 | 191.09 | 203.70 | 170.50 | -3.22 | -12.20 | -14.12 | 3100 |
| 3150 | 170.30 | 190.59 | 203.15 | 170.17 | -3.19 | -12.16 | -14.07 | 3150 |
| 3200 | 170.04 | 190.25 | 202.73 | 169.90 | -3.17 | -12.12 | -14.03 | 3200 |
| 3250 | 169.73 | 189.80 | 202.20 | 169.60 | -3.15 | -12.08 | -13.98 | 3250 |
| 3300 | 169.47 | 189.47 | 201.81 | 169.34 | -3.13 | -12.04 | -13.94 | 3300 |
| 3350 | 169.19 | 189.03 | 201.31 | 169.05 | -3.11 | -12.00 | -13.89 | 3350 |
| 3400 | 168.89 | 188.61 | 200.82 | 168.77 | -3.10 | -11.97 | -13.85 | 3400 |
| 3450 | 168.61 | 188.20 | 200.35 | 168.49 | -3.08 | -11.93 | -13.81 | 3450 |
| 3500 | 168.34 | 187.81 | 199.89 | 168.22 | -3.06 | -11.89 | -13.77 | 3500 |
| 3550 | 168.08 | 187.42 | 199.43 | 167.96 | -3.04 | -11.86 | -13.73 | 3550 |
| 3600 | 167.81 | 187.03 | 199.00 | 167.71 | -3.02 | -11.82 | -13.69 | 3600 |

SQUARE FOOT COSTS

**CLASS A
2 STORY**

| Ground Area | FRAME | | | MASONRY | BASEMENT ADJUSTMENTS | | | Ground Area |
|-------------|--------|--------------|--------------|-------------|----------------------|------------------|--------------------|-------------|
| | Siding | Brick Veneer | Native Stone | Block Walls | Wood Basement | Crawl Space Only | Slab on Grade only | |
| 900 | 232.04 | 271.33 | 287.04 | 231.67 | -5.38 | -15.89 | -18.34 | 900 |
| 950 | 229.11 | 267.50 | 282.75 | 228.72 | -5.26 | -15.70 | -18.13 | 950 |
| 1000 | 226.28 | 263.60 | 278.46 | 225.88 | -5.14 | -15.53 | -17.93 | 1000 |
| 1050 | 223.92 | 260.51 | 274.96 | 223.49 | -5.04 | -15.36 | -17.74 | 1050 |
| 1100 | 221.77 | 257.70 | 271.76 | 221.31 | -4.94 | -15.21 | -17.56 | 1100 |
| 1150 | 219.62 | 254.74 | 268.49 | 219.15 | -4.85 | -15.06 | -17.40 | 1150 |
| 1200 | 217.65 | 252.01 | 265.47 | 217.19 | -4.77 | -14.93 | -17.24 | 1200 |
| 1250 | 216.01 | 249.88 | 263.01 | 215.51 | -4.69 | -14.80 | -17.09 | 1250 |
| 1300 | 214.33 | 247.56 | 260.42 | 213.83 | -4.61 | -14.67 | -16.95 | 1300 |
| 1350 | 212.94 | 245.75 | 258.32 | 212.39 | -4.54 | -14.55 | -16.81 | 1350 |
| 1400 | 211.32 | 243.40 | 255.78 | 210.81 | -4.47 | -14.44 | -16.68 | 1400 |
| 1450 | 210.11 | 241.85 | 253.96 | 209.58 | -4.40 | -14.33 | -16.56 | 1450 |
| 1500 | 208.85 | 240.09 | 251.99 | 208.30 | -4.34 | -14.23 | -16.44 | 1500 |
| 1550 | 207.80 | 238.74 | 250.42 | 207.21 | -4.28 | -14.13 | -16.33 | 1550 |
| 1600 | 206.42 | 236.60 | 248.15 | 205.88 | -4.23 | -14.03 | -16.22 | 1600 |
| 1650 | 205.51 | 235.44 | 246.76 | 204.92 | -4.17 | -13.94 | -16.11 | 1650 |
| 1700 | 204.51 | 234.08 | 245.22 | 203.93 | -4.12 | -13.85 | -16.01 | 1700 |
| 1750 | 203.71 | 233.04 | 243.98 | 203.08 | -4.07 | -13.77 | -15.91 | 1750 |
| 1800 | 202.58 | 231.30 | 242.13 | 201.99 | -4.03 | -13.69 | -15.82 | 1800 |
| 1850 | 201.74 | 230.14 | 240.82 | 201.15 | -3.98 | -13.61 | -15.73 | 1850 |
| 1900 | 201.06 | 229.28 | 239.78 | 200.43 | -3.94 | -13.53 | -15.64 | 1900 |
| 1950 | 200.31 | 228.24 | 238.59 | 199.66 | -3.89 | -13.46 | -15.56 | 1950 |
| 2000 | 199.38 | 226.79 | 237.04 | 198.77 | -3.85 | -13.38 | -15.47 | 2000 |
| 2050 | 198.70 | 225.85 | 235.96 | 198.06 | -3.82 | -13.31 | -15.39 | 2050 |
| 2100 | 198.05 | 224.96 | 234.94 | 197.41 | -3.78 | -13.25 | -15.32 | 2100 |
| 2150 | 197.53 | 224.31 | 234.13 | 196.84 | -3.74 | -13.18 | -15.24 | 2150 |
| 2200 | 196.92 | 223.49 | 233.19 | 196.23 | -3.71 | -13.12 | -15.17 | 2200 |
| 2250 | 196.18 | 222.30 | 231.92 | 195.51 | -3.67 | -13.05 | -15.10 | 2250 |
| 2300 | 195.64 | 221.55 | 231.05 | 194.95 | -3.64 | -12.99 | -15.03 | 2300 |
| 2350 | 195.11 | 220.83 | 230.22 | 194.41 | -3.61 | -12.94 | -14.96 | 2350 |
| 2400 | 194.61 | 220.14 | 229.42 | 193.91 | -3.57 | -12.88 | -14.90 | 2400 |
| 2450 | 194.12 | 219.48 | 228.66 | 193.41 | -3.54 | -12.82 | -14.83 | 2450 |
| 2500 | 193.50 | 218.48 | 227.59 | 192.80 | -3.51 | -12.77 | -14.77 | 2500 |
| 2550 | 193.05 | 217.88 | 226.88 | 192.34 | -3.49 | -12.71 | -14.71 | 2550 |
| 2600 | 192.63 | 217.30 | 226.19 | 191.89 | -3.46 | -12.66 | -14.65 | 2600 |
| 2650 | 192.22 | 216.74 | 225.53 | 191.47 | -3.43 | -12.61 | -14.59 | 2650 |
| 2700 | 191.74 | 216.03 | 224.75 | 191.00 | -3.40 | -12.56 | -14.53 | 2700 |
| 2750 | 191.20 | 215.18 | 223.84 | 190.48 | -3.38 | -12.51 | -14.48 | 2750 |
| 2800 | 190.84 | 214.68 | 223.25 | 190.11 | -3.35 | -12.47 | -14.42 | 2800 |
| 2850 | 190.49 | 214.19 | 222.67 | 189.74 | -3.33 | -12.42 | -14.37 | 2850 |
| 2900 | 190.15 | 213.73 | 222.13 | 189.38 | -3.31 | -12.37 | -14.32 | 2900 |
| 2950 | 189.74 | 213.13 | 221.44 | 188.97 | -3.28 | -12.33 | -14.27 | 2950 |
| 3000 | 189.42 | 212.69 | 220.94 | 188.63 | -3.26 | -12.29 | -14.22 | 3000 |
| 3050 | 189.04 | 212.12 | 220.30 | 188.25 | -3.24 | -12.24 | -14.17 | 3050 |
| 3100 | 188.75 | 211.71 | 219.81 | 187.94 | -3.22 | -12.20 | -14.12 | 3100 |
| 3150 | 188.38 | 211.19 | 219.21 | 187.58 | -3.19 | -12.16 | -14.07 | 3150 |
| 3200 | 188.11 | 210.81 | 218.76 | 187.28 | -3.17 | -12.12 | -14.03 | 3200 |
| 3250 | 187.77 | 210.30 | 218.20 | 186.95 | -3.15 | -12.08 | -13.98 | 3250 |
| 3300 | 187.50 | 209.94 | 217.76 | 186.66 | -3.13 | -12.04 | -13.94 | 3300 |
| 3350 | 187.18 | 209.46 | 217.22 | 186.35 | -3.11 | -12.00 | -13.89 | 3350 |
| 3400 | 186.86 | 208.99 | 216.70 | 186.03 | -3.10 | -11.97 | -13.85 | 3400 |
| 3450 | 186.56 | 208.53 | 216.18 | 185.72 | -3.08 | -11.93 | -13.81 | 3450 |
| 3500 | 186.28 | 208.08 | 215.69 | 185.43 | -3.06 | -11.89 | -13.77 | 3500 |
| 3550 | 185.98 | 207.66 | 215.21 | 185.13 | -3.04 | -11.86 | -13.73 | 3550 |
| 3600 | 185.71 | 207.25 | 214.73 | 184.86 | -3.02 | -11.82 | -13.69 | 3600 |

**CLASS A
BI-LEVEL**

SQUARE FOOT COSTS

| Ground Area | FRAME | | | MASONRY | LOWER LEVEL FINISH ADJUSTMENTS | | | | Ground Area |
|-------------|--------|--------------|--------------|-------------|--------------------------------|------------|------------|------------|-------------|
| | Siding | Brick Veneer | Native Stone | Block Walls | 20% Finish | 40% Finish | 60% Finish | 80% Finish | |
| 900 | 189.49 | 229.11 | 246.79 | 191.74 | -27.49 | -18.71 | -9.29 | 0.00 | 900 |
| 950 | 186.83 | 225.74 | 242.96 | 189.06 | -27.21 | -18.51 | -9.18 | 0.00 | 950 |
| 1000 | 184.13 | 222.22 | 238.77 | 186.31 | -26.88 | -18.29 | -9.07 | 0.00 | 1000 |
| 1050 | 182.00 | 219.50 | 235.71 | 184.14 | -26.66 | -18.13 | -8.99 | 0.00 | 1050 |
| 1100 | 180.06 | 217.05 | 232.91 | 182.16 | -26.47 | -17.99 | -8.92 | 0.00 | 1100 |
| 1150 | 178.00 | 214.36 | 229.73 | 180.08 | -26.21 | -17.82 | -8.84 | 0.00 | 1150 |
| 1200 | 176.12 | 211.89 | 226.82 | 178.17 | -25.97 | -17.66 | -8.76 | 0.00 | 1200 |
| 1250 | 174.63 | 210.02 | 224.72 | 176.66 | -25.82 | -17.55 | -8.71 | 0.00 | 1250 |
| 1300 | 173.02 | 207.91 | 222.23 | 175.02 | -25.62 | -17.42 | -8.64 | 0.00 | 1300 |
| 1350 | 171.77 | 206.32 | 220.46 | 173.75 | -25.50 | -17.33 | -8.59 | 0.00 | 1350 |
| 1400 | 170.13 | 204.14 | 217.76 | 172.09 | -25.27 | -17.16 | -8.51 | 0.00 | 1400 |
| 1450 | 169.06 | 202.79 | 216.27 | 171.00 | -25.17 | -17.09 | -8.47 | 0.00 | 1450 |
| 1500 | 167.84 | 201.21 | 214.38 | 169.76 | -25.00 | -16.99 | -8.42 | 0.00 | 1500 |
| 1550 | 166.92 | 200.03 | 213.10 | 168.80 | -24.92 | -16.92 | -8.40 | 0.00 | 1550 |
| 1600 | 165.43 | 198.00 | 210.51 | 167.32 | -24.68 | -16.76 | -8.31 | 0.00 | 1600 |
| 1650 | 164.61 | 196.99 | 209.42 | 166.49 | -24.61 | -16.70 | -8.28 | 0.00 | 1650 |
| 1700 | 163.66 | 195.76 | 207.95 | 165.52 | -24.49 | -16.62 | -8.25 | 0.00 | 1700 |
| 1750 | 162.95 | 194.85 | 206.99 | 164.78 | -24.42 | -16.58 | -8.22 | 0.00 | 1750 |
| 1800 | 161.74 | 193.20 | 204.87 | 163.57 | -24.23 | -16.44 | -8.15 | 0.00 | 1800 |
| 1850 | 160.95 | 192.16 | 203.64 | 162.76 | -24.13 | -16.37 | -8.12 | 0.00 | 1850 |
| 1900 | 160.34 | 191.42 | 202.88 | 162.15 | -24.08 | -16.33 | -8.10 | 0.00 | 1900 |
| 1950 | 159.62 | 190.47 | 201.76 | 161.40 | -23.99 | -16.28 | -8.07 | 0.00 | 1950 |
| 2000 | 158.61 | 189.08 | 199.99 | 160.39 | -23.82 | -16.15 | -8.02 | 0.00 | 2000 |
| 2050 | 157.96 | 188.24 | 199.00 | 159.73 | -23.75 | -16.10 | -7.98 | 0.00 | 2050 |
| 2100 | 157.34 | 187.43 | 198.05 | 159.09 | -23.67 | -16.05 | -7.97 | 0.00 | 2100 |
| 2150 | 156.88 | 186.89 | 197.50 | 158.63 | -23.63 | -16.02 | -7.95 | 0.00 | 2150 |
| 2200 | 156.32 | 186.15 | 196.63 | 158.04 | -23.56 | -15.97 | -7.93 | 0.00 | 2200 |
| 2250 | 155.48 | 184.99 | 195.16 | 157.21 | -23.42 | -15.88 | -7.87 | 0.00 | 2250 |
| 2300 | 154.97 | 184.32 | 194.38 | 156.68 | -23.35 | -15.83 | -7.85 | 0.00 | 2300 |
| 2350 | 154.46 | 183.68 | 193.64 | 156.17 | -23.30 | -15.79 | -7.83 | 0.00 | 2350 |
| 2400 | 153.99 | 183.06 | 192.93 | 155.68 | -23.25 | -15.75 | -7.81 | 0.00 | 2400 |
| 2450 | 153.53 | 182.46 | 192.24 | 155.21 | -23.18 | -15.70 | -7.80 | 0.00 | 2450 |
| 2500 | 152.83 | 181.50 | 191.00 | 154.51 | -23.07 | -15.63 | -7.75 | 0.00 | 2500 |
| 2550 | 152.41 | 180.96 | 190.38 | 154.08 | -23.02 | -15.59 | -7.73 | 0.00 | 2550 |
| 2600 | 152.00 | 180.44 | 189.77 | 153.66 | -22.97 | -15.55 | -7.71 | 0.00 | 2600 |
| 2650 | 151.62 | 179.94 | 189.20 | 153.27 | -22.92 | -15.53 | -7.70 | 0.00 | 2650 |
| 2700 | 151.11 | 179.27 | 188.38 | 152.76 | -22.86 | -15.47 | -7.68 | 0.00 | 2700 |
| 2750 | 150.53 | 178.45 | 187.32 | 152.17 | -22.75 | -15.41 | -7.65 | 0.00 | 2750 |
| 2800 | 150.18 | 178.00 | 186.82 | 151.82 | -22.71 | -15.37 | -7.63 | 0.00 | 2800 |
| 2850 | 149.85 | 177.58 | 186.33 | 151.47 | -22.68 | -15.35 | -7.61 | 0.00 | 2850 |
| 2900 | 149.52 | 177.16 | 185.87 | 151.13 | -22.63 | -15.32 | -7.60 | 0.00 | 2900 |
| 2950 | 149.10 | 176.59 | 185.16 | 150.71 | -22.58 | -15.28 | -7.58 | 0.00 | 2950 |
| 3000 | 148.80 | 176.21 | 184.72 | 150.41 | -22.54 | -15.25 | -7.56 | 0.00 | 3000 |
| 3050 | 148.40 | 175.68 | 184.07 | 150.00 | -22.48 | -15.21 | -7.55 | 0.00 | 3050 |
| 3100 | 148.12 | 175.31 | 183.67 | 149.71 | -22.44 | -15.20 | -7.53 | 0.00 | 3100 |
| 3150 | 147.74 | 174.81 | 183.05 | 149.33 | -22.38 | -15.15 | -7.51 | 0.00 | 3150 |
| 3200 | 147.48 | 174.46 | 182.67 | 149.05 | -22.36 | -15.13 | -7.51 | 0.00 | 3200 |
| 3250 | 147.13 | 173.99 | 182.08 | 148.70 | -22.29 | -15.09 | -7.48 | 0.00 | 3250 |
| 3300 | 146.87 | 173.68 | 181.73 | 148.44 | -22.27 | -15.08 | -7.48 | 0.00 | 3300 |
| 3350 | 146.54 | 173.23 | 181.18 | 148.10 | -22.22 | -15.04 | -7.46 | 0.00 | 3350 |
| 3400 | 146.22 | 172.78 | 180.63 | 147.77 | -22.18 | -15.01 | -7.44 | 0.00 | 3400 |
| 3450 | 145.90 | 172.35 | 180.11 | 147.45 | -22.13 | -14.98 | -7.43 | 0.00 | 3450 |
| 3500 | 145.59 | 171.93 | 179.60 | 147.13 | -22.08 | -14.94 | -7.41 | 0.00 | 3500 |
| 3550 | 145.29 | 171.53 | 179.10 | 146.83 | -22.03 | -14.91 | -7.39 | 0.00 | 3550 |
| 3600 | 144.99 | 171.14 | 178.61 | 146.53 | -21.98 | -14.88 | -7.38 | 0.00 | 3600 |

SQUARE FOOT COSTS

**CLASS A
TRI-LEVEL**

| Ground Area | FRAME | | | MASONRY | BASEMENT ADJUSTMENTS | | | Ground Area |
|-------------|--------|--------------|--------------|-------------|----------------------|------------------|--------------------|-------------|
| | Siding | Brick Veneer | Native Stone | Block Walls | Wood Basement | Crawl Space Only | Slab on Grade only | |
| 900 | 183.20 | 213.66 | 228.55 | 183.09 | -5.88 | -7.95 | -9.17 | 900 |
| 950 | 180.86 | 210.70 | 225.08 | 180.73 | -5.76 | -7.85 | -9.06 | 950 |
| 1000 | 178.57 | 207.71 | 221.54 | 178.47 | -5.64 | -7.76 | -8.96 | 1000 |
| 1050 | 176.65 | 205.32 | 218.74 | 176.56 | -5.54 | -7.68 | -8.87 | 1050 |
| 1100 | 174.91 | 203.14 | 216.18 | 174.83 | -5.44 | -7.60 | -8.78 | 1100 |
| 1150 | 173.18 | 200.87 | 213.48 | 173.12 | -5.35 | -7.53 | -8.70 | 1150 |
| 1200 | 171.58 | 198.78 | 210.99 | 171.55 | -5.27 | -7.46 | -8.62 | 1200 |
| 1250 | 170.25 | 197.13 | 209.04 | 170.20 | -5.19 | -7.40 | -8.54 | 1250 |
| 1300 | 168.89 | 195.36 | 206.90 | 168.86 | -5.11 | -7.34 | -8.47 | 1300 |
| 1350 | 167.76 | 193.95 | 205.24 | 167.73 | -5.04 | -7.28 | -8.41 | 1350 |
| 1400 | 166.46 | 192.17 | 203.08 | 166.46 | -4.97 | -7.22 | -8.34 | 1400 |
| 1450 | 165.47 | 190.95 | 201.65 | 165.46 | -4.90 | -7.17 | -8.28 | 1450 |
| 1500 | 164.44 | 189.61 | 200.04 | 164.44 | -4.84 | -7.11 | -8.22 | 1500 |
| 1550 | 163.60 | 188.56 | 198.81 | 163.59 | -4.78 | -7.06 | -8.16 | 1550 |
| 1600 | 162.47 | 186.96 | 196.82 | 162.51 | -4.73 | -7.02 | -8.11 | 1600 |
| 1650 | 161.72 | 186.05 | 195.76 | 161.75 | -4.67 | -6.97 | -8.06 | 1650 |
| 1700 | 160.91 | 185.00 | 194.48 | 160.95 | -4.62 | -6.93 | -8.01 | 1700 |
| 1750 | 160.25 | 184.19 | 193.52 | 160.29 | -4.57 | -6.88 | -7.96 | 1750 |
| 1800 | 159.34 | 182.88 | 191.91 | 159.41 | -4.53 | -6.84 | -7.91 | 1800 |
| 1850 | 158.68 | 182.00 | 190.83 | 158.73 | -4.48 | -6.80 | -7.87 | 1850 |
| 1900 | 158.11 | 181.33 | 190.04 | 158.16 | -4.44 | -6.77 | -7.82 | 1900 |
| 1950 | 157.50 | 180.52 | 189.07 | 157.55 | -4.39 | -6.73 | -7.78 | 1950 |
| 2000 | 156.75 | 179.44 | 187.71 | 156.82 | -4.35 | -6.69 | -7.74 | 2000 |
| 2050 | 156.19 | 178.71 | 186.84 | 156.27 | -4.32 | -6.66 | -7.70 | 2050 |
| 2100 | 155.65 | 178.03 | 186.00 | 155.74 | -4.28 | -6.62 | -7.66 | 2100 |
| 2150 | 155.23 | 177.51 | 185.40 | 155.30 | -4.24 | -6.59 | -7.62 | 2150 |
| 2200 | 154.73 | 176.89 | 184.64 | 154.82 | -4.21 | -6.56 | -7.58 | 2200 |
| 2250 | 154.12 | 175.98 | 183.52 | 154.23 | -4.17 | -6.53 | -7.55 | 2250 |
| 2300 | 153.68 | 175.41 | 182.82 | 153.78 | -4.14 | -6.50 | -7.51 | 2300 |
| 2350 | 153.25 | 174.86 | 182.14 | 153.36 | -4.11 | -6.47 | -7.48 | 2350 |
| 2400 | 152.84 | 174.33 | 181.50 | 152.94 | -4.07 | -6.44 | -7.45 | 2400 |
| 2450 | 152.44 | 173.82 | 180.88 | 152.54 | -4.04 | -6.41 | -7.42 | 2450 |
| 2500 | 151.93 | 173.06 | 179.94 | 152.06 | -4.01 | -6.38 | -7.38 | 2500 |
| 2550 | 151.57 | 172.60 | 179.37 | 151.69 | -3.99 | -6.36 | -7.35 | 2550 |
| 2600 | 151.21 | 172.15 | 178.83 | 151.33 | -3.96 | -6.33 | -7.32 | 2600 |
| 2650 | 150.88 | 171.72 | 178.29 | 151.00 | -3.93 | -6.31 | -7.29 | 2650 |
| 2700 | 150.49 | 171.18 | 177.62 | 150.62 | -3.90 | -6.28 | -7.27 | 2700 |
| 2750 | 150.06 | 170.54 | 176.82 | 150.20 | -3.88 | -6.26 | -7.24 | 2750 |
| 2800 | 149.76 | 170.15 | 176.35 | 149.89 | -3.85 | -6.23 | -7.21 | 2800 |
| 2850 | 149.46 | 169.78 | 175.90 | 149.61 | -3.83 | -6.21 | -7.19 | 2850 |
| 2900 | 149.18 | 169.42 | 175.47 | 149.32 | -3.81 | -6.19 | -7.16 | 2900 |
| 2950 | 148.85 | 168.96 | 174.90 | 149.00 | -3.78 | -6.16 | -7.13 | 2950 |
| 3000 | 148.59 | 168.63 | 174.48 | 148.73 | -3.76 | -6.14 | -7.11 | 3000 |
| 3050 | 148.28 | 168.20 | 173.95 | 148.42 | -3.74 | -6.12 | -7.08 | 3050 |
| 3100 | 148.03 | 167.88 | 173.57 | 148.18 | -3.72 | -6.10 | -7.06 | 3100 |
| 3150 | 147.74 | 167.48 | 173.05 | 147.89 | -3.69 | -6.08 | -7.04 | 3150 |
| 3200 | 147.51 | 167.17 | 172.69 | 147.65 | -3.67 | -6.06 | -7.01 | 3200 |
| 3250 | 147.22 | 166.80 | 172.21 | 147.37 | -3.65 | -6.04 | -6.99 | 3250 |
| 3300 | 147.01 | 166.51 | 171.88 | 147.16 | -3.63 | -6.02 | -6.97 | 3300 |
| 3350 | 146.74 | 166.14 | 171.41 | 146.90 | -3.61 | -6.00 | -6.95 | 3350 |
| 3400 | 146.48 | 165.79 | 170.97 | 146.64 | -3.60 | -5.98 | -6.93 | 3400 |
| 3450 | 146.24 | 165.45 | 170.54 | 146.40 | -3.58 | -5.96 | -6.90 | 3450 |
| 3500 | 145.99 | 165.11 | 170.12 | 146.16 | -3.56 | -5.95 | -6.88 | 3500 |
| 3550 | 145.75 | 164.78 | 169.71 | 145.93 | -3.08 | -5.03 | -5.88 | 3550 |
| 3600 | 145.53 | 164.46 | 169.31 | 145.71 | -3.06 | -5.02 | -5.86 | 3600 |

ADJUSTMENTS AND ADDITIONS

HEATING AND COOLING SYSTEM ADJUSTMENTS: Additions or deductions per sq. ft. of ground area.

| | Number of Stories | | | | | | | |
|---|-------------------|-------|-------|-------|--------|--------|--------|-------|
| | 1 | 1+ | 1-1/4 | 1-1/2 | 1-3/4 | 2 | Bi | Tri |
| HEATING SYSTEMS | | | | | | | | |
| Forced-warm-air, without return ducts, deduct . . . | -1.19 | -1.19 | -1.51 | -1.79 | - 2.09 | - 2.38 | - 2.38 | -1.79 |
| Forced-hot-water/steam, add | 2.00 | 2.00 | 2.52 | 3.01 | 3.53 | 4.01 | 4.01 | 3.01 |
| Electric wall heaters, baseboard type, deduct . . . | - .64 | - .64 | - .81 | - .96 | - 1.13 | - 1.28 | - 1.28 | - .96 |
| Electric, ceiling radiant, deduct | - .37 | - .37 | - .47 | - .55 | - .64 | - .74 | - .74 | - .55 |
| Electric wall heaters, deduct | -4.60 | -4.60 | -5.81 | -6.90 | - 8.10 | - 9.19 | - 9.19 | -6.90 |
| Radiant (in-floor), add | 2.36 | 2.36 | 2.99 | 3.55 | 4.16 | 4.73 | 4.73 | 3.55 |
| HEATING AND COOLING, COMBINED SYSTEMS | | | | | | | | |
| Forced air, A/C using heating ducts, add | 1.62 | 1.62 | 2.05 | 2.43 | 2.86 | 3.25 | 3.25 | 2.43 |
| Heat pump with supplemental heat, add | 1.24 | 1.24 | 1.57 | 1.86 | 2.19 | 2.48 | 2.48 | 1.86 |
| Air conditioning only with separate ducts, add . . | 7.91 | 7.91 | 10.00 | 11.86 | 13.95 | 15.82 | 15.82 | 11.86 |
| No heating, deduct | -6.61 | -6.61 | -8.36 | -9.92 | -11.66 | -13.23 | -13.23 | -9.92 |

Wood-burning unit added on to furnace: Add \$3,000 to final cost of home. Includes materials and labor to connect to existing forced-air system. Extra chimney or flue costs which may be required by local codes are not included.

OVERHANGS

Add per square foot as follows:

| Stories | Full Story | 3/4 | 1/2 |
|------------------------|------------|---------|---------|
| Siding and block . . . | \$72.50 | \$54.05 | \$30.70 |
| Brick veneer | 82.25 | 60.95 | 34.50 |

MASONRY TRIM

| | |
|--|----------|
| Brick or equal, per sq. ft. of wall area | \$ 11.30 |
| Brick, 4' high, per lin. ft. | 45.25 |
| Brick, full 1-story, per lin. ft. | 90.75 |
| Brick, full 2-story, per lin. ft. | 192.50 |
| Stone or equal, per sq. ft. of wall area | 14.80 |

MICHIGAN BASEMENT

Michigan basements can frequently be estimated by using 1/2 of the crawl space deduction. Deduct for no concrete floor: \$2.76 per square foot of basement area.

BASEMENT FINISH

| Costs per square foot of floor area: | |
|--|---------|
| Recreation room | \$25.45 |
| Finished living area | 33.25 |
| Walk-out, hillside, cost of door | 1,275 |

PLUMBING, SEWER AND WATER

| | |
|--|----------|
| Average cost per fixture | \$ 1,950 |
| Extra bath, three fixtures | 6,150 |
| Two fixtures | 4,100 |
| Water softener, automatic | 1,265 |
| Manual | 900 |
| Solar water heating system with panels | 6,600 |
| No plumbing, deduct | 10,050 |
| Extra toilet | 1,650 |
| Extra sink | 1,095 |
| Separate shower (ceramic tile) | 1,880 |
| Ceramic tile floor | 1,175 |
| Ceramic tile wainscoting | 1,625 |
| Ceramic tile tub alcove | 540 |
| Bathroom vent fan | 245 |

BUILT-INS

| | |
|--|----------|
| Appliance allowance, (if not itemized) | \$ 5,650 |
| Cook top, counter top, four burners | 1,095 |
| Dishwasher, built-in | 1,015 |
| Garbage disposal | 375 |
| Heater, bathroom, without fan | 260 |
| With fan | 310 |
| Hot tub, with whirlpool, built-in | 6,470 |
| Hood, range, unvented | 400 |
| Vented | 645 |
| Intercom system, master station | 765 |
| Satellite | 130 |
| Whirlpool tub (Jacuzzi) | 9,025 |
| Whirlpool tub when it replaces regular bathtub . . | 6,600 |
| Oven, single, built-in | 1,760 |
| Microwave | 990 |
| Range, drop in, with standard oven | 1,440 |
| With self cleaning oven | 2,160 |
| Sauna with heater and controls | 11,000 |
| Trash compactor | 755 |
| Vacuum, central system | 1,840 |

WATER AND WASTE DISPOSAL

| | |
|--|---------|
| City water and sewer connections | \$3,975 |
| Water well, 200 ft. | 6,750 |
| Septic system, 1,000 gallons | 4,225 |
| 2,000 gallons | 6,575 |

Locally derived costs should be entered on the front of the residential card.

CONVERSION FACTORS: For 2-1/2-, 3- and 3-1/2-story Single-family Residences
Multiply the 2-story cost for the equivalent Ground Area by the following factors:
 2-1/2-story, use 1.16; 3-story, use 1.36; 3-1/2-story, use 1.52.

ADJUSTMENTS AND ADDITIONS

CLASS A

| FIREPLACES | |
|---|---------|
| Inside chimney, 1-story | \$5,150 |
| 1-1/2- and 2-story | 5,975 |
| add for 2nd fireplace, same stack | 3,850 |
| Two-sided fireplace | 7,200 |
| Outside chimney, 1-story | 6,225 |
| 1-1/2- and 2-story | 7,400 |
| Prefabricated, 1-story | 5,990 |
| Add if 2-story | 845 |
| Heat-circulating device | 790 |
| Raised hearth | 540 |
| Wood burning stove, free standing (permanent type) | 3,000 |
| Direct-vented (no chimney) gas fireplace | 5,850 |

| PORCHES AND DECKS: COMPONENT GUIDE | | | | | | | | |
|--|-----|-----|------|------|-----|-----|------|------|
| | CPP | CCP | CSEP | CGEP | WPP | WCP | WSEP | WGEP |
| FOUNDATION | X | X | X | X | X | X | X | X |
| FOOTINGS | X | X | X | X | X | X | X | X |
| STEPS | X | X | X | X | X | X | X | X |
| RAILINGS OR KNEE WALL | | X | X | | | X | X | |
| ROOF | | X | X | X | | X | X | X |
| CEILING | | X | X | X | | X | X | X |
| SCREEN ON STUD WALL | | | X | | | | X | |
| STUD WALL W/ WINDOWS AND SCREENS | | | | X | | | | X |

| Sym- bol | CONCRETE FLOOR with 42" foundation | | | | WOOD FLOOR with 42" foundation | | | | Sym- bol |
|----------------------|---------------------------------------|------------------|------------------------------|-----------------------------|-----------------------------------|------------------|------------------------------|-----------------------------|----------------------|
| | CPP | CCP | CSEP | CGEP | WPP | WCP | WSEP | WGEP | |
| Size for Rates | PLATFORM PORCH | COVERED PORCH | SCREEN- ENCLOSED PORCH | GLASS- ENCLOSED PORCH | PLATFORM PORCH | COVERED PORCH | SCREEN- ENCLOSED PORCH | GLASS- ENCLOSED PORCH | Size for Rates |
| 12 | 45.00 | 105.15 | 132.70 | 210.05 | 45.70 | 105.85 | 133.35 | 210.70 | 12 |
| 25 | 33.70 | 76.10 | 95.95 | 151.65 | 34.40 | 76.75 | 96.55 | 152.30 | 25 |
| 50 | 24.00 | 53.75 | 66.90 | 104.10 | 24.65 | 54.40 | 67.65 | 104.75 | 50 |
| 75 | 20.75 | 46.30 | 57.30 | 88.20 | 21.40 | 46.95 | 57.95 | 88.85 | 75 |
| 100 | 19.15 | 42.50 | 52.45 | 80.30 | 19.80 | 43.15 | 53.10 | 80.95 | 100 |
| 125 | 17.00 | 37.95 | 46.40 | 70.15 | 17.65 | 38.65 | 47.05 | 70.85 | 125 |
| 150 | 15.85 | 35.50 | 43.25 | 64.95 | 16.50 | 36.25 | 43.90 | 65.60 | 150 |
| 175 | 15.05 | 33.85 | 41.00 | 61.15 | 15.75 | 34.50 | 41.70 | 61.85 | 175 |
| 200 | 14.25 | 32.05 | 38.70 | 57.20 | 14.90 | 32.70 | 39.35 | 57.90 | 200 |
| 250 | 13.25 | 29.95 | 35.95 | 52.60 | 13.95 | 30.60 | 36.60 | 53.30 | 250 |
| 300 | 12.60 | 28.60 | 34.10 | 49.55 | 13.25 | 29.25 | 34.75 | 50.25 | 300 |
| 350 | 12.15 | 27.50 | 32.65 | 47.25 | 12.80 | 28.15 | 33.35 | 47.90 | 350 |
| 400 | 11.85 | 26.85 | 31.75 | 45.70 | 12.50 | 27.50 | 32.45 | 46.35 | 400 |
| 450 | 11.30 | 25.85 | 30.45 | 43.40 | 12.00 | 26.50 | 31.10 | 44.05 | 450 |
| 500 | 10.90 | 24.80 | 29.10 | 41.15 | 11.50 | 25.45 | 29.80 | 41.80 | 500 |
| 550 | 10.45 | 23.95 | 28.00 | 39.30 | 11.10 | 24.60 | 28.65 | 39.95 | 550 |
| 600 | 10.20 | 23.45 | 27.35 | 38.15 | 10.90 | 24.10 | 28.00 | 38.80 | 600 |
| 650 | 10.15 | 23.30 | 27.10 | 37.80 | 10.80 | 23.95 | 27.80 | 38.45 | 650 |
| 700 | 10.10 | 23.20 | 26.95 | 37.55 | 10.75 | 23.85 | 27.60 | 38.20 | 700 |

| Size for Rates | ADD | | DEDUCT | WOOD DECKS | | | Size for Rates |
|----------------------|-------------------|-----------------------|--------|-----------------|--------------------|---------------------|----------------------|
| | BASEMENT UNDER | SHALLOW FOUNDATION | | TREATED WOOD | PINE OR SIMILAR | REDWOOD OR CEDAR | |
| 12 | 28.80 | -20.20 | | 27.15 | 21.30 | 40.70 | 12 |
| 25 | 21.15 | -14.55 | | 17.80 | 14.00 | 26.75 | 25 |
| 50 | 14.65 | - 9.70 | | 12.90 | 10.20 | 19.35 | 50 |
| 75 | 12.45 | - 8.10 | | 11.30 | 8.90 | 16.90 | 75 |
| 100 | 11.35 | - 7.25 | | 10.45 | 8.30 | 15.65 | 100 |
| 125 | 9.95 | - 6.15 | | 9.80 | 7.75 | 14.70 | 125 |
| 150 | 9.15 | - 5.65 | | 9.45 | 7.45 | 14.10 | 150 |
| 175 | 8.60 | - 5.20 | | 9.15 | 7.30 | 13.70 | 175 |
| 200 | 8.05 | - 4.80 | | 8.90 | 7.05 | 13.35 | 200 |
| 250 | 7.40 | - 4.30 | | 8.60 | 6.80 | 12.90 | 250 |
| 300 | 7.00 | - 4.00 | | 8.45 | 6.70 | 12.60 | 300 |
| 350 | 6.65 | - 3.80 | | 8.20 | 6.50 | 12.30 | 350 |
| 400 | 6.45 | - 3.60 | | 8.15 | 6.45 | 12.20 | 400 |
| 450 | 6.10 | - 3.35 | | 8.00 | 6.40 | 12.00 | 450 |
| 500 | 5.80 | - 3.10 | | 7.95 | 6.30 | 11.90 | 500 |
| 550 | 5.50 | - 2.90 | | 7.80 | 6.20 | 11.70 | 550 |
| 600 | 5.30 | - 2.75 | | 7.75 | 6.20 | 11.65 | 600 |
| 650 | 5.30 | - 2.75 | | 7.75 | 6.20 | 11.60 | 650 |
| 700 | 5.25 | - 2.70 | | 7.70 | 6.15 | 11.60 | 700 |

For 2-story porches, add 22% for open porches and 60% for enclosed porches. Wood decks include posts on minimal footings, joists, girder, railings, decking, and up to four risers. For additional risers add \$120 each. For wood decks with roofs, subtract the platform porch rate from the covered porch rate (at the appropriate size for rates) and add the difference to the appropriate wood deck rate.

GARAGES: Base costs include electric lighting.

| On slab – 18" Foundation | | | | On slab – 42" Foundation | | | | |
|---|--------|-------|-------|--------------------------|-------|-------|-------------------|-----------------|
| Size in Sq. Ft. | Siding | Block | Brick | Siding | Block | Brick | Finished Interior | Size in Sq. Ft. |
| 240 | 54.95 | 57.50 | 69.85 | 62.05 | 64.00 | 75.30 | 10.20 | 240 |
| 308 | 48.95 | 51.05 | 61.20 | 54.95 | 56.45 | 65.75 | 9.35 | 308 |
| 352 | 46.15 | 47.90 | 56.75 | 51.55 | 53.10 | 61.20 | 8.75 | 352 |
| 400 | 43.65 | 45.45 | 53.10 | 48.35 | 50.00 | 57.20 | 8.50 | 400 |
| 440 | 41.75 | 43.25 | 50.30 | 46.15 | 47.50 | 54.45 | 8.20 | 440 |
| 480 | 40.25 | 41.75 | 48.20 | 44.25 | 45.75 | 51.65 | 7.90 | 480 |
| 528 | 38.65 | 39.85 | 45.75 | 42.45 | 43.55 | 49.10 | 7.40 | 528 |
| 576 | 37.20 | 38.15 | 43.65 | 40.75 | 41.85 | 46.80 | 7.20 | 576 |
| 600 | 36.55 | 37.40 | 42.65 | 39.95 | 41.05 | 45.75 | 7.10 | 600 |
| 624 | 35.80 | 36.65 | 41.70 | 39.10 | 40.15 | 44.70 | 6.95 | 624 |
| 800 | 32.05 | 32.80 | 36.80 | 34.60 | 35.60 | 39.25 | 6.20 | 800 |
| 1020 | 28.65 | 29.45 | 32.05 | 30.85 | 31.75 | 34.30 | 5.90 | 1020 |
| Common wall deduction for attached garage | | | | | | | | |
| 1/2-wall | 1,050 | 1,325 | 1,700 | 1,375 | 1,650 | 2,025 | ---- | 1/2-wall |
| 1-wall | 2,100 | 2,700 | 3,375 | 2,725 | 3,325 | 4,000 | ---- | 1-wall |
| 1-1/2-wall | 3,150 | 4,025 | 5,100 | 4,075 | 4,975 | 6,025 | ---- | 1-1/2-wall |
| 2-wall | 4,175 | 5,350 | 6,750 | 5,450 | 6,600 | 8,000 | ---- | 2-wall |

No concrete floor, deduct \$5.05
 Base cost includes uninsulated single or double garage doors, depending on the size of the garage. For insulated doors, add per square foot of door:
 Single \$2.35 Double \$2.00
 Door opener, add – radio controlled 675
 Mechanical 550
 For basement garage, add to residence:
 1-car \$2,050 2-car \$2,925
 1-1/2-car 2,500 3-car 5,975
 For pole construction deduct 25% from 18" foundation, siding rate. For living area above garage use overhang rates. (Base cost contains forced-warm-air heat only. For other types of heating/cooling use the 1-Story Heating and Cooling Adjustments for this square footage only).
 For storage area above garage, add \$6.25 per square foot (stairway, floorboards, electrical, 6-foot headroom).

CARPORTS

Cost per square foot of area covered. Includes roof structure and cover, posts, bracing, paint and concrete.
 Aluminum, corrugated \$11.75
 Composition shingles 13.25
 Built-up tar and gravel 13.50
 Wood shingles 15.25
 Clay tile 20.00
 Concrete tile 16.00
 Fiberglass 10.25

BALCONIES (Airing)

Costs per square foot of floor area:
 Wood floors \$31.75
 Cement composition floor 35.75
 Add for roof 7.25

BREEZEWAYS

Cost per square foot of floor area. Includes roof, ceiling, floor and walls. Heat not included.

| | Finished Interior | Unfinished Interior |
|---|-------------------|---------------------|
| Framed wall, solid | \$61.00 | \$51.00 |
| Knee wall w/ glass and screen panel | 66.75 | 55.75 |
| Screen only | 31.75 | 26.50 |

DRIVES, WALKS AND PATIOS

| | |
|--|---------|
| Crushed rock | \$ 1.39 |
| Asphalt paving | 2.21 |
| Asphalt paving w/sealer | 2.32 |
| Concrete paving 3-1/2" | 4.89 |
| 4" | 5.13 |
| 4" reinforced | 6.91 |
| 5" reinforced | 7.39 |
| Brick on 2" sand base | 14.01 |
| Flagstone on 2" sand base | 17.29 |
| Patio blocks on 2" sand base | 12.22 |

Please note that the costs above are valid for areas of 100 to 1,000 square feet. For areas less than 100 square feet, add from 10% to 100% per square foot. For areas greater than 1,000 square feet, deduct from 10% to 30% per square foot.

ADJUSTMENTS AND ADDITIONS

CLASS A

SOLAR ROOMS/GREENHOUSES

The following costs are for stock lean-to residential greenhouses with double-glazed tempered glass. Costs are based on an average ceiling height of 8 feet. Costs include foundation, vents, electrical and concrete floor, but do not include floor finish or heating.

SQUARE FOOT COSTS: Per square foot of floor area.

Curved-and straight-eave lean-to: Gable ends are not included and must be added from table below.

| Floor Area | 50 | 75 | 100 | 150 | 200 | 300 |
|-------------------|----------|----------|----------|----------|----------|----------|
| On 16" base wall | \$192.75 | \$178.00 | \$163.00 | \$148.25 | \$137.75 | \$125.75 |
| Without base wall | 226.75 | 206.50 | 172.50 | 156.25 | 143.75 | 132.50 |

SQUARE FOOT ADJUSTMENTS: Make the following adjustments to the above square foot costs.

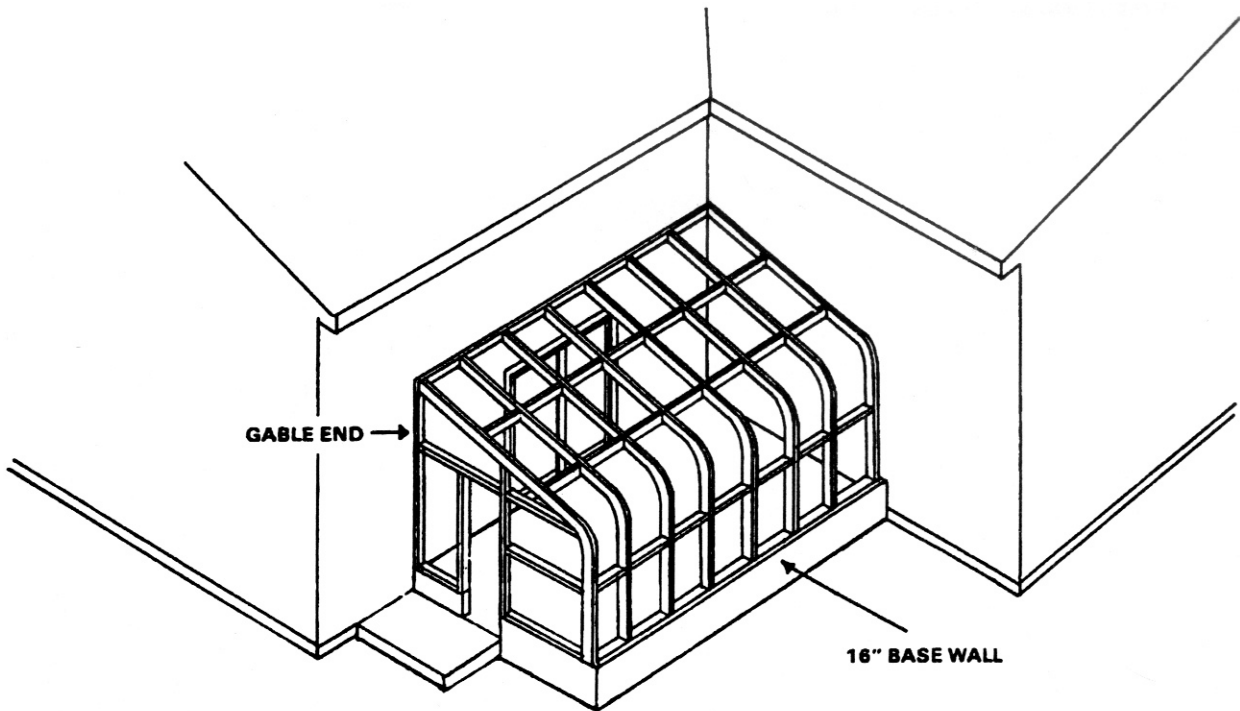
| | | | | | |
|---------------------|--------|----------------|--------|-----------------|--------|
| Professional labor | (base) | Tempered glass | (base) | Double glazed | (base) |
| Amateur workmanship | -25% | Not tempered | -17% | Single glazed | -30% |
| Custom Installation | +25% | Tinted glass | +15% | Triple glazed | +18% |
| | | | | Extra tall bays | +20% |

LUMP SUM ADJUSTMENTS: Make the following Lump Sum Additions as necessary.

| Gable End | Width of Gable | | | | |
|-------------------------|----------------|----------|----------|-----------|------------|
| | up to 3' | 4' to 5' | 6' to 8' | 9' to 10' | 11' to 13' |
| On 16" base wall | \$535 | \$ 950 | \$1,350 | \$1,875 | \$2,450 |
| Without base wall | 635 | 1,025 | 1,500 | 2,075 | 3,075 |
| Extra tall gable: +30%. | | | | | |

Shades per bay: + \$550; Shade motors: + \$430; Heaters: + \$695; Venting fans: + \$935; Built-in windows, 3 sq.ft., double-glazed: + \$145; Doors with screens, 68" x 60": + \$430.

IMPORTANT NOTE: Some solar rooms and greenhouses may be exempt from taxation pursuant to the provisions of **MCL 211.7h**.



**SOLAR ROOM/GREENHOUSE
CURVED-EAVE LEAN-TO**

