

The materials listed below are typical of a Class CD 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
Cement fiber (asbestos)
Brick veneer

BASIC WALL STRUCTURE includes:

Building paper
1/2" insulation board
2" x 4" studs, 16" o.c.
3-1/2" batt insulation
3/8" drywall
Interior surface painted, one coat
Two exterior doors
One aluminum storm and screen door

B) MASONRY CONSTRUCTION

8" concrete block
Rigid insulation board
3/8" drywall on furring
Interior surface painted, one coat
Two exterior doors
One aluminum storm and screen door

WINDOWS: (10% of wall area)

Wood sliding
Wood storms and screens

ROOF:

4/12 pitch
235# asphalt shingle
Felt
3/8" plywood
2" x 4" truss, 24" o.c.
Gutters and downspouts

INTERIOR PARTITIONS AND FINISH:

8'-0" high walls
3/8" drywall, two sides
Painted, two coats, two sides
2" x 4" studs, 16" o.c.
Softwood trim
Flush, hollow-core doors
Closet shelving

FLOOR FINISH:

80% softwood or carpet w/ pad and underlayment
20% vinyl sheet with underlayment

CEILING:

3/8" drywall
Painted, one coat
6" insulation

EXCAVATION:

10-course basement

BASEMENT WALLS:

10-course, 8" concrete block
8" x 18" footings
Waterproofing
Drain tile, one side

BASEMENT FLOOR:

4" gravel base
3-1/2" concrete floor

FLOOR CONSTRUCTION:

Felt lining
1/2" plywood
2" x 8" joists, 16" o.c.
Bridging
6" steel I-beam
3" diameter steel posts

HEATING AND AIR CONDITIONING:

Gas-fired forced-air furnace with cold air returns

ELECTRIC:

100-Ampere, 110/220-Volt system
Romex wiring

PLUMBING:

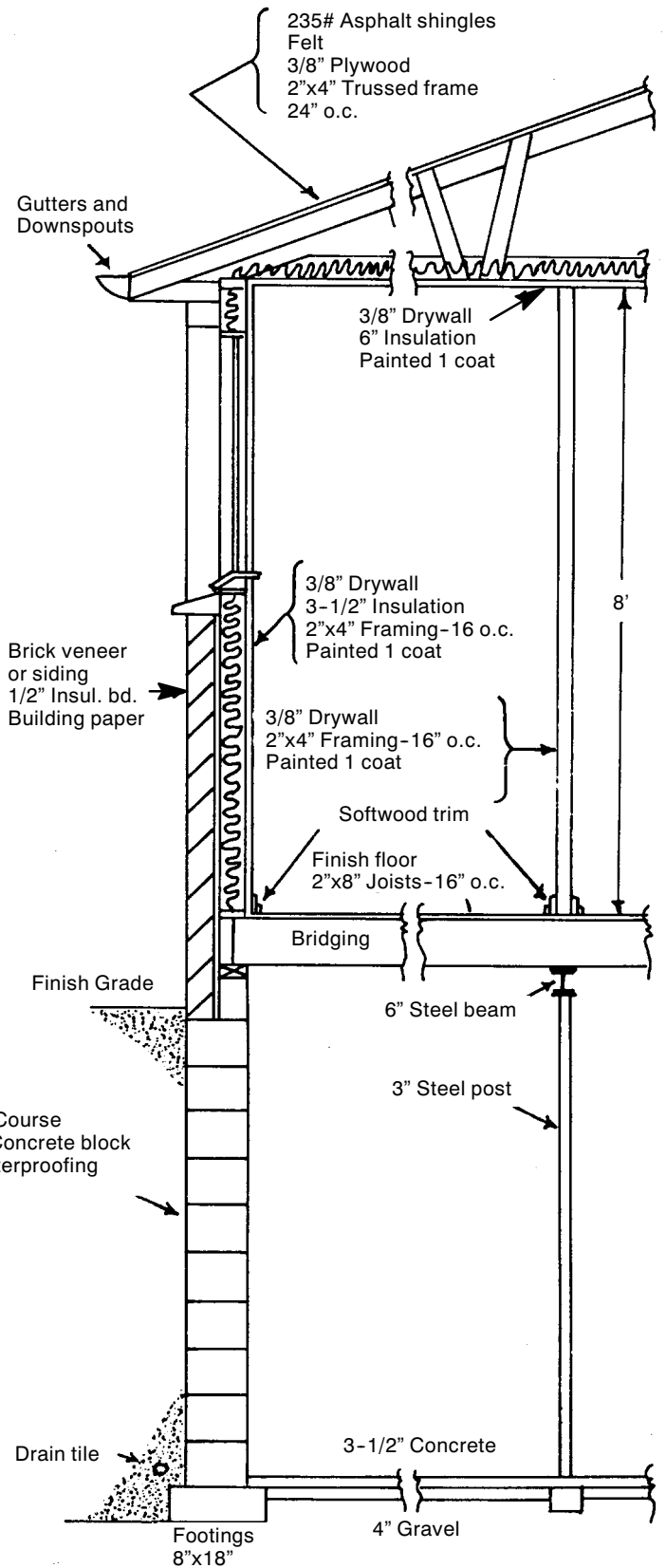
White fixtures:
One lavatory
One water closet
One bathtub with shower
One single-compartment kitchen sink
One single-compartment laundry tub
One 30-gallon water heater
One floor drain

BUILT-IN UNITS:

Laminated plastic kitchen cabinets:
16' base with laminated plastic top
8' wall mounted, 30" high
6' wall mounted, 18" high
Open-riser basement stairs

CLASS CD





SQUARE FOOT COSTS

Ground Area	FRAME		MASONRY	BASEMENT ADJUSTMENTS			Ground Area
	Siding	Brick Veneer	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	76.15	90.65	77.94	-5.26	-11.17	-13.08	400
450	73.08	86.60	74.73	-4.97	-10.83	-12.71	450
500	70.63	83.36	72.14	-4.73	-10.53	-12.39	500
550	68.60	80.69	70.03	-4.52	-10.27	-12.10	550
600	67.01	78.66	68.36	-4.33	-10.03	-11.85	600
650	65.48	76.56	66.73	-4.17	- 9.82	-11.62	650
700	64.33	75.10	65.54	-4.02	- 9.63	-11.41	700
750	63.25	73.68	64.40	-3.89	- 9.46	-11.22	750
800	62.30	72.43	63.41	-3.78	- 9.30	-11.05	800
850	61.39	71.19	62.45	-3.67	- 9.15	-10.88	850
900	60.65	70.20	61.67	-3.57	- 9.01	-10.73	900
950	59.99	69.33	60.97	-3.48	- 8.88	-10.59	950
1000	59.32	68.42	60.26	-3.39	- 8.76	-10.46	1000
1050	58.78	67.70	59.69	-3.31	- 8.65	-10.34	1050
1100	58.28	67.05	59.17	-3.24	- 8.55	-10.22	1100
1150	57.77	66.35	58.63	-3.17	- 8.45	-10.11	1150
1200	57.31	65.70	58.15	-3.11	- 8.35	-10.01	1200
1250	56.93	65.21	57.73	-3.05	- 8.26	- 9.91	1250
1300	56.52	64.64	57.31	-2.99	- 8.18	- 9.81	1300
1350	56.20	64.22	56.97	-2.94	- 8.09	- 9.72	1350
1400	55.82	63.67	56.55	-2.89	- 8.02	- 9.64	1400
1450	55.54	63.28	56.25	-2.84	- 7.94	- 9.55	1450
1500	55.22	62.86	55.92	-2.79	- 7.87	- 9.48	1500
1550	54.98	62.55	55.67	-2.75	- 7.80	- 9.40	1550
1600	54.63	62.03	55.30	-2.71	- 7.74	- 9.33	1600
1650	54.42	61.75	55.07	-2.67	- 7.68	- 9.26	1650
1700	54.18	61.42	54.81	-2.63	- 7.62	- 9.19	1700
1750	53.99	61.18	54.60	-2.59	- 7.56	- 9.13	1750
1800	53.71	60.76	54.31	-2.56	- 7.50	- 9.06	1800
1850	53.51	60.47	54.08	-2.53	- 7.45	- 9.00	1850
1900	53.34	60.28	53.92	-2.49	- 7.39	- 8.94	1900
1950	53.16	60.02	53.73	-2.46	- 7.34	- 8.89	1950
2000	52.93	59.66	53.46	-2.43	- 7.29	- 8.83	2000
2050	52.77	59.43	53.30	-2.41	- 7.25	- 8.78	2050
2100	52.61	59.22	53.12	-2.38	- 7.20	- 8.73	2100
2150	52.48	59.05	52.99	-2.35	- 7.16	- 8.68	2150
2200	52.33	58.86	52.84	-2.33	- 7.11	- 8.63	2200
2250	52.15	58.57	52.64	-2.30	- 7.07	- 8.58	2250
2300	52.01	58.39	52.49	-2.28	- 7.03	- 8.54	2300
2350	51.88	58.21	52.36	-2.25	- 6.99	- 8.49	2350
2400	51.75	58.03	52.23	-2.23	- 6.95	- 8.45	2400
2450	51.64	57.88	52.10	-2.21	- 6.91	- 8.41	2450
2500	51.49	57.62	51.93	-2.19	- 6.88	- 8.37	2500
2550	51.38	57.50	51.81	-2.17	- 6.84	- 8.32	2550
2600	51.27	57.33	51.70	-2.15	- 6.81	- 8.29	2600
2650	51.17	57.21	51.58	-2.13	- 6.77	- 8.25	2650
2700	51.05	57.02	51.45	-2.11	- 6.74	- 8.21	2700
2750	50.92	56.82	51.30	-2.09	- 6.71	- 8.17	2750
2800	50.82	56.69	51.21	-2.07	- 6.67	- 8.14	2800
2850	50.73	56.57	51.11	-2.05	- 6.64	- 8.10	2850
2900	50.65	56.45	51.03	-2.04	- 6.61	- 8.07	2900
2950	50.54	56.31	50.93	-2.02	- 6.58	- 8.03	2950
3000	50.47	56.21	50.83	-2.00	- 6.55	- 8.00	3000

SQUARE FOOT COSTS

**CLASS CD
1+ STORY**

Ground Area	FRAME		MASONRY	BASEMENT ADJUSTMENTS			Ground Area
	Siding	Brick Veneer	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	78.92	91.25	79.02	-5.26	-11.17	-13.08	400
450	75.73	87.26	75.83	-4.97	-10.83	-12.71	450
500	73.18	84.04	73.29	-4.73	-10.53	-12.39	500
550	71.08	81.41	71.21	-4.52	-10.27	-12.10	550
600	69.44	79.41	69.57	-4.33	-10.03	-11.85	600
650	67.85	77.36	67.98	-4.17	- 9.82	-11.62	650
700	66.67	75.92	66.80	-4.02	- 9.63	-11.41	700
750	65.55	74.52	65.68	-3.89	- 9.46	-11.22	750
800	64.56	73.29	64.71	-3.78	- 9.30	-11.05	800
850	63.62	72.06	63.77	-3.67	- 9.15	-10.88	850
900	62.86	71.10	62.99	-3.57	- 9.01	-10.73	900
950	62.17	70.24	62.31	-3.48	- 8.88	-10.59	950
1000	61.48	69.34	61.63	-3.39	- 8.76	-10.46	1000
1050	60.92	68.65	61.07	-3.31	- 8.65	-10.34	1050
1100	60.40	68.00	60.56	-3.24	- 8.55	-10.22	1100
1150	59.88	67.31	60.04	-3.17	- 8.45	-10.11	1150
1200	59.39	66.69	59.56	-3.11	- 8.35	-10.01	1200
1250	59.00	66.20	59.17	-3.05	- 8.26	- 9.91	1250
1300	58.58	65.66	58.75	-2.99	- 8.18	- 9.81	1300
1350	58.25	65.23	58.41	-2.94	- 8.09	- 9.72	1350
1400	57.85	64.68	58.01	-2.89	- 8.02	- 9.64	1400
1450	57.55	64.32	57.72	-2.84	- 7.94	- 9.55	1450
1500	57.23	63.92	57.41	-2.79	- 7.87	- 9.48	1500
1550	56.98	63.60	57.15	-2.75	- 7.80	- 9.40	1550
1600	56.62	63.10	56.80	-2.71	- 7.74	- 9.33	1600
1650	56.40	62.83	56.58	-2.67	- 7.68	- 9.26	1650
1700	56.14	62.50	56.32	-2.63	- 7.62	- 9.19	1700
1750	55.95	62.27	56.14	-2.59	- 7.56	- 9.13	1750
1800	55.66	61.85	55.84	-2.56	- 7.50	- 9.06	1800
1850	55.45	61.58	55.64	-2.53	- 7.45	- 9.00	1850
1900	55.29	61.38	55.47	-2.49	- 7.39	- 8.94	1900
1950	55.10	61.13	55.28	-2.46	- 7.34	- 8.89	1950
2000	54.84	60.79	55.04	-2.43	- 7.29	- 8.83	2000
2050	54.68	60.56	54.86	-2.41	- 7.25	- 8.78	2050
2100	54.52	60.36	54.71	-2.38	- 7.20	- 8.73	2100
2150	54.39	60.21	54.59	-2.35	- 7.16	- 8.68	2150
2200	54.23	60.00	54.44	-2.33	- 7.11	- 8.63	2200
2250	54.03	59.72	54.23	-2.30	- 7.07	- 8.58	2250
2300	53.90	59.55	54.10	-2.28	- 7.03	- 8.54	2300
2350	53.77	59.38	53.96	-2.25	- 6.99	- 8.49	2350
2400	53.65	59.20	53.84	-2.23	- 6.95	- 8.45	2400
2450	53.52	59.06	53.72	-2.21	- 6.91	- 8.41	2450
2500	53.35	58.82	53.56	-2.19	- 6.88	- 8.37	2500
2550	53.24	58.67	53.44	-2.17	- 6.84	- 8.32	2550
2600	53.13	58.53	53.34	-2.15	- 6.81	- 8.29	2600
2650	53.02	58.39	53.23	-2.13	- 6.77	- 8.25	2650
2700	52.90	58.22	53.12	-2.11	- 6.74	- 8.21	2700
2750	52.76	58.03	52.97	-2.09	- 6.71	- 8.17	2750
2800	52.67	57.90	52.88	-2.07	- 6.67	- 8.14	2800
2850	52.57	57.79	52.80	-2.05	- 6.64	- 8.10	2850
2900	52.49	57.68	52.71	-2.04	- 6.61	- 8.07	2900
2950	52.39	57.53	52.59	-2.02	- 6.58	- 8.03	2950
3000	52.30	57.44	52.52	-2.00	- 6.55	- 8.00	3000

SQUARE FOOT COSTS

Ground Area	FRAME		MASONRY	BASEMENT ADJUSTMENTS			Ground Area
	Siding	Brick Veneer	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	88.32	103.76	90.85	-5.26	-11.17	-13.08	400
450	84.76	99.21	87.09	-4.97	-10.83	-12.71	450
500	81.91	95.58	84.09	-4.73	-10.53	-12.39	500
550	79.56	92.58	81.62	-4.52	-10.27	-12.10	550
600	77.71	90.30	79.69	-4.33	-10.03	-11.85	600
650	75.94	87.96	77.81	-4.17	- 9.82	-11.62	650
700	74.61	86.34	76.41	-4.02	- 9.63	-11.41	700
750	73.36	84.73	75.08	-3.89	- 9.46	-11.22	750
800	72.26	83.34	73.93	-3.78	- 9.30	-11.05	800
850	71.20	81.95	72.82	-3.67	- 9.15	-10.88	850
900	70.34	80.85	71.90	-3.57	- 9.01	-10.73	900
950	69.57	79.87	71.09	-3.48	- 8.88	-10.59	950
1000	68.81	78.86	70.27	-3.39	- 8.76	-10.46	1000
1050	68.17	78.06	69.61	-3.31	- 8.65	-10.34	1050
1100	67.59	77.33	68.99	-3.24	- 8.55	-10.22	1100
1150	67.01	76.54	68.37	-3.17	- 8.45	-10.11	1150
1200	66.47	75.84	67.79	-3.11	- 8.35	-10.01	1200
1250	66.03	75.27	67.32	-3.05	- 8.26	- 9.91	1250
1300	65.56	74.66	66.83	-2.99	- 8.18	- 9.81	1300
1350	65.18	74.18	66.43	-2.94	- 8.09	- 9.72	1350
1400	64.73	73.55	65.94	-2.89	- 8.02	- 9.64	1400
1450	64.40	73.15	65.60	-2.84	- 7.94	- 9.55	1450
1500	64.05	72.67	65.22	-2.79	- 7.87	- 9.48	1500
1550	63.76	72.33	64.92	-2.75	- 7.80	- 9.40	1550
1600	63.36	71.75	64.49	-2.71	- 7.74	- 9.33	1600
1650	63.11	71.44	64.23	-2.67	- 7.68	- 9.26	1650
1700	62.83	71.08	63.93	-2.63	- 7.62	- 9.19	1700
1750	62.62	70.80	63.69	-2.59	- 7.56	- 9.13	1750
1800	62.28	70.33	63.34	-2.56	- 7.50	- 9.06	1800
1850	62.06	70.03	63.09	-2.53	- 7.45	- 9.00	1850
1900	61.87	69.80	62.89	-2.49	- 7.39	- 8.94	1900
1950	61.66	69.51	62.66	-2.46	- 7.34	- 8.89	1950
2000	61.38	69.12	62.37	-2.43	- 7.29	- 8.83	2000
2050	61.20	68.86	62.17	-2.41	- 7.25	- 8.78	2050
2100	61.01	68.62	61.97	-2.38	- 7.20	- 8.73	2100
2150	60.87	68.46	61.82	-2.35	- 7.16	- 8.68	2150
2200	60.69	68.23	61.63	-2.33	- 7.11	- 8.63	2200
2250	60.47	67.91	61.40	-2.30	- 7.07	- 8.58	2250
2300	60.31	67.71	61.23	-2.28	- 7.03	- 8.54	2300
2350	60.17	67.52	61.06	-2.25	- 6.99	- 8.49	2350
2400	60.02	67.33	60.92	-2.23	- 6.95	- 8.45	2400
2450	59.89	67.15	60.77	-2.21	- 6.91	- 8.41	2450
2500	59.71	66.88	60.56	-2.19	- 6.88	- 8.37	2500
2550	59.58	66.72	60.43	-2.17	- 6.84	- 8.32	2550
2600	59.47	66.56	60.30	-2.15	- 6.81	- 8.29	2600
2650	59.34	66.40	60.18	-2.13	- 6.77	- 8.25	2650
2700	59.20	66.21	60.02	-2.11	- 6.74	- 8.21	2700
2750	59.04	65.98	59.85	-2.09	- 6.71	- 8.17	2750
2800	58.95	65.84	59.75	-2.07	- 6.67	- 8.14	2800
2850	58.84	65.71	59.63	-2.05	- 6.64	- 8.10	2850
2900	58.74	65.59	59.52	-2.04	- 6.61	- 8.07	2900
2950	58.62	65.42	59.39	-2.02	- 6.58	- 8.03	2950
3000	58.53	65.31	59.30	-2.00	- 6.55	- 8.00	3000

SQUARE FOOT COSTS

**CLASS CD
1-1/2 STORY**

Ground Area	FRAME		MASONRY	BASEMENT ADJUSTMENTS			Ground Area
	Siding	Brick Veneer	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	97.54	113.06	98.15	-5.26	-11.17	-13.08	400
450	93.53	108.10	94.10	-4.97	-10.83	-12.71	450
500	90.33	104.13	90.86	-4.73	-10.53	-12.39	500
550	87.70	100.88	88.19	-4.52	-10.27	-12.10	550
600	85.63	98.39	86.09	-4.33	-10.03	-11.85	600
650	83.64	95.85	84.07	-4.17	- 9.82	-11.62	650
700	82.13	94.07	82.55	-4.02	- 9.63	-11.41	700
750	80.73	92.33	81.12	-3.89	- 9.46	-11.22	750
800	79.49	90.81	79.87	-3.78	- 9.30	-11.05	800
850	78.30	89.29	78.67	-3.67	- 9.15	-10.88	850
900	77.33	88.09	77.69	-3.57	- 9.01	-10.73	900
950	76.46	87.02	76.80	-3.48	- 8.88	-10.59	950
1000	75.59	85.92	75.93	-3.39	- 8.76	-10.46	1000
1050	74.88	85.04	75.20	-3.31	- 8.65	-10.34	1050
1100	74.23	84.26	74.55	-3.24	- 8.55	-10.22	1100
1150	73.56	83.41	73.87	-3.17	- 8.45	-10.11	1150
1200	72.95	82.62	73.25	-3.11	- 8.35	-10.01	1200
1250	72.45	82.01	72.74	-3.05	- 8.26	- 9.91	1250
1300	71.93	81.34	72.20	-2.99	- 8.18	- 9.81	1300
1350	71.50	80.83	71.78	-2.94	- 8.09	- 9.72	1350
1400	70.99	80.15	71.25	-2.89	- 8.02	- 9.64	1400
1450	70.61	79.70	70.87	-2.84	- 7.94	- 9.55	1450
1500	70.21	79.19	70.47	-2.79	- 7.87	- 9.48	1500
1550	69.88	78.81	70.13	-2.75	- 7.80	- 9.40	1550
1600	69.44	78.18	69.68	-2.71	- 7.74	- 9.33	1600
1650	69.15	77.85	69.39	-2.67	- 7.68	- 9.26	1650
1700	68.84	77.45	69.07	-2.63	- 7.62	- 9.19	1700
1750	68.59	77.15	68.82	-2.59	- 7.56	- 9.13	1750
1800	68.22	76.63	68.43	-2.56	- 7.50	- 9.06	1800
1850	67.95	76.29	68.16	-2.53	- 7.45	- 9.00	1850
1900	67.73	76.04	67.94	-2.49	- 7.39	- 8.94	1900
1950	67.49	75.74	67.71	-2.46	- 7.34	- 8.89	1950
2000	67.19	75.32	67.39	-2.43	- 7.29	- 8.83	2000
2050	66.97	75.04	67.17	-2.41	- 7.25	- 8.78	2050
2100	66.76	74.78	66.95	-2.38	- 7.20	- 8.73	2100
2150	66.58	74.58	66.78	-2.35	- 7.16	- 8.68	2150
2200	66.39	74.36	66.58	-2.33	- 7.11	- 8.63	2200
2250	66.14	74.00	66.32	-2.30	- 7.07	- 8.58	2250
2300	65.97	73.77	66.16	-2.28	- 7.03	- 8.54	2300
2350	65.80	73.56	65.97	-2.25	- 6.99	- 8.49	2350
2400	65.64	73.37	65.81	-2.23	- 6.95	- 8.45	2400
2450	65.47	73.16	65.66	-2.21	- 6.91	- 8.41	2450
2500	65.27	72.87	65.43	-2.19	- 6.88	- 8.37	2500
2550	65.12	72.69	65.28	-2.17	- 6.84	- 8.32	2550
2600	64.98	72.52	65.15	-2.15	- 6.81	- 8.29	2600
2650	64.84	72.35	65.02	-2.13	- 6.77	- 8.25	2650
2700	64.69	72.15	64.86	-2.11	- 6.74	- 8.21	2700
2750	64.51	71.89	64.67	-2.09	- 6.71	- 8.17	2750
2800	64.39	71.75	64.55	-2.07	- 6.67	- 8.14	2800
2850	64.27	71.60	64.43	-2.05	- 6.64	- 8.10	2850
2900	64.15	71.47	64.32	-2.04	- 6.61	- 8.07	2900
2950	64.02	71.29	64.17	-2.02	- 6.58	- 8.03	2950
3000	63.92	71.16	64.07	-2.00	- 6.55	- 8.00	3000

SQUARE FOOT COSTS

Ground Area	FRAME		MASONRY	BASEMENT ADJUSTMENTS			Ground Area
	Siding	Brick Veneer	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	108.78	129.33	110.93	-5.26	-11.17	-13.08	400
450	104.40	123.67	106.35	-4.97	-10.83	-12.71	450
500	100.87	119.12	102.68	-4.73	-10.53	-12.39	500
550	97.99	115.38	99.67	-4.52	-10.27	-12.10	550
600	95.72	112.55	97.31	-4.33	-10.03	-11.85	600
650	93.53	109.63	95.02	-4.17	- 9.82	-11.62	650
700	91.89	107.60	93.30	-4.02	- 9.63	-11.41	700
750	90.36	105.62	91.69	-3.89	- 9.46	-11.22	750
800	89.01	103.87	90.28	-3.78	- 9.30	-11.05	800
850	87.71	102.14	88.92	-3.67	- 9.15	-10.88	850
900	86.65	100.78	87.81	-3.57	- 9.01	-10.73	900
950	85.69	99.55	86.80	-3.48	- 8.88	-10.59	950
1000	84.75	98.28	85.81	-3.39	- 8.76	-10.46	1000
1050	83.97	97.28	85.00	-3.31	- 8.65	-10.34	1050
1100	83.27	96.38	84.24	-3.24	- 8.55	-10.22	1100
1150	82.55	95.40	83.49	-3.17	- 8.45	-10.11	1150
1200	81.88	94.52	82.79	-3.11	- 8.35	-10.01	1200
1250	81.33	93.83	82.20	-3.05	- 8.26	- 9.91	1250
1300	80.77	93.05	81.61	-2.99	- 8.18	- 9.81	1300
1350	80.30	92.46	81.11	-2.94	- 8.09	- 9.72	1350
1400	79.74	91.68	80.53	-2.89	- 8.02	- 9.64	1400
1450	79.34	91.17	80.10	-2.84	- 7.94	- 9.55	1450
1500	78.91	90.58	79.64	-2.79	- 7.87	- 9.48	1500
1550	78.55	90.14	79.27	-2.75	- 7.80	- 9.40	1550
1600	78.07	89.43	78.74	-2.71	- 7.74	- 9.33	1600
1650	77.76	89.05	78.42	-2.67	- 7.68	- 9.26	1650
1700	77.41	88.59	78.06	-2.63	- 7.62	- 9.19	1700
1750	77.14	88.24	77.77	-2.59	- 7.56	- 9.13	1750
1800	76.74	87.66	77.35	-2.56	- 7.50	- 9.06	1800
1850	76.45	87.27	77.03	-2.53	- 7.45	- 9.00	1850
1900	76.22	86.99	76.79	-2.49	- 7.39	- 8.94	1900
1950	75.97	86.64	76.52	-2.46	- 7.34	- 8.89	1950
2000	75.63	86.16	76.17	-2.43	- 7.29	- 8.83	2000
2050	75.39	85.83	75.91	-2.41	- 7.25	- 8.78	2050
2100	75.16	85.54	75.66	-2.38	- 7.20	- 8.73	2100
2150	74.99	85.32	75.49	-2.35	- 7.16	- 8.68	2150
2200	74.77	85.05	75.25	-2.33	- 7.11	- 8.63	2200
2250	74.50	84.64	74.96	-2.30	- 7.07	- 8.58	2250
2300	74.32	84.39	74.76	-2.28	- 7.03	- 8.54	2300
2350	74.14	84.15	74.57	-2.25	- 6.99	- 8.49	2350
2400	73.95	83.92	74.39	-2.23	- 6.95	- 8.45	2400
2450	73.79	83.70	74.20	-2.21	- 6.91	- 8.41	2450
2500	73.56	83.35	73.96	-2.19	- 6.88	- 8.37	2500
2550	73.41	83.16	73.79	-2.17	- 6.84	- 8.32	2550
2600	73.27	82.96	73.64	-2.15	- 6.81	- 8.29	2600
2650	73.12	82.77	73.47	-2.13	- 6.77	- 8.25	2650
2700	72.94	82.53	73.29	-2.11	- 6.74	- 8.21	2700
2750	72.75	82.24	73.09	-2.09	- 6.71	- 8.17	2750
2800	72.62	82.07	72.95	-2.07	- 6.67	- 8.14	2800
2850	72.50	81.91	72.82	-2.05	- 6.64	- 8.10	2850
2900	72.37	81.75	72.68	-2.04	- 6.61	- 8.07	2900
2950	72.23	81.55	72.53	-2.02	- 6.58	- 8.03	2950
3000	72.11	81.40	72.42	-2.00	- 6.55	- 8.00	3000

SQUARE FOOT COSTS

**CLASS CD
2 STORY**

Ground Area	FRAME		MASONRY	BASEMENT ADJUSTMENTS			Ground Area
	Siding	Brick Veneer	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	119.38	143.27	121.89	-5.26	-11.17	-13.08	400
450	114.57	137.00	116.85	-4.97	-10.83	-12.71	450
500	110.70	131.97	112.83	-4.73	-10.53	-12.39	500
550	107.54	127.83	109.51	-4.52	-10.27	-12.10	550
600	105.06	124.69	106.91	-4.33	-10.03	-11.85	600
650	102.66	121.46	104.39	-4.17	- 9.82	-11.62	650
700	100.85	119.20	102.51	-4.02	- 9.63	-11.41	700
750	99.17	117.01	100.75	-3.89	- 9.46	-11.22	750
800	97.68	115.07	99.19	-3.78	- 9.30	-11.05	800
850	96.26	113.14	97.70	-3.67	- 9.15	-10.88	850
900	95.09	111.63	96.47	-3.57	- 9.01	-10.73	900
950	94.05	110.28	95.37	-3.48	- 8.88	-10.59	950
1000	93.01	108.88	94.29	-3.39	- 8.76	-10.46	1000
1050	92.16	107.78	93.39	-3.31	- 8.65	-10.34	1050
1100	91.39	106.78	92.57	-3.24	- 8.55	-10.22	1100
1150	90.60	105.70	91.74	-3.17	- 8.45	-10.11	1150
1200	89.87	104.71	90.96	-3.11	- 8.35	-10.01	1200
1250	89.26	103.94	90.34	-3.05	- 8.26	- 9.91	1250
1300	88.63	103.08	89.67	-2.99	- 8.18	- 9.81	1300
1350	88.13	102.42	89.13	-2.94	- 8.09	- 9.72	1350
1400	87.52	101.56	88.47	-2.89	- 8.02	- 9.64	1400
1450	87.06	101.00	88.01	-2.84	- 7.94	- 9.55	1450
1500	86.60	100.35	87.51	-2.79	- 7.87	- 9.48	1500
1550	86.21	99.87	87.10	-2.75	- 7.80	- 9.40	1550
1600	85.67	99.08	86.53	-2.71	- 7.74	- 9.33	1600
1650	85.33	98.64	86.17	-2.67	- 7.68	- 9.26	1650
1700	84.96	98.14	85.77	-2.63	- 7.62	- 9.19	1700
1750	84.66	97.77	85.45	-2.59	- 7.56	- 9.13	1750
1800	84.22	97.11	84.99	-2.56	- 7.50	- 9.06	1800
1850	83.90	96.68	84.65	-2.53	- 7.45	- 9.00	1850
1900	83.64	96.38	84.39	-2.49	- 7.39	- 8.94	1900
1950	83.36	95.99	84.07	-2.46	- 7.34	- 8.89	1950
2000	83.00	95.44	83.68	-2.43	- 7.29	- 8.83	2000
2050	82.74	95.09	83.41	-2.41	- 7.25	- 8.78	2050
2100	82.48	94.77	83.14	-2.38	- 7.20	- 8.73	2100
2150	82.29	94.53	82.94	-2.35	- 7.16	- 8.68	2150
2200	82.06	94.22	82.69	-2.33	- 7.11	- 8.63	2200
2250	81.77	93.76	82.38	-2.30	- 7.07	- 8.58	2250
2300	81.57	93.50	82.14	-2.28	- 7.03	- 8.54	2300
2350	81.37	93.22	81.94	-2.25	- 6.99	- 8.49	2350
2400	81.17	92.98	81.73	-2.23	- 6.95	- 8.45	2400
2450	80.98	92.73	81.53	-2.21	- 6.91	- 8.41	2450
2500	80.73	92.34	81.27	-2.19	- 6.88	- 8.37	2500
2550	80.56	92.13	81.08	-2.17	- 6.84	- 8.32	2550
2600	80.39	91.90	80.91	-2.15	- 6.81	- 8.29	2600
2650	80.24	91.70	80.74	-2.13	- 6.77	- 8.25	2650
2700	80.06	91.43	80.53	-2.11	- 6.74	- 8.21	2700
2750	79.84	91.10	80.30	-2.09	- 6.71	- 8.17	2750
2800	79.70	90.92	80.15	-2.07	- 6.67	- 8.14	2800
2850	79.57	90.74	80.01	-2.05	- 6.64	- 8.10	2850
2900	79.44	90.56	79.86	-2.04	- 6.61	- 8.07	2900
2950	79.28	90.34	79.70	-2.02	- 6.58	- 8.03	2950
3000	79.14	90.18	79.56	-2.00	- 6.55	- 8.00	3000

SQUARE FOOT COSTS

Ground Area	FRAME		MASONRY	LOWER LEVEL FINISH ADJUSTMENTS				Ground Area
	Siding	Brick Veneer	Block Walls	20% Finish	40% Finish	60% Finish	80% Finish	
400	98.39	118.22	98.91	-11.47	-7.81	-3.88	0.00	400
450	93.83	112.33	94.31	-11.04	-7.51	-3.72	0.00	450
500	90.18	107.63	90.62	-10.69	-7.27	-3.60	0.00	500
550	87.16	103.75	87.60	-10.41	-7.08	-3.51	0.00	550
600	84.89	100.94	85.33	-10.22	-6.94	-3.45	0.00	600
650	82.51	97.80	82.93	- 9.96	-6.78	-3.36	0.00	650
700	80.88	95.80	81.30	- 9.84	-6.68	-3.31	0.00	700
750	79.27	93.75	79.67	- 9.69	-6.57	-3.27	0.00	750
800	77.85	91.93	78.26	- 9.55	-6.48	-3.22	0.00	800
850	76.45	90.05	76.83	- 9.40	-6.39	-3.16	0.00	850
900	75.34	88.64	75.72	- 9.29	-6.31	-3.13	0.00	900
950	74.33	87.38	74.72	- 9.20	-6.25	-3.10	0.00	950
1000	73.31	85.99	73.67	- 9.09	-6.17	-3.05	0.00	1000
1050	72.49	84.98	72.86	- 9.01	-6.11	-3.04	0.00	1050
1100	71.76	84.05	72.11	- 8.95	-6.06	-3.01	0.00	1100
1150	70.96	82.99	71.31	- 8.86	-6.00	-2.98	0.00	1150
1200	70.22	82.01	70.57	- 8.77	-5.95	-2.95	0.00	1200
1250	69.65	81.31	69.99	- 8.72	-5.92	-2.93	0.00	1250
1300	69.02	80.47	69.36	- 8.66	-5.88	-2.91	0.00	1300
1350	68.53	79.87	68.88	- 8.61	-5.84	-2.90	0.00	1350
1400	67.88	78.97	68.22	- 8.52	-5.78	-2.87	0.00	1400
1450	67.46	78.45	67.80	- 8.49	-5.75	-2.85	0.00	1450
1500	66.98	77.82	67.32	- 8.44	-5.72	-2.84	0.00	1500
1550	66.62	77.38	66.95	- 8.41	-5.70	-2.82	0.00	1550
1600	66.02	76.51	66.34	- 8.32	-5.64	-2.79	0.00	1600
1650	65.70	76.13	66.03	- 8.31	-5.63	-2.79	0.00	1650
1700	65.33	75.64	65.64	- 8.26	-5.60	-2.78	0.00	1700
1750	65.03	75.30	65.38	- 8.24	-5.58	-2.77	0.00	1750
1800	64.55	74.60	64.86	- 8.17	-5.53	-2.74	0.00	1800
1850	64.23	74.17	64.54	- 8.14	-5.50	-2.73	0.00	1850
1900	64.00	73.91	64.31	- 8.12	-5.50	-2.73	0.00	1900
1950	63.70	73.53	64.03	- 8.09	-5.47	-2.71	0.00	1950
2000	63.29	72.92	63.60	- 8.03	-5.44	-2.70	0.00	2000
2050	63.04	72.59	63.34	- 8.00	-5.41	-2.68	0.00	2050
2100	62.79	72.26	63.09	- 7.97	-5.39	-2.68	0.00	2100
2150	62.60	72.06	62.91	- 7.95	-5.39	-2.67	0.00	2150
2200	62.37	71.78	62.68	- 7.93	-5.38	-2.67	0.00	2200
2250	62.03	71.27	62.34	- 7.89	-5.33	-2.65	0.00	2250
2300	61.82	71.01	62.12	- 7.86	-5.31	-2.64	0.00	2300
2350	61.61	70.74	61.92	- 7.84	-5.31	-2.64	0.00	2350
2400	61.41	70.50	61.73	- 7.83	-5.30	-2.62	0.00	2400
2450	61.23	70.25	61.53	- 7.80	-5.28	-2.62	0.00	2450
2500	60.95	69.84	61.25	- 7.75	-5.25	-2.60	0.00	2500
2550	60.77	69.63	61.08	- 7.73	-5.24	-2.60	0.00	2550
2600	60.61	69.42	60.91	- 7.72	-5.22	-2.59	0.00	2600
2650	60.45	69.22	60.76	- 7.70	-5.22	-2.59	0.00	2650
2700	60.25	68.93	60.55	- 7.69	-5.20	-2.57	0.00	2700
2750	60.00	68.57	60.30	- 7.64	-5.17	-2.56	0.00	2750
2800	59.86	68.39	60.15	- 7.63	-5.16	-2.56	0.00	2800
2850	59.72	68.22	60.01	- 7.61	-5.16	-2.56	0.00	2850
2900	59.59	68.07	59.88	- 7.61	-5.14	-2.56	0.00	2900
2950	59.41	67.82	59.71	- 7.58	-5.13	-2.54	0.00	2950
3000	59.28	67.67	59.58	- 7.56	-5.12	-2.54	0.00	3000

SQUARE FOOT COSTS

**CLASS CD
TRI-LEVEL**

Ground Area	FRAME		MASONRY	BASEMENT ADJUSTMENTS			Ground Area
	Siding	Brick Veneer	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	93.29	111.51	94.37	-2.63	-5.58	-6.54	400
450	89.25	106.24	90.23	-2.49	-5.41	-6.35	450
500	86.00	102.02	86.91	-2.36	-5.26	-6.19	500
550	83.33	98.56	84.19	-2.26	-5.13	-6.05	550
600	81.28	95.99	82.10	-2.17	-5.02	-5.92	600
650	79.22	93.23	79.98	-2.08	-4.91	-5.81	650
700	77.74	91.39	78.48	-2.01	-4.82	-5.71	700
750	76.33	89.55	77.02	-1.95	-4.73	-5.61	750
800	75.07	87.93	75.75	-1.89	-4.65	-5.52	800
850	73.84	86.27	74.49	-1.83	-4.57	-5.44	850
900	72.86	85.02	73.48	-1.78	-4.51	-5.37	900
950	71.97	83.88	72.59	-1.74	-4.44	-5.30	950
1000	71.08	82.67	71.65	-1.70	-4.38	-5.23	1000
1050	70.37	81.75	70.93	-1.66	-4.33	-5.17	1050
1100	69.71	80.91	70.25	-1.62	-4.27	-5.11	1100
1150	69.01	79.98	69.55	-1.59	-4.22	-5.05	1150
1200	68.38	79.12	68.89	-1.55	-4.18	-5.00	1200
1250	67.87	78.49	68.39	-1.52	-4.13	-4.95	1250
1300	67.34	77.75	67.82	-1.50	-4.09	-4.91	1300
1350	66.90	77.20	67.39	-1.47	-4.05	-4.86	1350
1400	66.35	76.44	66.81	-1.44	-4.01	-4.82	1400
1450	65.98	75.98	66.45	-1.42	-3.97	-4.78	1450
1500	65.56	75.41	66.01	-1.40	-3.94	-4.74	1500
1550	65.25	75.02	65.69	-1.38	-3.90	-4.70	1550
1600	64.75	74.27	65.17	-1.35	-3.87	-4.66	1600
1650	64.47	73.93	64.88	-1.33	-3.84	-4.63	1650
1700	64.14	73.50	64.54	-1.32	-3.81	-4.60	1700
1750	63.88	73.19	64.29	-1.30	-3.78	-4.56	1750
1800	63.48	72.59	63.86	-1.28	-3.75	-4.53	1800
1850	63.21	72.22	63.58	-1.26	-3.72	-4.50	1850
1900	63.00	71.98	63.38	-1.25	-3.70	-4.47	1900
1950	62.75	71.64	63.12	-1.23	-3.67	-4.44	1950
2000	62.40	71.14	62.76	-1.22	-3.65	-4.42	2000
2050	62.18	70.83	62.53	-1.20	-3.62	-4.39	2050
2100	61.96	70.55	62.30	-1.19	-3.60	-4.36	2100
2150	61.80	70.37	62.15	-1.18	-3.58	-4.34	2150
2200	61.60	70.10	61.94	-1.16	-3.56	-4.32	2200
2250	61.31	69.68	61.65	-1.15	-3.54	-4.29	2250
2300	61.14	69.45	61.46	-1.14	-3.51	-4.27	2300
2350	60.96	69.23	61.28	-1.13	-3.49	-4.25	2350
2400	60.80	69.00	61.12	-1.12	-3.48	-4.22	2400
2450	60.64	68.80	60.95	-1.10	-3.46	-4.20	2450
2500	60.41	68.43	60.71	-1.09	-3.44	-4.18	2500
2550	60.26	68.24	60.56	-1.08	-3.42	-4.16	2550
2600	60.11	68.07	60.41	-1.07	-3.40	-4.14	2600
2650	59.97	67.88	60.27	-1.06	-3.39	-4.12	2650
2700	59.80	67.65	60.09	-1.05	-3.37	-4.10	2700
2750	59.61	67.35	59.88	-1.04	-3.35	-4.09	2750
2800	59.47	67.19	59.75	-1.04	-3.34	-4.07	2800
2850	59.36	67.03	59.63	-1.03	-3.32	-4.05	2850
2900	59.24	66.89	59.52	-1.02	-3.31	-4.03	2900
2950	59.10	66.68	59.37	-1.01	-3.29	-4.02	2950
3000	59.00	66.54	59.25	-1.00	-3.28	-4.00	3000

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	-.72	-.72	-.90	-1.07	-1.26	-1.43	-1.43	-1.07
Forced-hot-water/steam, add	.97	.97	1.23	1.46	1.71	1.94	1.94	1.46
Electric wall heaters, baseboard type, deduct	-.22	-.22	-.27	-.33	-.38	-.43	-.43	-.33
Electric, ceiling radiant, deduct	-.07	-.07	-.08	-.10	-.12	-.14	-.14	-.10
Electric wall heaters, deduct	-2.32	-2.32	-2.93	-3.47	-4.09	-4.63	-4.63	-3.47
Radiant (in-floor), add	.90	.90	1.13	1.35	1.58	1.80	1.80	1.35
Space heaters, deduct	-2.86	-2.86	-3.61	-4.29	-5.04	-5.71	-5.71	-4.29
Wall or floor furnace, no ducts, deduct	-1.63	-1.63	-2.06	-2.45	-2.88	-3.26	-3.26	-2.45
HEATING AND COOLING, COMBINED SYSTEMS								
Forced air, A/C using heating ducts, add	1.86	1.86	2.35	2.80	3.29	3.73	3.73	2.80
Heat pump with supplemental heat, add	2.44	2.44	3.08	3.65	4.30	4.87	4.87	3.65
Air conditioning only with separate ducts, add	4.56	4.56	5.76	6.84	8.04	9.12	9.12	6.84
No heating, deduct	-3.52	-3.52	-4.46	-5.29	-6.21	-7.05	-7.05	-5.29

Wood burning unit added on to furnace: Add \$1,375 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	\$34.95	\$26.35	\$16.35
Brick veneer	41.25	30.45	17.80

MICHIGAN BASEMENT

Michigan basements can frequently be estimated by using 1/2 of the crawl space deduction. Deduct for no concrete floor: \$2.48 per square foot of basement area.

PLUMBING, SEWER AND WATER

Average cost per fixture	\$ 630
Extra bath, three fixtures	1,975
Two fixtures	1,325
Water softener, automatic	1,125
Manual	725
Solar water heating system with panels	3,675
No plumbing, deduct	3,525
Extra toilet	645
Extra sink	395
Separate shower (fiberglass)	670
Ceramic tile floor	445
Ceramic tile wainscotting	760
Ceramic tile tub alcove	255
Bathroom vent fan	115

WATER AND WASTE DISPOSAL

City water and sewer connections	\$2,050
Water well 200 ft.	4,675
Septic system 1,000 gallons	2,895
2,000 gallons	4,750
Locally derived costs should be entered on the front of the residential card.	

MASONRY TRIM

Brick or equal, per sq. ft. of wall area	\$ 8.00
Brick 4' high, per lin. ft.	31.50
Brick full 1-story, per lin. ft.	63.00
Brick full 2-story, per lin. ft.	134.00
Stone or equal, per sq. ft. of wall area	10.00

BASEMENT FINISH

Costs per square foot of floor area:	
Recreation room	\$11.25
Finished living area	16.50
Walk-out, hillside, cost of door	700

BUILT-INS

Appliance allowance, (if not itemized)	\$1,415
Cook top, counter top, four burners	365
Dishwasher, built-in	535
Garbage disposal	190
Heater, bathroom, without fan	115
With fan	170
Hot tub, with whirlpool, built-in	4,120
Hood, range, unvented	165
Vented	285
Intercom system, master station	395
Satellite	85
Whirlpool tub (Jacuzzi)	3,560
Whirlpool tub when it replaces regular bathtub	2,895
Oven, single, built-in	725
Microwave	400
Range, drop in, with standard oven	690
With self cleaning oven	915
Sauna with heater and controls	4,585
Trash compactor	515
Vacuum, central system	1,420

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 CD

FIREPLACES

Inside chimney, 1-story	\$2,900
1-1/2- and 2-story	3,425
add for 2nd fireplace, same stack	2,425
Two-sided fireplace	4,200
Outside chimney, 1-story	3,450
1-1/2- and 2-story	4,150
Prefabricated, 1-story	1,710
Add if 2-story	455
Heat-circulating device	530
Raised hearth	165
Wood burning stove, free standing (permanent type)	1,125
Direct-vented (no chimney) gas fireplace	925

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	35.85	70.50	86.35	112.00	35.15	69.75	85.60	111.20	12
25	26.75	51.30	62.75	81.15	25.90	50.55	61.95	80.40	25
50	18.85	36.15	43.75	56.10	18.10	35.40	43.00	55.30	50
75	16.20	31.15	37.45	47.70	15.45	30.40	36.70	46.95	75
100	14.90	28.65	34.35	43.60	14.15	27.85	33.50	42.75	100
125	13.20	25.50	30.35	38.25	12.45	24.75	29.55	37.45	125
150	12.25	23.85	28.25	35.45	11.50	23.10	27.50	34.70	150
175	11.65	22.70	26.80	33.45	10.90	21.90	26.05	32.70	175
200	10.95	21.45	25.25	31.40	10.20	20.70	24.50	30.65	200
250	10.20	20.05	23.45	29.00	9.40	19.25	22.70	28.20	250
300	9.65	19.10	22.20	27.35	8.90	18.25	21.45	26.55	300
350	9.25	18.30	21.30	26.10	8.50	17.55	20.50	25.35	350
400	9.00	17.85	20.75	25.35	8.25	17.10	19.90	24.55	400
450	8.60	17.15	19.80	24.15	7.85	16.40	19.05	23.40	450
500	8.20	16.45	18.90	22.90	7.40	15.65	18.15	22.15	500
550	7.90	15.85	18.15	21.95	7.10	15.10	17.40	21.20	550
600	7.70	15.55	17.75	21.30	6.90	14.80	16.95	20.55	600
650	7.65	15.45	17.60	21.15	6.85	14.70	16.85	20.40	650
700	7.60	15.35	17.50	21.05	6.85	14.60	16.80	20.25	700

Size for Rates	ADD		DEDUCT		WOOD DECKS			Size for Rates
	BASEMENT UNDER	SHALLOW FOUNDATION			TREATED WOOD	PINE OR SIMILAR	REDWOOD OR CEDAR	
12	23.80	-16.40			20.60	16.15	30.90	12
25	17.45	-11.75			13.55	10.65	20.30	25
50	11.95	- 7.85			9.85	7.80	14.75	50
75	10.05	- 6.50			8.60	6.75	12.85	75
100	9.20	- 5.85			7.95	6.30	11.90	100
125	8.00	- 4.95			7.50	5.95	11.20	125
150	7.35	- 4.55			7.20	5.70	10.70	150
175	6.95	- 4.25			6.95	5.55	10.45	175
200	6.40	- 3.90			6.75	5.35	10.15	200
250	5.90	- 3.50			6.55	5.20	9.80	250
300	5.55	- 3.25			6.35	5.05	9.60	300
350	5.25	- 3.05			6.20	4.95	9.40	350
400	5.05	- 2.90			6.20	4.95	9.30	400
450	4.85	- 2.70			6.15	4.85	9.15	450
500	4.55	- 2.50			6.00	4.75	9.00	500
550	4.30	- 2.35			5.90	4.70	8.90	550
600	4.20	- 2.25			5.90	4.70	8.90	600
650	4.15	- 2.20			5.90	4.70	8.85	650
700	4.10	- 2.20			5.85	4.65	8.80	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 \$55 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	24.80	25.95	31.55	28.10	28.95	34.10	4.65	240
308	22.15	23.05	27.65	24.80	25.55	29.75	4.25	308
352	20.85	21.65	25.75	23.25	24.05	27.65	3.95	352
400	19.75	20.55	24.05	21.85	22.65	25.85	3.85	400
440	18.90	19.55	22.75	20.85	21.55	24.55	3.65	440
480	18.20	18.85	21.85	20.05	20.65	23.35	3.55	480
528	17.50	18.05	20.65	19.20	19.70	22.25	3.35	528
576	16.80	17.30	19.70	18.45	18.95	21.15	3.30	576
600	16.50	16.90	19.25	18.10	18.60	20.65	3.25	600
624	16.20	16.60	18.85	17.70	18.20	20.20	3.15	624
800	14.55	14.80	16.65	15.65	16.05	17.75	2.85	800
1020	12.95	13.30	14.55	13.95	14.40	15.50	2.70	1020

Common wall deduction for attached garage								
1/2-wall	500	625	1,000	625	700	1,100	----	1/2-wall
1-wall	1,000	1,200	1,975	1,225	1,425	2,225	----	1-wall
1-1/2-wall	1,500	1,800	2,975	1,850	2,125	3,325	----	1-1/2-wall
2-wall	2,000	2,400	3,975	2,475	2,850	4,400	----	2-wall

No concrete floor, deduct \$3.10
 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: \$1.31 Double: \$1.13
 Door opener, add – radio controlled 375
 Mechanical 350
 For basement garage, add to residence:
 1-car \$1,525 2-car \$2,075
 1-1/2-car 1,775 3-car 3,300
 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 \$3.85 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 slab.
 Aluminum, corrugated \$7.50
 Composition shingles 7.75
 Built-up tar and gravel 8.00
 Wood shingles 8.75
 Fiberglass 6.50

BALCONIES (Airing)

Cost per square foot of floor area:
 Wood floors \$15.00
 Cement composition floor 17.75
 Add for roof 5.25

BREEZEWAYS

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

	Finished Interior	Unfinished Interior
Framed wall, solid	\$27.25	\$22.75
Knee wall w/ glass and screen panel	41.75	34.75
Screen only	15.75	13.25

DRIVES, WALKS AND PATIOS

Crushed rock	\$1.22
Asphalt paving	1.51
Asphalt paving w/sealer	1.86
Concrete paving 3-1/2"	3.20
4"	3.35
4" reinforced	3.78
5" reinforced	4.07
Brick on 2" sand base	8.62
Flagstone on 2" sand base	9.95
Patio blocks on 2" sand base	7.45

Please note that the above costs 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 CD

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 the table below.

Floor Area	50	75	100	150	200	300
On 16" base wall	\$87.75	\$81.25	\$74.75	\$68.25	\$64.00	\$58.75
Without base wall	91.75	86.00	80.00	71.00	66.75	61.00

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

Professional labor	(base)	Tempered glass	(base)	Double glazed	(base)
Amateur workmanship	-15%	Not tempered	-13%	Single glazed	-20%
Custom Installation	+25%	Tinted glass	+10%	Triple glazed	+18%
				Extra tall bays	+20%

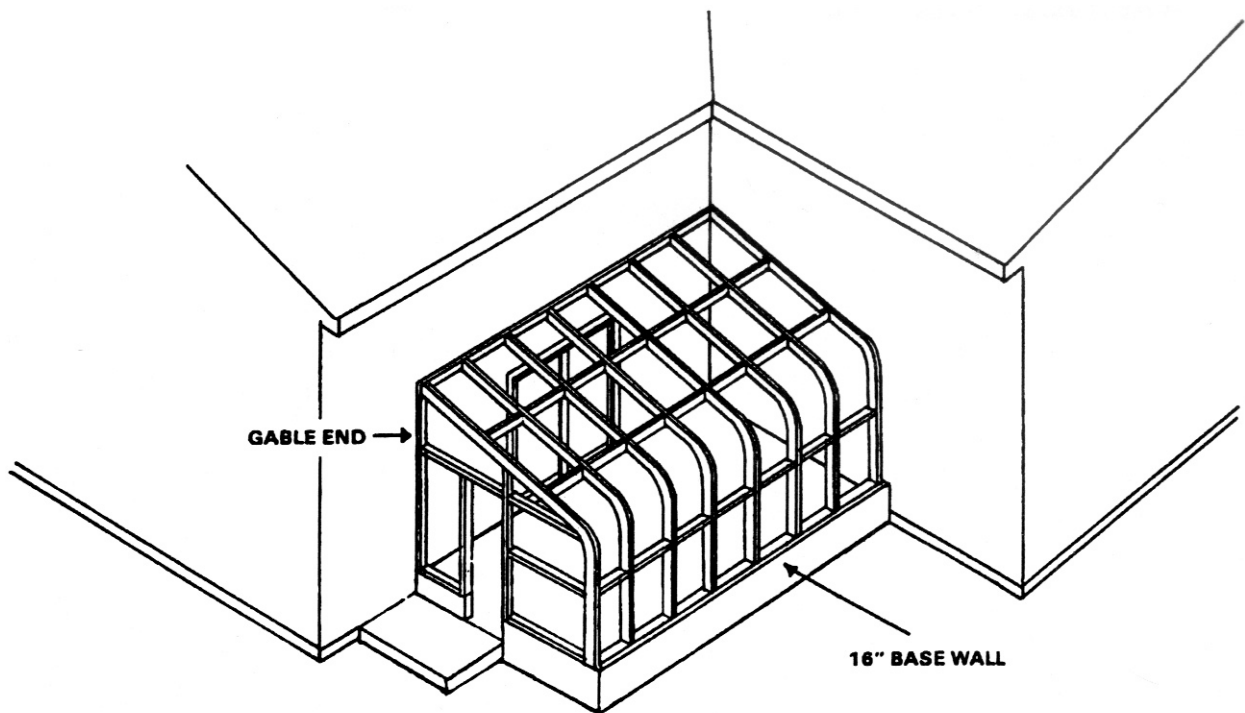
LUMP SUM ADJUSTMENTS: Make the following Lump Sum additions as necessary.

Gable End	Width of Gable				
	up to 3'	4' to 5'	6' to 8'	9' to 10'	11' to 13'
On 16" base wall	\$410	\$725	\$1,025	\$1,425	\$1,875
Without base wall	430	785	1,300	1,575	2,050

Extra tall gable: +30%.

Shades per bay: + \$285; Shade motors: + \$240; Heaters: + \$300; Venting fans: + \$530; Built-in windows, 3 sq.ft., double-glazed: + \$105; Doors with screens, 68" x 60": + \$360.

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**

