

# UNIT-IN-PLACE COSTS

**INSTRUCTIONS for Converting Square Foot Costs into Whole Dollar Costs for an Entire Residence.**

Step A: Select the proper class for the residence.

Step B: Select and list Unit-in-Place components for all construction areas of the residence. Tip: Work through the Unit-in-Place section page by page, first selecting a component, then marking down the corresponding class cost. For an example of how this step is done, see the following pages. If you are not sure of the exact specifications of the residence, refer to the Specification pages located in front of the Square Foot cost tables.

Step C: Convert Unit-in-Place costs into whole dollar costs. Pay special attention to the unit of measure when converting costs. For additional conversion help, see below or refer to the example on the following pages.

Step D: Total all whole dollar costs.

Step E: Divide the result of Step D by the ground area of your residence in square feet.

## CONVERSION INSTRUCTIONS

In order to convert the various Unit-in-Place costs into whole dollar costs, use the following formulas:

UNIT-IN-PLACE SECTION	BASE UNIT OF MEASURE	CONVERSION FORMULA		
Exterior wall	Sq. Ft. of Wall Area	Unit-in-Place Cost	x Sq. Ft. of Wall Area	= Whole Dollar Cost
Windows	Sq. Ft. of Window Area	Unit-in-Place Cost	x Sq. Ft. of Window Area	= Whole Dollar Cost
Roof	Sq. Ft. of Ground Area	Unit-in-Place Cost	x Sq. Ft. of Ground Area	= Whole Dollar Cost
Interior partitions and finish	Sq. Ft. of Partition Area	Unit-in-Place Cost	x Sq. Ft. of Partition Area	= Whole Dollar Cost
Floor finish	Sq. Ft. of Floor Area	Unit-in-Place Cost	x Sq. Ft. of Floor Area	= Whole Dollar Cost
Ceiling	Sq. Ft. of Ceiling Area	Unit-in-Place Cost	x Sq. Ft. of Ceiling Area	= Whole Dollar Cost
Excavation	Sq. Ft. of Ground Area	Unit-in-Place Cost	x Sq. Ft. of Ground Area	= Whole Dollar Cost
Basement walls, foundations and footings	Sq. Ft. of Wall Area	Unit-in-Place Cost	x Sq. Ft. of Wall Area	= Whole Dollar Cost
Basement floor	Sq. Ft. of Floor Area	Unit-in-Place Cost	x Sq. Ft. of Floor Area	= Whole Dollar Cost
Floor construction	Sq. Ft. of Floor Area	Unit-in-Place Cost	x Sq. Ft. of Floor Area	= Whole Dollar Cost
Heat and air conditioning	Sq. Ft. of Living Area	Unit-in-Place Cost	x Sq. Ft. of Living Area	= Whole Dollar Cost
Electric lighting system	Sq. Ft. of Living Area	Unit-in-Place Cost	x Sq. Ft. of Living Area	= Whole Dollar Cost

As a final note, when determining costs for exterior walls and interior partitions, originally assume no window or door openings to arrive at a total area for each unit. For example, an interior partition (wall) 8 feet high and 10 linear feet long with a door opening would be measured as 80 square feet of interior partition.

# UNIT-IN-PLACE EXAMPLE

## CONVERTING UNIT-IN-PLACE COSTS INTO SQUARE FOOT COSTS FOR AN ENTIRE RESIDENCE.

Instructions for Steps (A) through (E) are located on the previous page.

Assume we have chosen a Class C, one-story residence with the following measurements:

<b>STEP A</b>	Dimensions: 40' X 25' Square Feet of Ground: 1000 Square Feet of Living Area: 1000 Square Feet of Window: 125 Square Feet of Basement Wall: 1000 Square Feet of Exterior Wall: 1040	Square Feet of Partition: 896 Square Feet of Basement Floor: 1000 Linear Feet of Footing: 130 Interior Doors: 20 Linear Feet of Interior Trim: 164 Linear Feet of Closet Shelving: 24
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<b>STEP B</b>		<b>STEP C</b>	Unit-in-Place Cost	Unit	Whole Dollar Cost	Subtotals
	<b>Exterior Walls</b>					
	Wood frame with:					
	Face brick veneer		\$ 8.94	x 1040 s.f. wall =	\$9,297.60	
	Building paper		.18	x 1040 s.f. wall =	187.20	
	1/2" insulation board		.95	x 1040 s.f. wall =	988.00	
	2" x 6" studs, 24" o.c.		1.35	x 1040 s.f. wall =	1,404.00	
	6" batt insulation		.74	x 1040 s.f. wall =	769.60	
	1/2" drywall		1.12	x 1040 s.f. wall =	1,164.80	
	Interior surface: painted, two coats		.51	x 1040 s.f. wall =	530.40	
	Two exterior doors (wood raised panel)		370.00	x 2 (cost each) =	740.00	
	Aluminum storm and screen door		205.00	x 1 (cost each) =	<u>205.00</u>	\$15,286.60
	Wood double hung windows		13.66	x 125 s.f. wind. =	\$1,707.50	
	Aluminum storms and screens		5.65	x 125 s.f. wind. =	<u>706.25</u>	\$2,413.75
	<b>Roof</b>					
	4/12 pitch					
	235# asphalt shingles		1.27	x 1000 s.f. ground =	\$1,270.00	
	Felt		.18	x 1000 s.f. ground =	180.00	
	1/2" plywood		1.02	x 1000 s.f. ground =	1,020.00	
	2" x 6" rafters, 16" o.c.		1.55	x 1000 s.f. ground =	1,550.00	
	1' overhang and soffit		.96	x 1000 s.f. ground =	960.00	
	Gutters and downspouts		.58	x 1000 s.f. ground =	<u>580.00</u>	\$5,560.00
	<b>Interior Partitions and Finish</b>					
	8' walls					
	1/2" drywall, two sides		2.23	x 896 s.f. partition =	\$1,998.08	
	Painted, two coats, two sides		1.02	x 896 s.f. partition =	913.92	
	2" x 4" studs, 16" o.c.		1.30	x 896 s.f. partition =	1,164.80	
	Softwood trim		1.63	x 164 l.f. trim =	267.32	
	Flush hollow core doors		220.00	x 20 (cost each) =	4,400.00	
	Closet shelving		1.95	x 24 l.f. shelving =	<u>46.80</u>	\$8,790.92
	<b>Floor Finish</b>					
	65% carpet with pad		2.49	x 1000 s.f. floor x 65% =	\$1,618.50	
	35% vinyl inlay		2.90	x 1000 s.f. floor x 35% =	1,015.00	
	35% 5/8" underlayment		1.21	x 1000 s.f. floor x 35% =	<u>423.50</u>	\$3,057.00

<b>STEP B</b>		<b>STEP C</b>	<b>Unit-in-Place Cost</b>	<b>Unit</b>	<b>Whole Dollar Cost</b>	<b>Subtotals</b>
	<b>Ceiling</b>					
	1/2" drywall		1.56	x 1000 s.f. ceiling =	\$1,560.00	
	Painted, two coats		.81	x 1000 s.f. ceiling =	810.00	
	8" insulation		.94	x 1000 s.f. ceiling =	940.00	
	2" x 6" Joists, 16" o.c.		1.07	x 1000 s.f. ceiling =	1,070.00	\$4,380.00
	<b>Excavation</b>					
	8' Basement		1.17	x 1000 s.f. ground =	<u>\$1,170.00</u>	\$1,170.00
	<b>Basement Walls</b>					
	8" concrete block		6.16	x 1000 s.f. wall =	\$6,160.00	
	8" x 24" footings		12.46	x 130 l.f. footing =	1,619.80	
	Drain tile, one side		4.90	x 130 l.f. footing =	637.00	
	Waterproofing		.89	x 1040 s.f. wall =	<u>925.60</u>	\$9,342.40
	<b>Basement Floor</b>					
	4" gravel base		.46	x 1000 s.f. floor =	\$ 460.00	
	4" concrete floor		2.44	x 1000 s.f. floor =	2,440.00	
	Vapor barrier		.16	x 1000 s.f. floor =	<u>160.00</u>	\$3,060.00
	<b>Floor Construction</b>					
	Felt underlay		.30	x 1000 s.f. floor =	\$ 300.00	
	1/2" plywood		1.02	x 1000 s.f. floor =	1,020.00	
	2" x 10" joists, 16" o.c.		1.86	x 1000 s.f. floor =	1,860.00	
	Bridging		.21	x 1000 s.f. floor =	210.00	
	8" steel I-beam		.50	x 1000 s.f. floor =	500.00	
	3" diameter steel posts		.20	x 1000 s.f. floor =	<u>200.00</u>	\$4,090.00
	<b>Heating and Cooling</b>					
	Gas-fired forced-air, with return ducts		3.95	x 1000 s.f. living =	\$3,950.00	
	Block chimney, 16" x 22' Ht.		115.00	x 22 Ht. of chimney =	<u>2,530.00</u>	\$6,480.00
	<b>Electric</b>					
	100-ampere, 110/220-volt, Romex		3.84	x 1000 s.f. living =	<u>\$3,840.00</u>	\$3,840.00
	<b>Plumbing</b>					
	White fixtures:					
	One sink, countertop		480.00	x 1 (cost each) =	\$ 480.00	
	One toilet		765.00	x 1 (cost each) =	765.00	
	One bathtub with shower		1,015.00	x 1 (cost each) =	1,015.00	
	Ceramic tile, tub alcove		290.00	x 1 (cost each) =	290.00	
	One two-compartment kitchen sink		660.00	x 1 (cost each) =	660.00	
	One two-compartment laundry tub		525.00	x 1 (cost each) =	525.00	
	One 40-gallon gas water heater		650.00	x 1 (cost each) =	<u>650.00</u>	\$4,385.00
	<b>Built-In Units</b>					
	Wood veneer kitchen cabinets					
	16' base with laminated plastic top		125.00	x 16 l.f. cabinet =	\$2,000.00	
	10' wall mounted, 30" high		89.00	x 10 l.f. cabinet =	890.00	
	6' wall mounted, 18" high		76.00	x 6 l.f. cabinet =	805.60	
	Open-riser basement stairs		555.00	x 1 (cost each) =	<u>555.00</u>	\$ 4,250.60
				<b>Summary</b>	<b>STEP D</b>	\$76,106.27
				Total Whole Dollar Cost of Unit-in-Place Components:	\$76,106.27	
				Square Feet of Ground Area:	1,000	
				Whole Dollar Cost/Square Feet of Ground Area:	\$76.11	

**STEP E**

**UNIT-IN-PLACE COSTS****D****CD****C****BC****B****A****EXTERIOR WALLS****Costs/Sq. Ft. of Wall Area****MASONRY WALLS**

Block, concrete, 6"	5.14	5.38	5.65	6.30	6.72	7.26
8"	5.66	5.90	6.16	6.79	7.20	7.74
10"	6.42	6.73	7.08	7.93	8.47	9.18
12"	7.10	7.50	7.93	8.99	9.66	10.52
Block, reinforced, 6"	5.61	5.94	6.32	7.22	7.79	8.53
8"	6.05	6.46	6.92	8.02	8.72	9.62
10"	6.89	7.38	7.93	9.26	10.11	11.18
12"	7.66	8.23	8.87	10.41	11.40	12.64
Brick, common, 8"	13.10	13.96	14.90	17.19	18.65	20.50
12"	17.26	18.37	19.59	22.56	24.45	26.85
Brick, 6", SCR modular	9.05	9.61	10.23	11.73	12.69	13.91
8"	10.38	10.96	11.59	13.12	14.10	15.36
Concrete, reinforced, 5" – 6"	9.60	10.50	11.50	13.97	15.55	17.54
8"	10.77	11.70	12.74	15.30	16.93	18.99
12"	12.66	13.73	14.92	17.85	19.72	22.07

**Additives for block and concrete walls**

Synth. plaster on rigid insul. (EIFS)	4.33	4.76	5.24	6.43	7.20	8.16
Stay-in-place forming	.39	.49	.63	1.03	1.34	1.75

**SIDINGS**

Aluminum	1.61	1.88	2.19	3.04	3.61	4.35
Asphalt	1.15	1.24	1.34	1.59	1.75	1.95
Cement fiber (asbestos), embossed	2.66	3.13	3.69	5.18	6.19	7.51
Siding or shingles, horizontal	1.83	1.96	2.11	2.46	2.68	2.96
Vinyl	2.33	2.47	2.63	3.01	3.25	3.56
Synth. plaster on rigid insul. (EIFS)	4.33	4.77	5.26	6.49	7.28	8.28
Wood						
Board and batten	1.66	1.96	2.33	3.30	3.97	4.83
Clapboard	2.05	2.39	2.78	3.83	4.53	5.44
Hardboard sheet, embossed	1.50	1.61	1.73	2.04	2.23	2.48
Siding or shingles, horizontal	1.61	1.74	1.89	2.25	2.49	2.78
Masonite, 1/8" tempered	1.39	1.48	1.59	1.86	2.02	2.24
Masonite, 1/4" tempered	1.50	1.61	1.73	2.04	2.23	2.48
Plywood, 3/8" textured	1.66	1.75	1.85	2.08	2.23	2.42
1/2" plain	1.44	1.51	1.59	1.78	1.90	2.06
5/8" textured	1.72	1.81	1.92	2.17	2.33	2.54
5/8" plain	1.50	1.55	1.61	1.76	1.86	1.99
Rustic or log siding, veneer	3.44	4.11	4.92	7.13	8.68	10.69
Half rounds with full corners	9.21	9.74	10.33	11.76	12.67	13.84
Full logs, 6" – 7" in diameter	8.60	9.30	10.09	12.02	13.25	14.80
8"	10.26	11.06	11.94	14.11	15.48	17.22
10"	12.48	13.44	14.50	17.10	18.76	20.84
Hand hewn or oversized logs	14.97	16.53	18.28	22.65	25.46	29.00
Shingle, cedar	2.00	2.15	2.32	2.73	2.99	3.32
Shake	2.27	2.42	2.59	2.99	3.24	3.56

**VENEERS**

Face brick veneer	7.44	8.15	8.94	10.90	12.15	13.73
Select common brick veneer	6.55	7.18	7.88	9.63	10.75	12.16
Select reused brick veneer	7.16	7.82	8.56	10.38	11.54	13.00
Stone veneers						
Ashlar, granite	21.37	23.14	25.11	29.94	33.01	36.89
Split	18.04	19.44	20.99	24.78	27.19	30.24
Native stone	12.49	13.67	14.99	18.26	20.35	22.98
Permastone	9.37	10.25	11.24	13.69	15.26	17.24
Split rock	8.74	9.98	11.41	15.11	17.56	20.68

<b>UNIT-IN-PLACE COSTS</b>	<b>D</b>	<b>CD</b>	<b>C</b>	<b>BC</b>	<b>B</b>	<b>A</b>
<b>Costs/Sq. Ft. of Wall Area</b>						
<b>MISCELLANEOUS</b>						
Glass panel	12.43	14.04	15.90	20.64	23.74	27.69
Local stone, rough cut, solid, 12"	29.97	32.76	35.89	43.59	48.52	54.73
Granite	31.36	35.18	39.53	50.56	57.74	66.83
Limestone	34.41	37.41	40.75	48.95	54.18	60.78
Add for each 6" variation in thickness	3.89	4.14	4.41	5.08	5.51	6.05
Rammed earth, soil cement, 24"	12.93	13.64	14.41	16.30	17.50	19.05
Add for each 6" variation in thickness	.77	.83	.90	1.08	1.19	1.33
Sand. panels, cement fiber or Shotcrete	8.04	8.83	9.72	11.92	13.33	15.10
Stucco on baled straw	8.89	9.66	10.52	12.62	13.96	15.65
<b>FRAMING (Frame including sills, plates and wood) studs</b>						
2" x 4", 12" o.c.	1.66	1.70	1.75	1.86	1.94	2.05
16" o.c.	1.22	1.28	1.35	1.51	1.62	1.75
24" o.c.	.89	.93	.98	1.10	1.17	1.27
2" x 6", 16" o.c.	1.72	1.77	1.82	1.96	2.05	2.18
24" o.c.	1.22	1.28	1.35	1.51	1.62	1.75
2" x 8", 12" o.c.	3.11	3.20	3.31	3.57	3.75	3.99
16" o.c.	2.33	2.40	2.49	2.70	2.84	3.02
24" o.c.	1.50	1.54	1.60	1.73	1.82	1.93
<b>Steel studs</b>						
<b>Light (to 25 gauge)</b>						
4" – 16" o.c.	1.31	1.36	1.41	1.54	1.62	1.73
4" – 24" o.c.	1.09	1.13	1.17	1.27	1.34	1.43
6" – 16" o.c.	1.53	1.58	1.63	1.76	1.85	1.97
6" – 24" o.c.	1.31	1.35	1.39	1.50	1.57	1.67
<b>Medium (to 20 gauge)</b>						
4" – 16" o.c.	1.64	1.70	1.76	1.91	2.01	2.15
4" – 24" o.c.	1.37	1.41	1.47	1.59	1.68	1.79
6" – 16" o.c.	1.97	2.03	2.09	2.25	2.36	2.50
6" – 24" o.c.	1.64	1.69	1.74	1.88	1.97	2.09
Wood pole framing	.50	.59	----	----	----	----
<b>INSULATION</b>						
Insulation, 2-1/2"	.41	.44	.47	.54	.58	.64
3-1/2"	.48	.50	.53	.59	.63	.69
6"	.67	.70	.74	.84	.90	.98
<b>FINISHES</b>						
Paint on exterior, two coats	.55	.59	.63	.72	.77	.85
Three coats	.77	.81	.86	.98	1.06	1.16
On masonry, two coats	.43	.47	.52	.64	.71	.81
Three coats	.60	.66	.72	.89	.99	1.12
Stain on exterior, two coats	.52	.56	.60	.71	.77	.86
Stucco, two coats on masonry	2.00	2.16	2.35	2.80	3.08	3.44
Three coats on metal lath	2.88	2.98	3.08	3.34	3.51	3.75
<b>Sheathing</b>						
Building paper	.16	.17	.18	.22	.24	.27
Insulation board, 1/2"	.90	.93	.95	1.03	1.08	1.15
25/32"	1.05	1.08	1.12	1.20	1.26	1.34
Plywood, 3/8"	1.11	1.13	1.15	1.22	1.26	1.33
1/2"	1.16	1.19	1.21	1.28	1.32	1.39
5/8"	1.33	1.35	1.38	1.45	1.51	1.58

<b>UNIT-IN-PLACE COSTS</b>	<b>D</b>	<b>CD</b>	<b>C</b>	<b>BC</b>	<b>B</b>	<b>A</b>
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**Costs/Sq. Ft. of Wall Area**

OSB (oriented strand board), 3/8"	1.00	1.03	1.06	1.14	1.19	1.26
1/2"	1.10	1.12	1.15	1.21	1.26	1.33
5/8"	1.23	1.26	1.30	1.38	1.44	1.53
Wood board, 1" x 6"	1.33	1.40	1.48	1.66	1.78	1.93
<b>Interior finish of exterior walls</b>						
Ceramic tile	6.05	7.21	8.60	12.41	15.05	18.51
Drywall, one side 3/8"	.90	.93	.97	1.07	1.13	1.21
1/2"	1.05	1.08	1.12	1.20	1.25	1.33
5/8"	1.11	1.15	1.19	1.29	1.36	1.45
Furring, wood strips on masonry	.67	.74	.82	1.03	1.16	1.33
<b>Painting</b>						
One coat	.24	.27	.30	.38	.43	.50
Two coats	.41	.46	.51	.65	.73	.85
Three coats	.58	.64	.72	.91	1.04	1.20
Plaster, two coats on gypsum	2.38	2.51	2.66	3.00	3.22	3.50
Three coats on gypsum	2.88	2.99	3.10	3.38	3.56	3.81
Two coats on masonry	2.00	2.09	2.18	2.42	2.58	2.78
Wall paper	.90	1.02	1.16	1.52	1.75	2.05
Custom	2.05	2.35	2.71	3.62	4.23	5.01

<b>EXTERIOR DOORS</b>
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**Cost Each**

Entrance doors, cost each

Aluminum storm and screen	150	175	205	280	335	400
Metal, hollow core	215	245	275	360	420	490
Insulated	260	295	335	440	505	590
Deluxe	245	280	320	425	495	585
<b>Wood</b>						
Flat panel	255	290	335	445	520	620
Raised panel	265	315	370	520	620	750
Dutch	330	380	435	575	670	790
French	350	405	465	630	735	875
Carved, stock	455	510	570	725	830	960
Custom, carved	3,250	3,790	4,425	6,115	7,260	8,735
Hardwood, solid core, flat panel	950	1,070	1,210	1,560	1,790	2,075
Raised panel	1,165	1,590	2,170	4,090	5,670	7,970
Sliding glass door, 6' opening	540	575	615	715	775	850
Sliding insul. glass door, 6' opening	705	780	860	1,060	1,185	1,345
Wood storm and screen	200	220	245	305	345	400

Garage Doors, cost/sq. ft. of garage door area

<b>Single</b>						
<b>Overhead</b>						
Metal	7.06	7.77	8.57	10.55	11.82	13.42
Plastic	7.95	8.42	8.93	10.17	10.96	11.98
Wood	6.38	6.86	7.39	8.70	9.53	10.57
Redwood or select cedar	9.93	10.78	11.72	14.05	15.53	17.40
<b>Sectional</b>						
Metal	7.88	8.73	9.69	12.08	13.62	15.57
Plastic	8.73	9.33	10.00	11.62	12.65	13.96
Wood	7.15	7.76	8.43	10.07	11.12	12.45
Redwood or select cedar	11.65	12.92	14.35	17.95	20.27	23.20
Add for insulation	1.16	1.28	1.43	1.78	2.01	2.30

<b>UNIT-IN-PLACE COSTS</b>	<b>D</b>	<b>CD</b>	<b>C</b>	<b>BC</b>	<b>B</b>	<b>A</b>
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**Garage doors, cost/sq. ft. of a garage door area**

Double						
Overhead						
Metal	4.87	5.56	6.36	8.41	9.78	11.51
Plastic	5.30	5.90	6.57	8.25	9.34	10.71
Wood	4.16	4.79	5.53	7.46	8.74	10.39
Redwood or select cedar	7.99	8.81	9.74	12.05	13.53	15.41
Sectional						
Metal	5.64	6.41	7.31	9.61	11.13	13.06
Plastic	6.08	6.73	7.46	9.30	10.48	11.98
Wood	4.94	5.63	6.44	8.52	9.90	11.66
Redwood or select cedar	10.26	11.34	12.55	15.59	17.54	20.00
Add for insulation	1.00	1.11	1.23	1.53	1.72	1.97

<b>WINDOWS</b>
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**Costs/Sq. Ft. of Window Area**

Metal windows						
Double-hung	10.07	10.84	11.69	13.77	15.09	16.76
Casement	10.51	11.55	12.73	15.64	17.51	19.86
Slide-by	7.01	7.79	8.67	10.89	12.32	14.13
Picture, fixed	8.94	9.65	10.43	12.34	13.55	15.09
For double glazed, add 50%						
Vinyl-sash, windows						
Double-hung	12.09	13.01	14.03	16.52	18.11	20.11
Casement	12.61	13.87	15.27	18.77	21.01	23.83
Slide-by	8.41	9.34	10.41	13.07	14.79	16.96
Picture, fixed	10.73	11.58	12.52	14.81	16.27	18.11
For double glazed, add 50%						
Wood windows						
Double-hung, barn sash type	6.26	6.96	7.75	9.74	11.02	12.65
Double-hung	11.81	12.69	13.66	16.04	17.55	19.45
Casement	14.42	15.64	17.00	20.33	22.46	25.13
Slide-by	9.82	10.56	11.39	13.41	14.69	16.31
Picture, fixed	9.76	10.45	11.20	13.05	14.22	15.71
For double glazed, add 50%						
Aluminum storms and screens						
Double-hung or slide-by	4.91	5.27	5.65	6.60	7.20	7.96
Casement	5.23	5.59	5.99	6.97	7.59	8.38
Wood storms and screens						
Double-hung or slide-by	5.81	6.17	6.56	7.52	8.13	8.90
Casement	6.06	6.45	6.87	7.90	8.56	9.39
Bay Windows (cost/sq. ft. of wall area displaced)						
Wood, single-pane, awning	27.73	29.09	30.58	34.22	36.55	39.57
Casement	26.34	27.63	29.05	32.51	34.73	37.60
Double-hung	25.02	26.25	27.60	30.88	32.99	35.72
Insulated glass, wood, awning	41.59	44.77	48.29	56.88	62.35	69.26
Casement	39.51	42.53	45.87	54.04	59.23	65.79
Double-hung	37.53	40.40	43.58	51.34	56.27	62.50
Metal, awning	39.69	42.75	46.15	54.46	59.74	66.41
Casement	37.70	40.62	43.84	51.74	56.75	63.09
Double-hung	35.82	38.59	41.65	49.15	53.91	59.94
Vinyl, awning	45.57	48.73	52.22	60.70	66.09	72.93
Casement	40.67	43.75	47.15	55.45	60.73	67.41
Double-hung	38.64	41.56	44.79	52.68	57.70	64.04

UNIT-IN-PLACE COSTS	D	CD	C	BC	B	A
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ROOF (4" rise in 12" run)
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**Costs/Sq. Ft. of Ground Area**

Roofing

Asbestos shingles	2.11	2.41	2.76	3.66	4.26	5.02
Asphalt singles, 210#	.93	1.01	1.09	1.28	1.40	1.56
235#	1.12	1.19	1.27	1.46	1.58	1.73
290#	1.26	1.41	1.57	1.98	2.24	2.57
Built-up 2-ply and gravel	.82	.89	.97	1.16	1.28	1.44
Built-up 3-ply and gravel	.98	1.07	1.17	1.41	1.57	1.77
Cement tile	2.81	3.13	3.49	4.39	4.97	5.71
Clay Spanish tile	3.36	4.04	4.87	7.16	8.76	10.87
Copper, flat or standing seam	6.62	7.36	8.20	10.29	11.65	13.36
Batten seam	7.11	7.90	8.78	11.01	12.44	14.25
Roll asphalt roofing	.53	.60	.69	.92	1.07	1.26
Slate 3/16" and 1/4"	4.74	5.19	5.69	6.92	7.71	8.70
Slate 3/8"	5.69	6.15	6.65	7.89	8.68	9.67
Terne, flat or standing seam	6.13	6.82	7.59	9.55	10.81	12.40
Batten seam	6.68	7.41	8.24	10.32	11.66	13.36
Wood shingle	1.89	2.10	2.35	2.96	3.36	3.87
Shake	2.05	2.28	2.55	3.20	3.63	4.17
Add for fire-resistant finish	.29	.33	.38	.50	.58	.69
Felt, 15#	.15	.16	.18	.21	.23	.25

Sheathing

Plywood, 5/16"	.71	.74	.77	.85	.91	.98
3/8"	.83	.87	.91	1.00	1.07	1.15
1/2"	.93	.98	1.02	1.14	1.22	1.32
5/8"	1.09	1.15	1.21	1.37	1.47	1.60
OSB (oriented strand board), 3/8"	.77	.79	.82	.90	.95	1.02
1/2"	.87	.90	.94	1.04	1.10	1.18
5/8"	1.02	1.07	1.13	1.26	1.35	1.46
Boards, 1" x 6" solid	1.35	1.46	1.57	1.85	2.03	2.26
Boards, 1" x 6" spaced	.88	.96	1.06	1.31	1.47	1.67

Rafters

2" x 4", trussed frame	1.62	1.71	1.80	2.03	2.18	2.37
2" x 4", 12" o.c.	1.48	1.54	1.62	1.79	1.91	2.06
16" o.c.	1.19	1.24	1.30	1.44	1.53	1.65
24" o.c.	.89	.93	.97	1.08	1.15	1.24
2" x 6", 12" o.c.	1.75	1.83	1.91	2.12	2.26	2.43
16" o.c.	1.42	1.48	1.55	1.72	1.83	1.97
24" o.c.	1.07	1.12	1.17	1.30	1.38	1.49
2" x 8", 12" o.c.	2.05	2.14	2.24	2.48	2.64	2.85
16" o.c.	1.66	1.73	1.81	2.01	2.14	2.31
24" o.c.	1.24	1.29	1.35	1.50	1.60	1.72
2" x 10", 12" o.c.	2.58	2.69	2.82	3.13	3.33	3.59
16" o.c.	2.10	2.19	2.29	2.54	2.71	2.92
24" o.c.	1.57	1.64	1.71	1.90	2.02	2.18

DORMERS (Per linear foot, measured across face of dormer)

Unfinished area dormer are for attics areas, finished areas are for finished upper floors.

Unfinished areas, gable roof	54.50	61.50	69.25	88.00	99.25	111.75
Hip roof	56.75	64.00	72.25	92.00	103.75	117.25
Shed roof	47.25	53.00	59.50	75.50	84.75	95.50
Finished areas, gable roof	98.00	112.50	129.00	169.75	194.75	223.50
Hip roof	103.50	119.50	138.00	184.00	212.50	245.25
Shed roof	85.00	97.75	112.25	148.50	170.75	196.25



<b>UNIT-IN-PLACE COSTS</b>	<b>D</b>	<b>CD</b>	<b>C</b>	<b>BC</b>	<b>B</b>	<b>A</b>
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**Costs/Sq. Ft. of Ground Area**

Skylights (per square foot of framed area)						
Flat, plain glass or plastic	25.65	27.05	28.55	32.20	34.50	37.50
Wire glass	27.85	29.50	31.25	35.50	38.25	41.75
Pitched, without vent, plain glass or plastic	28.15	29.95	32.00	36.75	40.00	44.00
Wire glass	30.10	32.65	35.50	42.50	47.00	52.50
Pitched, with vent, plain glass or plastic	28.70	31.55	34.75	42.75	48.00	54.50
Wire glass	31.45	34.75	38.50	47.75	53.75	61.25
Plastic domes, fixed, small (under 3 sq. ft.)	36.00	39.25	43.25	52.75	59.00	66.75
Large (over 3 sq. ft.)	26.50	29.10	32.00	39.25	43.75	49.50
Roof windows or vented domes,						
Small (under 3 sq. ft.)	64.25	69.50	75.50	89.75	98.75	110.25
Large (over 3 sq. ft.)	45.25	49.25	53.75	64.75	71.75	80.50
Add for blinds, small (under 3 sq. ft.)	5.30	5.70	6.20	7.30	8.05	8.95
Large (over 3 sq. ft.)	3.05	3.35	3.70	4.55	5.10	5.75
Add for screens, small (under 3 sq. ft.)	8.90	9.25	9.65	10.60	11.20	12.05
Large (over 3 sq. ft.)	7.10	7.40	7.75	8.50	9.00	9.70
Electric controls, each	310	320	335	365	385	415
Each 1'-0" overhang and soffit	.83	.89	.96	1.12	1.22	1.35
Gutters and downspouts	.49	.53	.58	.69	.77	.86

**Roof Pitch Adjustment**

All roof costs above include an adjustment for a 4" rise in a 12" run. Use these multipliers to adjust for deviations.

Rise in Run	Multiplier
4" in 12"	1.00
5" in 12"	1.03
6" in 12"	1.07
8" in 12"	1.14
10" in 12"	1.24
12" in 12"	1.35
14" in 12"	1.47
16" in 12"	1.56

<b>INTERIOR PARTITIONS AND FINISH</b>
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**Costs/Sq. Ft. of Partition Area**

Ceramic tile	6.05	7.21	8.60	12.41	15.05	18.51
Drywall, 5/8", one side	1.11	1.15	1.19	1.29	1.36	1.45
Two sides	2.22	2.29	2.38	2.58	2.72	2.90
1/2", one side	1.05	1.08	1.12	1.20	1.25	1.33
Two sides	2.11	2.17	2.23	2.40	2.51	2.66
3/8", one side	.90	.93	.97	1.07	1.13	1.21
Two sides	1.80	1.87	1.94	2.13	2.25	2.42
Paint, one coat, one side	.24	.27	.30	.38	.43	.50
One coat, two sides	.49	.54	.61	.76	.86	.99
Two coats, one side	.41	.46	.51	.65	.73	.85
Two coats, two sides	.82	.92	1.02	1.29	1.47	1.69
Three coats, one side	.58	.64	.72	.91	1.04	1.20
Three coats, two sides	1.15	1.29	1.44	1.83	2.08	2.39
Plaster, two coats, one side	2.05	2.19	2.35	2.72	2.96	3.26
Two sides	4.10	4.38	4.69	5.44	5.92	6.53

<b>UNIT-IN-PLACE COSTS</b>	<b>D</b>	<b>CD</b>	<b>C</b>	<b>BC</b>	<b>B</b>	<b>A</b>
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**Costs/Sq. Ft. of Partition Area**

Plaster, three coats, one side	2.66	2.79	2.94	3.29	3.51	3.81
Two sides	5.32	5.59	5.87	6.58	7.03	7.61
Stained wood finish, two coats, one side	.67	.71	.76	.89	.97	1.08
Three coats, one side	.89	.95	1.02	1.19	1.29	1.43
Stud framing						
2" x 4" wood, 16" o.c.	1.18	1.24	1.30	1.45	1.54	1.66
24" o.c.	.84	.88	.93	1.04	1.11	1.21
4" steel, 16" o.c.	1.26	1.30	1.35	1.47	1.55	1.65
24" o.c.	1.05	1.08	1.12	1.22	1.28	1.37
Wall paper	.90	1.02	1.16	1.52	1.75	2.05
Interior doors, cost each						
Flush doors	195	205	220	250	275	300
Panel doors	255	270	295	345	380	420
Closet shelving, cost per linear foot	1.59	1.76	1.95	2.43	2.74	3.12
Paneling, lauan	1.71	1.87	2.05	2.46	2.69	2.95
Birch	2.33	2.46	2.59	2.89	3.05	3.22
Oak	2.32	2.54	2.78	3.34	3.65	4.00
Walnut	2.86	3.13	3.43	4.11	4.50	4.93
Trim, hardwood, cost per linear foot	1.75	2.19	2.76	4.41	5.63	7.29
Softwood	1.27	1.44	1.63	2.11	2.43	2.83

<b>FLOOR FINISH</b>
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**Costs/Sq. Ft. of Floor Area**

Asphalt tile	1.43	1.57	1.72	2.10	2.34	2.65
Carpet	1.43	1.89	2.49	4.39	5.89	8.00
Custom	6.07	7.86	10.20	17.40	22.94	30.66
Ceramic tile	6.38	7.40	8.60	11.76	13.89	16.62
Custom	15.53	17.43	19.61	25.11	28.70	33.24
Felt underlay	.21	.23	.25	.31	.34	.38
Hardwood, 1/2"	5.48	6.22	7.07	9.26	10.70	12.54
25/32"	5.42	6.25	7.23	9.78	11.49	13.68
Linoleum	2.32	2.59	2.90	3.67	4.17	4.81
Marble	16.09	19.26	23.11	33.70	41.09	50.77
Parquet block	7.30	8.54	10.01	13.92	16.58	20.01
Rubber tile	2.48	2.99	3.61	5.32	6.53	8.12
Standing and seal for wood floor	1.25	1.36	1.49	1.77	1.93	2.11
Slate	9.99	11.02	12.19	15.11	16.98	19.34
Softwood	4.31	4.80	5.36	6.76	7.66	8.80
Terrazzo	6.66	7.59	8.68	11.49	13.35	15.71
Underlayment, 1/2" plywood	.93	.98	1.02	1.14	1.22	1.32
5/8" plywood	1.09	1.15	1.21	1.37	1.47	1.60
Vinyl composition tile	1.21	1.40	1.62	2.18	2.56	3.04
Vinyl inlay	1.88	2.33	2.90	4.52	5.70	7.29
Vinyl tile	2.21	2.82	3.60	5.97	7.76	10.22

<b>UNIT-IN-PLACE COSTS</b>	<b>D</b>	<b>CD</b>	<b>C</b>	<b>BC</b>	<b>B</b>	<b>A</b>
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<b>CEILING</b>
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**Costs/Sq. Ft. of Ceiling Area**

Joists, 2" x 6", 12" o.c.	1.29	1.33	1.38	1.51	1.59	1.70
16" o.c.	.99	1.03	1.07	1.17	1.23	1.32
24" o.c.	.70	.73	.76	.82	.87	.92
2" x 8", 12" o.c.	1.50	1.55	1.61	1.76	1.86	1.99
16" o.c.	1.17	1.21	1.26	1.38	1.46	1.56
24" o.c.	.89	.92	.96	1.05	1.11	1.19
2" x 10", 12" o.c.	1.89	1.96	2.04	2.23	2.35	2.52
16" o.c.	1.47	1.53	1.59	1.74	1.84	1.97
24" o.c.	1.03	1.07	1.11	1.21	1.28	1.37
2" x 12", 12" o.c.	2.20	2.29	2.38	2.61	2.76	2.96
16" o.c.	1.73	1.79	1.86	2.04	2.15	2.30
24" o.c.	1.21	1.26	1.31	1.43	1.51	1.62
Plaster, two coats	1.83	2.03	2.26	2.83	3.21	3.68
Three coats	2.49	2.73	3.00	3.67	4.10	4.64
Acoustic tile	1.38	1.59	1.83	2.47	2.89	3.44
Drywall, 3/8"	1.27	1.37	1.47	1.74	1.90	2.11
1/2"	1.33	1.44	1.56	1.86	2.05	2.29
Furring						
Metal	.94	1.07	1.22	1.62	1.88	2.22
Wood	.61	.69	.77	1.00	1.14	1.33
Hardwood	2.77	3.12	3.54	4.59	5.27	6.15
Coffered/vaulted panel with molding	5.53	6.93	8.70	13.89	17.71	22.90
Paint, one coat flat	.34	.41	.49	.72	.88	1.08
Two coats flat	.62	.71	.81	1.09	1.27	1.50
Wood, boards or T&G, softwood	1.88	2.13	2.41	3.14	3.61	4.22
Insulation, 4"	.47	.49	.52	.58	.62	.67
6"	.67	.71	.74	.84	.90	.98
8"	.85	.89	.94	1.06	1.14	1.24
10"	1.02	1.08	1.13	1.28	1.37	1.49
12"	1.20	1.26	1.33	1.50	1.61	1.75

<b>EXCAVATION</b>
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**Costs/Sq. Ft. of Ground Area**

Basement, excavation, 10'-0" deep	1.27	1.36	1.46	1.70	1.85	2.04
9'-0"	1.14	1.22	1.31	1.53	1.67	1.84
8'-0"	1.02	1.09	1.17	1.36	1.48	1.64
7'-4"	.93	.99	1.06	1.24	1.35	1.49
7'-0"	.89	.95	1.02	1.19	1.30	1.43
Crawl space excavation, 4'-0" deep	.51	.54	.58	.68	.74	.82
2'-0"	.25	.27	.29	.34	.37	.41
Pier pits	.32	.34	.36	.42	.46	.51
Trench excavation, 4'-0" deep	1.10	1.15	1.20	1.33	1.41	1.52
2'-0"	.66	.69	.72	.80	.85	.91

<b>UNIT-IN-PLACE COSTS</b>	<b>D</b>	<b>CD</b>	<b>C</b>	<b>BC</b>	<b>B</b>	<b>A</b>
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<b>BASEMENT WALLS/FOUNDATIONS AND FOOTINGS</b>
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**Costs/Sq. Ft. of Wall Area**

Basement walls						
Block, concrete, 8" thick	5.94	6.04	6.16	6.49	6.73	7.07
10"	6.61	6.79	6.99	7.50	7.85	8.32
12"	7.21	7.46	7.74	8.43	8.88	9.49
Add for stay-in-place forming	.39	.48	.61	.96	1.22	1.57
Poured concrete, 6" thick	8.60	8.80	9.02	9.61	10.02	10.58
8"	9.43	9.64	9.86	10.47	10.89	11.48
10"	9.99	10.23	10.51	11.23	11.71	12.39
12"	10.54	10.83	11.16	11.98	12.54	13.30
Treated wood, 2" x 4" studs	3.76	3.95	4.16	4.67	5.00	5.42
2" x 6"	4.31	4.49	4.68	5.14	5.45	5.85
Footings, cost per linear foot						
8" x 16"	9.96	10.40	10.87	12.04	12.80	13.78
8" x 18"	10.48	10.94	11.44	12.67	13.47	14.51
8" x 20"	10.84	11.29	11.78	13.00	13.79	14.83
8" x 24"	11.54	11.98	12.46	13.66	14.44	15.47
10" x 20"	12.07	12.53	13.04	14.31	15.13	16.22
10" x 24"	13.30	13.78	14.30	15.61	16.47	17.62
12" x 24"	14.92	15.44	16.00	17.41	18.34	19.58
Drain tile, cost per linear foot, one side	4.55	4.72	4.90	5.35	5.65	6.04
two sides	7.96	8.42	8.93	10.17	10.96	11.97
Perimeter insulation, cost/sq. ft.	.72	.86	1.02	1.47	1.77	2.18
Piers, block, cost per linear foot	9.55	10.05	10.59	11.92	12.77	13.86
Sill plate, cost per linear foot	1.60	1.82	2.06	2.68	3.10	3.62
Waterproofing, cost per sq. ft. of wall	.50	.66	.89	1.59	2.16	2.96

<b>BASEMENT FLOOR</b>
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**Costs/Sq. Ft. of Floor Area**

Concrete floor, 2" thick, raked finish	1.59	1.62	1.66	1.76	1.83	1.93
3"	1.89	1.94	1.99	2.13	2.23	2.36
3" thick, trowel finish	1.98	2.04	2.11	2.27	2.38	2.53
4"	2.33	2.38	2.44	2.59	2.69	2.84
5"	2.68	2.74	2.81	3.00	3.13	3.31
6"	3.00	3.07	3.16	3.39	3.54	3.75
Gravel base, 4"	.43	.44	.46	.49	.51	.54
6"	.61	.63	.66	.72	.76	.81
Terrazzo on 3" concrete	8.64	9.45	10.37	12.63	14.07	15.89
Vapor barrier	.14	.15	.16	.18	.20	.22
Wire mesh reinforcing	.28	.31	.35	.45	.52	.60

<b>FLOOR CONSTRUCTION</b>
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**Costs/Sq. Ft. of Floor Area**

Subfloor						
Common board, 1" x 6"	1.16	1.23	1.30	1.48	1.60	1.75
Plywood, 3/8"	.83	.86	.89	.97	1.02	1.08
1/2"	.94	.98	1.02	1.13	1.20	1.29
3/4"	1.16	1.21	1.27	1.42	1.51	1.63
Felt underlay	.26	.28	.30	.35	.39	.44

<b>UNIT-IN-PLACE COSTS</b>	<b>D</b>	<b>CD</b>	<b>C</b>	<b>BC</b>	<b>B</b>	<b>A</b>
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**Costs/Sq. Ft. of Wall Area**

Wood joists, 2" x 6", 12" o.c.	1.34	1.39	1.45	1.59	1.68	1.79
16" o.c.	1.22	1.27	1.32	1.44	1.52	1.63
24" o.c.	.81	.84	.88	.96	1.01	1.09
2" x 8", 12" o.c.	1.52	1.59	1.67	1.85	1.97	2.13
16" o.c.	1.39	1.45	1.52	1.68	1.79	1.93
24" o.c.	.92	.96	1.01	1.12	1.19	1.29
2" x 10", 12" o.c.	1.83	1.93	2.05	2.32	2.50	2.72
16" o.c.	1.66	1.76	1.86	2.11	2.27	2.48
24" o.c.	1.11	1.17	1.24	1.41	1.51	1.65
2" x 12", 12" o.c.	2.13	2.27	2.42	2.79	3.03	3.32
16" o.c.	1.94	2.07	2.20	2.54	2.75	3.02
24" o.c.	1.29	1.38	1.47	1.69	1.83	2.01
Bridging	.20	.21	.21	.23	.25	.27
Steel I-beam, 6"	.43	.44	.45	.48	.51	.54
8"	.47	.48	.50	.53	.56	.59
10"	.58	.60	.62	.66	.69	.73
Wood beams	.30	.31	.31	.33	.34	.36
Steel posts, 3" diameter	.18	.19	.20	.21	.23	.24
4" diameter	.21	.22	.22	.24	.25	.27
Wood posts	.14	.15	.15	.17	.18	.19
Slab on grade, concrete, 4" thick	2.45	2.50	2.56	2.72	2.83	2.98
5"	2.81	2.88	2.95	3.15	3.29	3.48
6"	3.15	3.23	3.32	3.56	3.72	3.93
Gravel base, 4"	.43	.44	.46	.49	.51	.54
6"	.61	.63	.66	.72	.76	.81
Sleepers, 1" x 2"	.49	.58	.69	1.00	1.22	1.50
Insulation additive for crawl space	.36	.44	.54	.82	1.02	1.29
Vapor barrier, polyethylene	.14	.15	.16	.18	.20	.22

<b>HEATING AND AIR CONDITIONING</b>
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**Costs/Sq. Ft. of Living Area**

<b>Heating systems</b>						
Forced warm air, with return ducts	3.15	3.52	3.95	5.03	5.73	6.61
Without return ducts	2.50	2.81	3.17	4.08	4.67	5.42
Forced hot water/steam	4.00	4.49	5.06	6.50	7.43	8.62
Electric wall heaters, baseboard type	2.98	3.31	3.68	4.61	5.21	5.97
Electric ceiling, radiant	3.11	3.46	3.85	4.82	5.45	6.24
Electric wall heaters	1.11	1.21	1.32	1.61	1.79	2.02
Radiant (in-floor) heating	3.89	4.42	5.04	6.61	7.65	8.98
Space heaters	.61	.67	.73	.90	1.00	1.14
Wall or floor furnace, no ducts	1.71	1.89	2.10	2.60	2.93	3.33
<b>Heating and cooling combined systems</b>						
Forced air, same ducts	5.08	5.39	5.87	6.88	7.48	8.24
Heat pump	5.78	5.96	6.27	6.90	7.29	7.85
Wood burner integrated with furnace, add	1,200	1,375	1,575	2,150	2,525	3,000
Exterior furnace	3,600	4,250	5,000	7,100	8,500	10,250
Cooling only with separate ducts	4.20	4.56	4.98	6.07	6.84	7.91
<b>Solar for space and hot water system (costs per sq. ft. of collector area)</b>						
Fluid system, vacuum tube collectors	103.00	104.00	105.50	110.00	113.50	118.00
Other collectors	71.00	74.50	79.00	89.00	95.00	103.50
Air system	108.50	111.00	113.50	121.00	126.00	133.00

<b>UNIT-IN-PLACE COSTS</b>	<b>D</b>	<b>CD</b>	<b>C</b>	<b>BC</b>	<b>B</b>	<b>A</b>
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**Costs/Sq. Ft. of Wall Area**

Storage wall, concrete, cost/sq. ft. area	10.12	10.54	11.01	12.15	12.89	13.85
Block	6.45	6.78	7.13	8.00	8.56	9.28
Floor, pavers	5.65	6.41	7.29	9.55	11.03	12.92
Quarry tile	6.50	7.53	8.75	11.94	14.08	16.84
Tanks, storage, LP gas, 125 gallons	550	575	600	625	675	700
250 gallons	750	775	800	875	925	975
500 gallons	1,325	1,375	1,425	1,550	1,625	1,725
1,000 gallons	2,375	2,425	2,500	2,700	2,825	3,000
Fuel oil, 275 gallons	625	650	675	725	775	825

Costs are for gas-fired systems. For oil-fired, add 7% plus storage tank.

**Note:** The assessor should analyze whether the added cost of oil heat contributes to the value.

<b>ELECTRIC LIGHTING SYSTEMS</b>
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**Costs/Sq. Ft. of Living Area**

60-amp. system, Romex	2.67	2.91	3.19	3.86	4.30	4.84
BX	3.14	3.43	3.76	4.56	5.07	5.71
Conduit	4.16	4.46	4.78	5.58	6.08	6.72
100-amp. system	3.22	3.51	3.84	4.66	5.18	5.84
BX	3.79	4.14	4.53	5.50	6.11	6.89
Conduit	4.47	4.88	5.34	6.48	7.20	8.12
150-amp. system	3.55	3.87	4.24	5.14	5.72	6.44
BX	4.18	4.57	5.00	6.06	6.74	7.60
Conduit	4.93	5.39	5.90	7.15	7.95	8.96
200-amp. system	3.88	4.24	4.64	5.62	6.25	7.05
BX	4.58	5.00	5.47	6.63	7.37	8.31
Conduit	5.40	5.90	6.45	7.82	8.70	9.80

Garage lighting, \$140 to \$550 per garage.

<b>PLUMBING</b>
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**Cost Each**

Bathtub, no shower, white	525	665	845	1,375	1,775	2,325
Colored	630	780	965	1,500	1,900	2,425
Fiberglass	495	615	770	1,225	1,550	2,000
With shower, white	650	815	1,015	1,610	2,045	2,630
Colored	755	925	1,140	1,735	2,165	2,740
Fiberglass	720	875	1,075	1,625	2,000	2,525
Sink, countertop, white	325	395	480	710	875	1,095
Colored	370	445	530	760	925	1,135
Wall hung, white	390	465	555	795	960	1,180
Colored	475	550	640	870	1,025	1,220
Shower stall, ceramic tile	830	940	1,065	1,390	1,605	1,880
Fiberglass	580	670	775	1,050	1,225	1,475
Toilet, white	540	645	765	1,105	1,335	1,650
Colored	635	745	880	1,230	1,470	1,775
Electric, incinerator type	1,500	1,575	1,675	1,850	1,975	2,075
Composting	1,600	1,725	1,875	2,200	2,400	2,600
Ceramic tile, tub alcove	220	255	290	390	455	540
Wainscoting, per room	665	760	875	1,175	1,370	1,625
Marble, tub alcove	1,880	2,120	2,405	3,120	3,590	4,185
Wainscoting, per room	6,290	6,880	7,535	9,160	10,195	11,505

<b>UNIT-IN-PLACE COSTS</b>	<b>D</b>	<b>CD</b>	<b>C</b>	<b>BC</b>	<b>B</b>	<b>A</b>
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**Costs Each**

Kitchen sink, one compartment, white	405	445	490	605	675	770
Colored	445	485	530	645	720	810
Steel	465	510	555	680	755	855
Two compartments, white	490	570	660	900	1,060	1,275
Colored	515	600	695	950	1,125	1,350
Steel	445	535	640	925	1,150	1,400
Laundry tub, one compartment	315	360	410	545	635	750
Two compartments	395	455	525	715	840	1,000
Water heater, gas, 30-gallon	535	570	610	705	765	845
40-gallon	565	605	650	765	835	925
50-gallon	615	660	715	850	935	1,040
Electric, 30-gallon	480	515	550	635	690	760
40-gallon	505	545	585	690	755	835
52-gallon	600	650	700	835	915	1,020
80-gallon	900	955	1,015	1,175	1,250	1,375
Solar with 100-gallon tank	3,325	3,675	4,075	5,100	5,750	6,600
Floor drain	265	305	355	485	570	680
Rough-in	280	310	340	420	470	535
Sump pump	350	390	430	545	620	710

<b>WATER AND WASTE DISPOSAL</b>
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**Cost Each**

Municipal connections, including trench, pipe, tap and fees (40-foot setback)	1,825	2,050	2,325	2,975	3,425	3,975
Well system, 50 feet deep	1,575	1,575	1,575	1,600	1,625	1,675
100 feet	2,425	2,550	2,700	3,050	3,250	3,550
150 feet	3,575	3,775	3,975	4,475	4,800	5,225
200 feet	4,400	4,675	4,975	5,700	6,150	6,750
Septic system, 1000-sq. ft. bed						
1000-gallon tank	2,720	2,895	3,085	3,550	3,850	4,225
1500-gallon tank	3,425	3,675	3,950	4,600	5,025	5,575
2000-gallon tank	4,500	4,750	5,000	5,650	6,050	6,575
Septic system, mound type, 1000-sq. ft. bed						
1000-gallon tank	3,000	3,200	3,450	4,025	4,400	4,850
1500-gallon tank	3,775	4,075	4,400	5,200	5,725	6,400
2000-gallon tank	4,950	5,275	5,575	6,400	6,900	7,550
Grinder pump system, add	3,875	4,450	5,125	6,925	8,100	9,625

<b>BUILT-IN UNITS</b>
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**Costs as Shown**

Kitchen cabinet, cost per linear foot						
Base, with laminated plastic top						
Softwood	70	85	104	160	195	250
Hardwood	130	145	165	215	250	295
Hardwood veneer	87	104	125	180	220	275
Laminated plastic veneer	77	93	112	165	205	255
Ceramic tile top, add	21.85	23.30	24.90	28.80	31.25	34.40
Linoleum top, deduct	6.05	6.75	7.45	9.30	10.50	12.00

**UNIT-IN-PLACE COSTS****D****CD****C****BC****B****A****Cost as Shown**

Wall mounted, 18"						
Softwood	42	48	54	72	84	99
Hardwood	84	92	101	125	140	155
Hardwood veneer	63	69	76	91	101	114
Laminated plastic veneer	52	58	65	82	94	108
Wall mounted, 30"						
Softwood	50	57	65	86	100	117
Hardwood	99	110	120	145	160	180
Hardwood veneer	74	81	89	108	120	135
Laminated plastic veneer	58	65	73	93	107	125
China cabinet, 80" high, corner type	530	580	635	770	855	960
Medicine cabinet, cost each	140	170	210	325	410	525
Vanity cabinet, cost each	165	210	270	455	590	780
Fireplace, cost each						
Inside chimney, one-story	2,600	2,900	3,250	4,100	4,575	5,150
Two-story	3,075	3,425	3,825	4,800	5,350	5,975
Add for second fireplace, same stack	2,200	2,425	2,650	3,200	3,500	3,850
Two-sided fireplace	3,775	4,200	4,675	5,800	6,450	7,200
Outside chimney, one-story	3,050	3,450	3,875	4,925	5,525	6,225
Two-story	3,700	4,150	4,650	5,875	6,600	7,400
Add for second fireplace, same stack	2,200	2,425	2,650	3,200	3,500	3,850
Prefabricated fireplace	1,330	1,710	2,200	3,630	4,660	5,990
Pellet or corn cob stoves	1,750	1,950	2,175	2,700	3,000	3,350
Heat-circulating device	490	530	575	675	730	790
Direct vented (no chimney) gas fireplace	725	925	1,200	2,000	2,575	3,325
Chimney, inside, furnace, cost per lin. ft.						
Common brick with liner, 16" x 16"	99.00	112.00	126.00	163.00	187.00	217.50
16" x 20"	111.50	125.50	142.00	183.00	210.00	244.00
Concrete block with liner, 16" x 16"	80.50	90.00	100.50	127.50	145.00	167.00
16" x 20"	93.00	103.50	115.00	145.00	164.00	188.00
Metal, single-wall	21.95	24.25	26.90	33.50	37.75	43.10
Double-wall	25.40	28.25	31.45	39.55	44.75	51.35
Triple-wall	34.25	37.90	42.05	52.35	59.05	67.45
Custom fireplace, cost each						
Inside chimney, one-story	6,675	6,950	7,250	7,850	8,175	8,525
Two-story	7,800	8,125	8,450	9,200	9,575	9,975
Add for second fireplace, same stack	3,325	3,475	3,625	3,925	4,100	4,275
Two-sided fireplace	8,675	9,025	9,400	10,225	10,650	11,075
Outside chimney, one-story	7,550	8,000	8,475	9,525	10,100	10,725
Two-story	9,025	9,550	10,100	11,300	11,975	12,675
Add for second fireplace, same stack	3,325	3,475	3,625	3,925	4,100	4,275
Direct vented (no chimney) gas fireplaces	2,800	3,150	3,550	4,575	5,175	5,850
Stairs, second floor, with balustrade	940	1,125	1,355	1,985	2,425	3,005
Partial balustrade	795	965	1,175	1,755	2,165	2,705
Custom stairs, curved or floating	10,750	13,950	18,100	31,000	41,000	54,750
Attic	775	835	905	1,075	1,185	1,325
Attic, disappearing, manual	360	450	570	920	1,180	1,535
Motorized	7,175	7,475	7,825	8,675	9,200	9,925
Basement, open riser	430	490	555	720	815	930
Closed riser	725	835	965	1,275	1,470	1,695
Range, drop-in, each						
With standard oven	595	690	800	1,070	1,245	1,440
With self-cleaning oven	770	915	1,090	1,535	1,820	2,160
Custom	5,300	5,750	6,225	7,325	7,950	8,600
Cooktop, countertop, four burners	290	365	455	705	880	1,095
With self-venting grille (Jenn Air)	480	590	725	1,090	1,340	1,640



<b>UNIT-IN-PLACE COSTS</b>	<b>D</b>	<b>CD</b>	<b>C</b>	<b>BC</b>	<b>B</b>	<b>A</b>
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**Cost as Shown**

Oven, built-in	605	725	865	1,235	1,475	1,760
Double	1,120	1,325	1,570	2,200	2,600	3,080
Microwave	335	400	480	690	825	990
Microwave combination	1,345	1,510	1,695	2,140	2,400	2,695
Custom double-wall	2,400	2,725	3,125	4,075	4,675	5,325
Refrigerator/freezer, built-in	450	595	785	1,370	1,810	2,385
Deluxe	2,400	2,850	3,375	4,775	5,675	6,725
Icemaker	495	590	705	1,005	1,200	1,430
Dishwasher, built-in	475	535	610	790	895	1,015
Deluxe	1,070	1,235	1,420	1,885	2,175	2,500
Garbage disposal	165	190	215	285	325	375
Deluxe, heavy duty	375	405	440	520	565	610
Heater, bathroom, without fan	100	115	135	190	220	260
With fan	150	170	190	240	275	310
Hood, range, unvented	135	165	195	280	335	400
Vented	240	285	335	465	545	645
Custom, stainless steel or copper	1,950	2,505	3,215	5,295	6,790	8,715
Hot tub, with whirlpool, built-in	3,815	4,120	4,455	5,280	5,805	6,470
Intercom system, master station	345	395	450	585	670	765
Satellite	75	85	90	110	120	130
Jacuzzi tub	2,995	3,560	4,240	6,085	7,360	9,025
Sauna with heater and controls	3,850	4,585	5,460	7,750	9,235	11,000
Skylight, costs per square foot	45	50	55	70	75	90
Smoke detector, each	70	80	90	120	135	155
Trash compactor	480	515	555	650	700	755
Vacuum, central system	1,345	1,420	1,495	1,660	1,750	1,840
Vent fan, bathroom	100	115	135	180	210	245
Kitchen	110	125	145	190	215	245
Attic	440	470	505	575	615	660
Whole house	910	940	970	1,040	1,075	1,110
Water softener, automatic, 25,000-grain	1,100	1,125	1,150	1,205	1,235	1,265
50,000-grain	1,225	1,255	1,285	1,350	1,380	1,415
75,000-grain	1,270	1,310	1,345	1,425	1,465	1,505
100,000-grain	1,320	1,360	1,405	1,495	1,545	1,595
Manual, 25,000-grain	700	725	750	800	850	900
50,000-grain	850	875	875	950	975	1,050
75,000-grain	900	950	975	1,075	1,125	1,200
125,000-grain	1,050	1,100	1,125	1,225	1,300	1,375
Wet bar	450	475	525	625	700	775
Deluxe	875	1,050	1,275	1,875	2,300	2,850
Wood-burning stove, freestanding	950	1,125	1,350	2,000	2,425	3,000
Fireplace insert	1,000	1,200	1,425	2,075	2,525	3,125

<b>UNIT-IN-PLACE COSTS</b>	<b>D</b>	<b>CD</b>	<b>C</b>	<b>BC</b>	<b>B</b>	<b>A</b>
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**Cost as Shown**

**SECURITY ALARM SYSTEMS**

Audio/video entry systems	2,320	2,735	3,235	4,575	5,490	6,685
Home automation systems	2,595	2,900	3,250	4,125	4,695	5,415
Residential security systems, wireless	690	905	1,185	2,060	2,745	3,705
Hard-wired	1,935	2,290	2,720	3,880	4,680	5,720
<b>Sensors</b>						
Point-area detectors (per opening)						
Alarm glass (wired)	70	80	90	120	135	155
Screen (burglarproof, wired)	70	90	115	185	235	305
Photoelectric, beam interrupt	310	355	410	555	650	770
Field of view changes	10	15	20	40	55	75
Stress detectors, floor	95	110	125	170	200	235
Pressure mat	70	90	115	185	235	305
Trip or pull switches (wire trap)	10	15	15	25	30	35
Switch sensors, magnetic, (each)	75	85	100	125	145	170
Mercury	75	85	100	125	145	170
Self-contained (battery)	40	40	45	60	70	80
Vibration detectors	45	50	60	80	95	115
Volume detectors						
Motion detectors, infrared	85	105	130	205	260	335
Microwave	85	105	130	205	260	335
Ultrasonic	85	105	130	205	260	335
Self-contained (battery)	85	100	125	195	240	305
Sound detectors, sensing units	70	90	110	175	225	290
Remote monitoring	665	880	1,165	2,085	2,810	3,845
<b>Annunciators</b>						
Alarms, local, residential						
Bells	70	80	90	120	135	155
Buzzers	10	10	10	15	15	15
Horns	70	80	90	120	135	155
Sirens	70	80	90	120	135	155
Lights	70	80	90	120	135	155
<b>Control units (transmission/display)</b>						
Control panel	215	240	270	350	400	465
Remote annunciator	145	175	210	305	375	465
Add for: electrical switch locks	105	135	170	275	355	465
Remote transmitters, each	40	40	45	50	55	60
Stand-by power, battery	15	20	30	70	100	150

LAND IMPROVEMENTS	D	CD	C	BC	B	A
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DRIVEWAYS AND WALKS
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**Costs/Sq. Ft.**

Asphalt paving	1.42	1.51	1.61	1.86	2.01	2.21
Sealer, two coats	1.81	1.86	1.92	2.08	2.18	2.32
Concrete, plain, 3-1/2" thick	2.98	3.20	3.44	4.04	4.41	4.89
4"	3.12	3.35	3.61	4.23	4.63	5.13
Reinforced, 4"	3.39	3.78	4.21	5.31	6.02	6.91
5"	3.67	4.07	4.54	5.70	6.45	7.39
Crushed rock	1.20	1.22	1.24	1.29	1.33	1.39

TERRACE OR PATIO
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**Costs/Sq. Ft.**

Brick	7.93	8.62	9.39	11.28	12.49	14.01
Concrete patio blocks	6.84	7.45	8.13	9.80	10.87	12.22
Flagstone	9.03	9.95	10.98	13.55	15.20	17.29

WOOD DECKS
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**Costs/Sq. Ft.**

**(includes decking, railings, girder, joists, posts and footings)**

Pressure-treated wood, 12 sq. ft.	19.75	20.60	21.50	24.20	25.15	27.15
25 sq. ft.	12.95	13.55	14.15	15.90	16.50	17.80
50 sq. ft.	8.20	8.60	8.95	10.05	10.50	11.30
100 sq. ft.	7.60	7.95	8.30	9.35	9.70	10.45
200 sq. ft.	6.50	6.75	7.05	7.95	8.30	8.90
500 sq. ft.	5.75	6.00	6.30	7.10	7.35	7.95
Regular (pine or similar), 12 sq. ft.	15.45	16.15	16.80	19.00	19.75	21.30
25 sq. ft.	10.20	10.65	11.05	12.55	13.00	14.00
50 sq. ft.	7.45	7.80	8.10	9.10	9.50	10.20
100 sq. ft.	6.05	6.30	6.55	7.45	7.70	8.30
200 sq. ft.	5.15	5.35	5.60	6.35	6.55	7.05
500 sq. ft.	4.55	4.75	4.95	5.65	5.85	6.30
Redwood or cedar, 12 sq. ft.	29.60	30.90	32.25	36.45	37.80	40.70
25 sq. ft.	19.40	20.30	21.15	23.90	24.75	26.75
50 sq. ft.	14.05	14.75	15.35	17.30	17.95	19.35
100 sq. ft.	11.35	11.90	12.45	14.05	14.55	15.65
200 sq. ft.	9.75	10.15	10.60	11.95	12.40	13.35
500 sq. ft.	8.60	9.00	9.40	10.65	11.05	11.90
Vinyl, 12 sq. ft.	32.56	34.24	36.00	41.30	43.15	46.81
25 sq. ft.	21.34	22.50	23.61	27.08	28.25	30.76
50 sq. ft.	15.46	16.35	17.14	19.60	20.49	22.25
100 sq. ft.	12.49	13.19	13.90	15.92	16.61	18.00
200 sq. ft.	10.73	11.25	11.83	13.54	14.15	15.35
500 sq. ft.	9.46	9.97	10.49	12.07	12.61	13.69
Wood polymer composite, 12 sq. ft.	20.09	21.00	21.84	24.70	25.68	27.69
25 sq. ft.	13.26	13.85	14.37	16.32	16.90	18.20
50 sq. ft.	9.69	10.14	10.53	11.83	12.35	13.26
100 sq. ft.	7.87	8.19	8.52	9.69	10.01	10.79
200 sq. ft.	6.70	6.96	7.28	8.26	8.52	9.17
500 sq. ft.	5.92	6.18	6.44	7.35	7.61	8.19

LAND IMPROVEMENTS	D	CD	C	BC	B	A
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RETAINING WALLS
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**Costs/Sq. Ft. of Wall Area  
(includes footings)**

Block, reinforced, 6" 8"	8.05 8.93	8.43 9.40	8.85 9.91	9.86 11.15	10.52 11.95	11.36 12.97
Block w/ pilaster, reinforced, 8"	7.15	7.38	7.64	8.29	8.72	9.30
Brick, 8" thick 12" thick	14.97 19.19	15.57 20.06	16.22 21.02	17.84 23.37	18.89 24.89	20.27 26.86
Precast, 8" nonretaining Retaining	5.82 9.54	5.96 9.70	6.11 9.88	6.50 10.39	6.77 10.76	7.14 11.29

LANDSCAPING
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**Costs as Shown**

Soil preparation, per sq. ft.						
Fine grading	.12	.14	.16	.21	.24	.28
Mulching	.17	.21	.26	.38	.47	.59
Top dressing or bedding	1.74	1.86	1.98	2.29	2.48	2.73
Lawns, per sq. ft., seeding	.21	.23	.27	.34	.40	.46
Sodded	.39	.47	.56	.82	.99	1.22
Ground cover, per sq. ft.						
Gravel/wood chip	1.25	1.37	1.49	1.81	2.00	2.26
Spreading plants	.44	.53	.63	.93	1.15	1.42
Edging redwood, per lin. ft.	1.74	1.94	2.17	2.73	3.10	3.56
Shrubs and hedges, each, small	10.10	11.25	12.55	15.90	18.05	20.80
Medium	24.80	28.00	31.70	41.15	47.35	55.20
Large	76.80	85.80	96.05	121.80	138.55	159.70
Trees, each						
Small, 15-gallon, 20" box	65	80	105	165	215	280
Medium, 24" to 36" box	300	355	415	590	710	860
Large, 42" box and larger	790	935	1,110	1,590	1,915	2,345

FENCES
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**Cost/Lin. Ft.**

Vinyl fencing						
Spaced slat panels						
6'	16.36	18.27	20.43	25.88	29.41	33.88
4' – 5'	15.27	16.96	18.86	23.63	26.72	30.61
Basketweave, 5'	22.36	24.40	26.68	32.30	35.98	40.41
Solid board panels						
6'	17.45	19.41	21.63	27.21	30.81	35.36
4' – 5'	16.09	17.82	19.78	24.67	27.82	31.80
Add for lattice top	3.27	3.54	3.84	4.58	5.05	5.65
Picket, 36" – 48" high	10.91	12.04	13.31	16.49	18.53	21.10
Lattice, framed 24" – 50" high	6.00	6.73	7.56	9.67	11.04	12.78
Two rails, 36" – 48" high	7.64	8.16	8.74	10.15	11.05	12.18
Three rails, 60" high	9.55	10.09	10.69	12.15	13.07	14.26
Four rails, 60" high	10.09	10.78	11.54	13.38	14.56	16.05
Lattice, arbor, per sq. ft.	3.27	3.71	4.21	5.50	6.35	7.43
Trellis (no frame)	.76	.84	.93	1.16	1.30	1.49

<b>LAND IMPROVEMENTS</b>	<b>D</b>	<b>CD</b>	<b>C</b>	<b>BC</b>	<b>B</b>	<b>A</b>
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**Cost/Ln. Ft.**

Wood fencing						
Solid board, horizontal or vertical, 6'	14.18	15.24	16.41	19.26	21.07	23.36
5'	12.93	13.85	14.87	17.35	18.92	20.92
Split redwood/grape stake, 6'	13.91	15.06	16.34	19.49	21.49	24.01
5'	13.15	14.11	15.17	17.77	19.42	21.51
Basketweave, 6'	16.69	17.79	18.99	21.92	23.78	26.15
5'	16.15	17.13	18.20	20.82	22.48	24.60
Wood picket, 12" to 24"	7.64	8.31	9.06	10.90	12.07	13.55
30" – 40"	10.15	10.85	11.64	13.54	14.75	16.28
Split, two-rail, 24" to 36" high	7.04	7.50	8.01	9.26	10.05	11.05
Three-rail, 36" to 48" high	7.75	8.27	8.85	10.27	11.16	12.30
Four-rail, 42" to 54" high	9.49	10.17	10.92	12.75	13.92	15.39
Wooden gates, per sq. ft.	7.58	8.16	8.80	10.36	11.35	12.60
Paint, per sq. ft., per coat	.27	.30	.32	.38	.42	.48

<b>CHAIN LINK FENCES</b>
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**Cost/Sq. Ft.**

Mesh, 2", #9 wire	1.84	1.87	1.90	1.98	2.04	2.14
#11 wire	1.57	1.60	1.62	1.70	1.76	1.84
Add for rails	1.57	1.59	1.60	1.66	1.70	1.77
Add for three-strand barbed wire	1.95	2.00	2.05	2.19	2.29	2.42
Gates, 3' wide	180	190	205	245	265	295
5' wide	235	265	300	385	445	520
10' wide	385	425	475	595	670	770
15' wide	480	540	600	760	860	990

<b>METAL FENCES AND GRILLS</b>
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**Cost/Sq. Ft.**

Hand-forged wrought iron	4.88	5.89	7.13	10.59	13.02	16.24
Modular, steel or aluminum	7.59	8.80	10.23	13.99	16.53	19.78

<b>LAWN SPRINKLERS</b>
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**Cost/Sq. Ft.**

Conventional	.45	.50	.55	.69	.79	.90
Rainbird or Rain Jet systems	.31	.32	.34	.38	.41	.44
For automatic control, add per station	109.00	115.00	121.50	137.25	147.25	160.25

<b>SWIMMING POOLS</b>
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**Cost/Sq. Ft. Surface Area  
(including filter, diving board, steps and ladder)**

Gunitite pool						
Surface area: 200 sq. ft.	66.75	69.95	73.50	82.10	87.60	94.80
400 sq. ft.	42.15	44.65	47.45	54.25	58.55	64.10
600 sq. ft.	33.55	35.90	38.45	44.65	48.65	53.65
800 sq. ft.	27.90	29.70	31.70	36.55	39.60	43.50
Poured concrete pool, in ground						
Surface area: 200 sq. ft.	76.75	82.15	88.05	102.45	111.60	123.20
400 sq. ft.	48.45	52.45	56.85	67.70	74.60	83.30
600 sq. ft.	38.60	42.10	46.05	55.75	61.95	69.75
800 sq. ft.	34.90	37.40	40.15	46.90	51.15	56.55

<b>LAND IMPROVEMENTS</b>	<b>D</b>	<b>CD</b>	<b>C</b>	<b>BC</b>	<b>B</b>	<b>A</b>
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**Cost/Sq. Ft. Surface Area**

**(including filter, diving board, steps and ladder)**

Fiberglass pool, in ground

Surface area: 200 sq. ft.	56.75	59.45	62.45	69.80	74.50	80.55
400 sq. ft.	35.80	37.95	40.35	46.10	49.80	54.45
600 sq. ft.	28.50	30.50	32.65	37.95	41.35	45.60
800 sq. ft.	23.70	25.25	26.95	31.05	33.65	37.00

Plastic-lined pool, in ground

Surface area: 200 sq. ft.	51.45	51.90	52.45	54.30	55.80	58.10
400 sq. ft.	31.20	31.95	32.85	35.10	36.65	38.75
600 sq. ft.	24.80	25.35	25.95	27.55	28.65	30.20
800 sq. ft.	20.40	20.85	21.40	22.75	23.70	25.05

Pool accessories

Deduct for lack of filter	465	515	575	730	825	950
Deduct for lack of diving board	435	490	555	715	820	950
Add for heater	955	1,175	1,450	2,200	2,775	3,500
Chlorinator	85	135	215	530	845	1,365
Hydrosweep	490	635	825	1,410	1,865	2,495
Attached whirlpool bath (portable type, including hot tubs)	4,800	5,350	5,975	7,550	8,575	9,850
Separate whirlpool bath, (4-10 persons)	6,475	7,700	9,200	13,225	16,000	19,650

<b>GAZEBOS</b>
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**Typical cost each**

**(8' to 20' wood units including minimal foundation but excluding floors)**

Standard	1,275	1,800	2,500	4,950	7,050	10,150
Deluxe	11,250	13,250	15,750	22,500	27,250	33,250

<b>BOAT DOCKS</b>
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**Cost/Sq. Ft.**

**(including fenders and railings)**

Decking, light posts, 2"	18.00	19.57	21.31	25.61	28.34	24.40
Light piling, 3"	23.23	23.85	24.66	26.43	27.63	29.28

<b>SHEDS</b>
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**Cost/Sq. Ft.**

**(excluding permanent foundation or slab and electrical. Includes entry doors with some windows in better qualities). Exterior wall height is 8'. For loft/barn (gambrel), add 10 to 15%.**

Wood frame, 40 sq. ft.	10.66	11.95	13.42	17.14	19.56	22.62
100 sq. ft.	9.06	10.15	11.40	14.57	16.62	19.23
200 sq. ft.	7.70	8.63	9.69	12.38	14.13	16.34
300 sq. ft.	7.05	7.90	8.87	11.33	12.93	14.95
400 sq. ft.	6.45	7.23	8.12	10.37	11.83	13.68
Metal prefabricated, 40, sq. ft.	8.33	9.16	10.08	12.39	13.87	15.73
100 sq. ft.	7.49	8.16	8.90	10.73	11.90	13.37
200 sq. ft.	6.75	7.28	7.86	9.30	10.21	11.37
300 sq. ft.	6.16	6.64	7.18	8.49	9.32	10.37
400 sq. ft.	5.62	6.06	6.55	7.75	8.51	9.47