

SINGLE - FAMILY DETACHED SPECIFICATIONS

CLASS A

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 the materials listed below. The pricing examples and the adjustments and additions section contain types of variations which normally require adjustments. **NOTE:** The single family sections, include base interior wall height of 10 feet for each floor. For each foot of variation, add to or deduct from that portion of the residence *base cost only*: 4% for all residence exterior masonry walls, including brick and stone veneers; 3% for siding exterior walls. See Page 4 for further information and calculations.

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
Slate
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' 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' basement

BASEMENT WALLS:

12" reinforced concrete, 8' high
12" x 24" footings
Waterproofing
Perimeter insulation
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
Unfinished area, Non-metallic

PLUMBING:

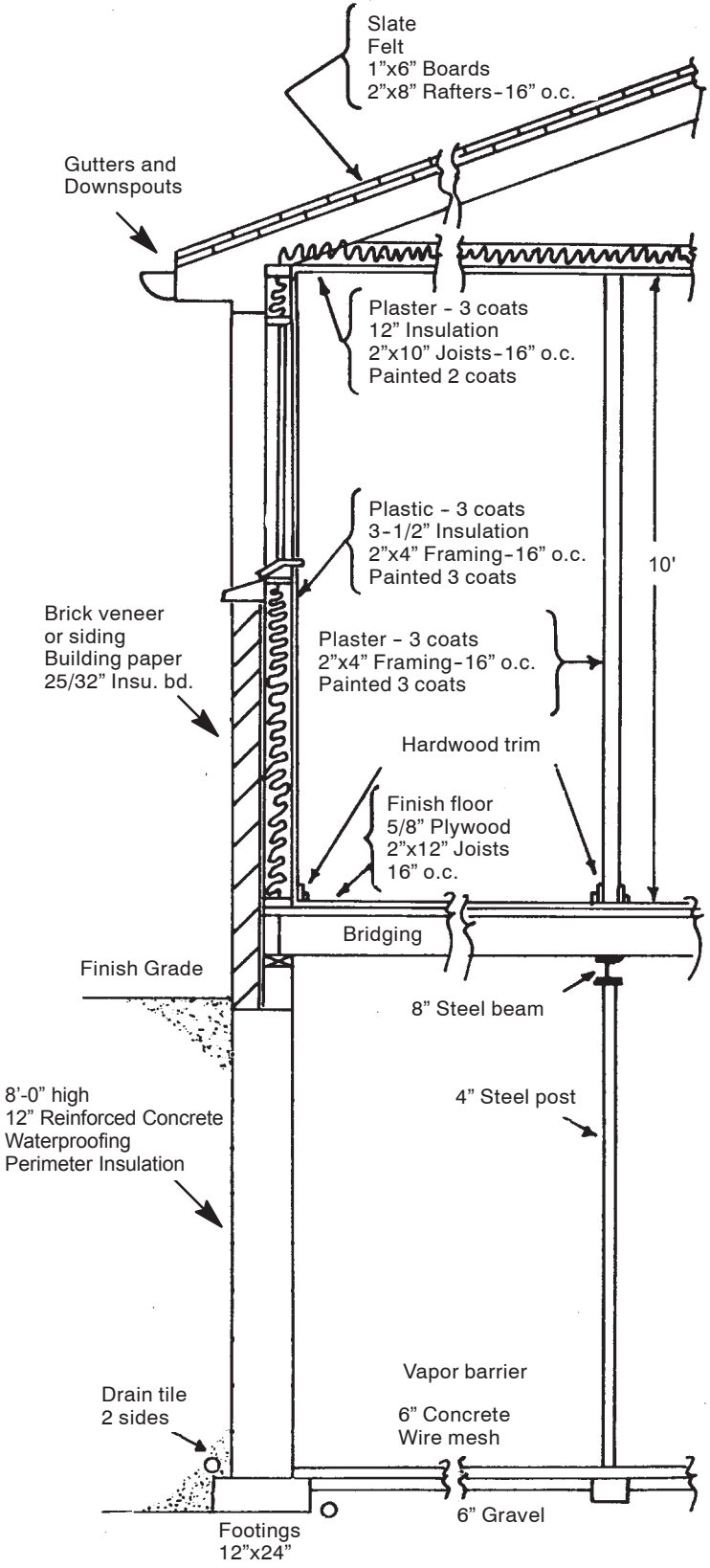
Colored fixtures:
Two lavatory
One water closet
One bathtub
One shower stall
One double-compartment kitchen sink
One double-compartment laundry tub
One 80-gallon water heater
One floor drain

BUILT-IN UNITS:

Hardwood kitchen cabinets:
25' base with ceramic tile tops
13' wall mounted, 30" high
8' wall mounted, 18" high
Vanity cabinet
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	230.47	257.64	268.83	229.62	-7.25	-32.67	-38.55	900
950	229.60	256.39	267.42	228.69	-7.15	-32.11	-38.01	950
1000	228.78	255.21	266.09	227.81	-7.06	-31.60	-37.52	1000
1050	228.00	254.10	264.84	226.97	-6.97	-31.12	-37.05	1050
1100	227.27	253.04	263.64	226.18	-6.89	-30.66	-36.61	1100
1150	226.56	252.03	262.51	225.42	-6.81	-30.24	-36.19	1150
1200	225.89	251.06	261.42	224.70	-6.73	-29.83	-35.80	1200
1250	225.25	250.14	260.39	224.01	-6.66	-29.45	-35.42	1250
1300	224.64	249.26	259.40	223.35	-6.60	-29.09	-35.07	1300
1350	224.05	248.42	258.45	222.72	-6.53	-28.75	-34.73	1350
1400	223.48	247.61	257.54	222.11	-6.47	-28.42	-34.40	1400
1450	222.93	246.83	256.66	221.52	-6.41	-28.11	-34.10	1450
1500	222.41	246.08	255.82	220.96	-6.36	-27.81	-33.80	1500
1550	221.90	245.35	255.00	220.41	-6.30	-27.52	-33.52	1550
1600	221.41	244.65	254.22	219.88	-6.25	-27.25	-33.24	1600
1650	220.94	243.98	253.46	219.38	-6.20	-26.99	-32.98	1650
1700	220.48	243.32	252.73	218.88	-6.15	-26.73	-32.73	1700
1750	220.03	242.69	252.01	218.41	-6.11	-26.49	-32.49	1750
1800	219.60	242.08	251.33	217.94	-6.06	-26.25	-32.25	1800
1850	219.18	241.48	250.66	217.49	-6.02	-26.03	-32.02	1850
1900	218.78	240.90	250.01	217.06	-5.98	-25.81	-31.81	1900
1950	218.38	240.34	249.38	216.63	-5.94	-25.60	-31.59	1950
2000	218.00	239.79	248.77	216.22	-5.90	-25.40	-31.39	2000
2050	217.62	239.26	248.17	215.82	-5.86	-25.20	-31.19	2050
2100	217.26	238.74	247.59	215.43	-5.83	-25.01	-31.00	2100
2150	216.90	238.24	247.03	215.05	-5.79	-24.82	-30.81	2150
2200	216.55	237.75	246.47	214.67	-5.76	-24.65	-30.63	2200
2250	216.21	237.27	245.94	214.31	-5.72	-24.47	-30.45	2250
2300	215.88	236.80	245.41	213.96	-5.69	-24.30	-30.28	2300
2350	215.56	236.34	244.90	213.61	-5.66	-24.14	-30.11	2350
2400	215.24	235.90	244.40	213.27	-5.63	-23.98	-29.95	2400
2450	214.93	235.46	243.91	212.94	-5.60	-23.82	-29.79	2450
2500	214.63	235.03	243.43	212.62	-5.57	-23.67	-29.64	2500
2550	214.34	234.61	242.96	212.30	-5.54	-23.53	-29.49	2550
2600	214.05	234.20	242.51	211.99	-5.51	-23.38	-29.34	2600
2650	213.76	233.80	242.06	211.69	-5.49	-23.24	-29.20	2650
2700	213.49	233.41	241.62	211.39	-5.46	-23.11	-29.06	2700
2750	213.21	233.03	241.19	211.10	-5.44	-22.97	-28.92	2750
2800	212.94	232.65	240.77	210.81	-5.41	-22.84	-28.79	2800
2850	212.68	232.28	240.35	210.53	-5.39	-22.71	-28.65	2850
2900	212.42	231.92	239.95	210.25	-5.36	-22.59	-28.53	2900
2950	212.17	231.56	239.55	209.98	-5.34	-22.47	-28.40	2950
3000	211.92	231.21	239.16	209.72	-5.31	-22.35	-28.28	3000
3050	211.68	230.87	238.78	209.46	-5.29	-22.23	-28.16	3050
3100	211.44	230.53	238.40	209.20	-5.27	-22.12	-28.04	3100
3150	211.20	230.20	238.03	208.95	-5.25	-22.01	-27.93	3150
3200	210.97	229.87	237.66	208.70	-5.23	-21.90	-27.81	3200
3250	210.75	229.55	237.31	208.46	-5.21	-21.79	-27.70	3250
3300	210.52	229.24	236.95	208.22	-5.19	-21.69	-27.59	3300
3350	210.30	228.93	236.61	207.98	-5.17	-21.59	-27.49	3350
3400	210.08	228.62	236.27	207.75	-5.15	-21.49	-27.38	3400
3450	209.87	228.32	235.93	207.52	-5.13	-21.39	-27.28	3450
3500	209.66	228.03	235.60	207.30	-5.11	-21.29	-27.18	3500
3550	209.45	227.74	235.28	207.07	-5.09	-21.20	-27.08	3550
3600	209.25	227.45	234.96	206.86	-5.07	-21.10	-26.98	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	243.37	272.07	283.89	242.48	-7.25	-32.67	-38.55	900
950	242.41	270.70	282.35	241.45	-7.15	-32.11	-38.01	950
1000	241.50	269.41	280.89	240.48	-7.06	-31.60	-37.52	1000
1050	240.64	268.19	279.52	239.56	-6.97	-31.12	-37.05	1050
1100	239.83	267.02	278.21	238.68	-6.89	-30.66	-36.61	1100
1150	239.05	265.92	276.97	237.85	-6.81	-30.24	-36.19	1150
1200	238.31	264.86	275.79	237.05	-6.73	-29.83	-35.80	1200
1250	237.60	263.86	274.66	236.29	-6.66	-29.45	-35.42	1250
1300	236.92	262.89	273.58	235.56	-6.60	-29.09	-35.07	1300
1350	236.26	261.97	272.54	234.86	-6.53	-28.75	-34.73	1350
1400	235.64	261.08	271.55	234.19	-6.47	-28.42	-34.40	1400
1450	235.03	260.23	270.59	233.54	-6.41	-28.11	-34.10	1450
1500	234.45	259.40	269.67	232.92	-6.36	-27.81	-33.80	1500
1550	233.89	258.61	268.78	232.32	-6.30	-27.52	-33.52	1550
1600	233.35	257.85	267.93	231.74	-6.25	-27.25	-33.24	1600
1650	232.83	257.11	267.10	231.18	-6.20	-26.99	-32.98	1650
1700	232.32	256.39	266.30	230.64	-6.15	-26.73	-32.73	1700
1750	231.83	255.70	265.52	230.11	-6.11	-26.49	-32.49	1750
1800	231.35	255.03	264.77	229.60	-6.06	-26.25	-32.25	1800
1850	230.89	254.38	264.04	229.11	-6.02	-26.03	-32.02	1850
1900	230.44	253.74	263.34	228.63	-5.98	-25.81	-31.81	1900
1950	230.00	253.13	262.65	228.16	-5.94	-25.60	-31.59	1950
2000	229.57	252.53	261.98	227.71	-5.90	-25.40	-31.39	2000
2050	229.16	251.95	261.33	227.26	-5.86	-25.20	-31.19	2050
2100	228.76	251.38	260.70	226.83	-5.83	-25.01	-31.00	2100
2150	228.36	250.83	260.08	226.41	-5.79	-24.82	-30.81	2150
2200	227.98	250.30	259.48	226.00	-5.76	-24.65	-30.63	2200
2250	227.61	249.77	258.90	225.60	-5.72	-24.47	-30.45	2250
2300	227.24	249.26	258.32	225.21	-5.69	-24.30	-30.28	2300
2350	226.88	248.76	257.77	224.83	-5.66	-24.14	-30.11	2350
2400	226.54	248.27	257.22	224.46	-5.63	-23.98	-29.95	2400
2450	226.19	247.79	256.69	224.10	-5.60	-23.82	-29.79	2450
2500	225.86	247.33	256.17	223.74	-5.57	-23.67	-29.64	2500
2550	225.53	246.87	255.66	223.39	-5.54	-23.53	-29.49	2550
2600	225.21	246.42	255.16	223.05	-5.51	-23.38	-29.34	2600
2650	224.90	245.99	254.67	222.72	-5.49	-23.24	-29.20	2650
2700	224.59	245.56	254.19	222.39	-5.46	-23.11	-29.06	2700
2750	224.29	245.14	253.72	222.07	-5.44	-22.97	-28.92	2750
2800	224.00	244.72	253.26	221.75	-5.41	-22.84	-28.79	2800
2850	223.71	244.32	252.81	221.44	-5.39	-22.71	-28.65	2850
2900	223.42	243.92	252.37	221.14	-5.36	-22.59	-28.53	2900
2950	223.14	243.54	251.94	220.84	-5.34	-22.47	-28.40	2950
3000	222.87	243.15	251.51	220.55	-5.31	-22.35	-28.28	3000
3050	222.60	242.78	251.10	220.26	-5.29	-22.23	-28.16	3050
3100	222.34	242.41	250.69	219.98	-5.27	-22.12	-28.04	3100
3150	222.08	242.05	250.28	219.70	-5.25	-22.01	-27.93	3150
3200	221.82	241.69	249.89	219.43	-5.23	-21.90	-27.81	3200
3250	221.57	241.34	249.50	219.16	-5.21	-21.79	-27.70	3250
3300	221.32	241.00	249.11	218.90	-5.19	-21.69	-27.59	3300
3350	221.08	240.66	248.74	218.64	-5.17	-21.59	-27.49	3350
3400	220.84	240.33	248.37	218.39	-5.15	-21.49	-27.38	3400
3450	220.61	240.00	248.00	218.14	-5.13	-21.39	-27.28	3450
3500	220.37	239.68	247.64	217.89	-5.11	-21.29	-27.18	3500
3550	220.15	239.36	247.29	217.65	-5.09	-21.20	-27.08	3550
3600	219.92	239.05	246.94	217.41	-5.07	-21.10	-26.98	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	265.08	296.34	309.21	264.11	-7.25	-32.67	-38.55	900
950	264.08	294.90	307.58	263.03	-7.15	-32.11	-38.01	950
1000	263.13	293.54	306.05	262.02	-7.06	-31.60	-37.52	1000
1050	262.24	292.25	304.60	261.05	-6.97	-31.12	-37.05	1050
1100	261.38	291.02	303.22	260.13	-6.89	-30.66	-36.61	1100
1150	260.57	289.86	301.91	259.26	-6.81	-30.24	-36.19	1150
1200	259.80	288.75	300.66	258.43	-6.73	-29.83	-35.80	1200
1250	259.06	287.69	299.47	257.63	-6.66	-29.45	-35.42	1250
1300	258.35	286.67	298.32	256.87	-6.60	-29.09	-35.07	1300
1350	257.67	285.70	297.23	256.14	-6.53	-28.75	-34.73	1350
1400	257.01	284.76	296.18	255.43	-6.47	-28.42	-34.40	1400
1450	256.38	283.86	295.17	254.76	-6.41	-28.11	-34.10	1450
1500	255.77	282.99	294.19	254.10	-6.36	-27.81	-33.80	1500
1550	255.19	282.16	293.25	253.47	-6.30	-27.52	-33.52	1550
1600	254.62	281.35	292.35	252.87	-6.25	-27.25	-33.24	1600
1650	254.07	280.57	291.47	252.28	-6.20	-26.99	-32.98	1650
1700	253.54	279.82	290.63	251.71	-6.15	-26.73	-32.73	1700
1750	253.03	279.08	289.81	251.16	-6.11	-26.49	-32.49	1750
1800	252.53	278.38	289.01	250.62	-6.06	-26.25	-32.25	1800
1850	252.05	277.69	288.24	250.10	-6.02	-26.03	-32.02	1850
1900	251.58	277.02	287.49	249.60	-5.98	-25.81	-31.81	1900
1950	251.12	276.37	286.77	249.11	-5.94	-25.60	-31.59	1950
2000	250.68	275.74	286.06	248.63	-5.90	-25.40	-31.39	2000
2050	250.24	275.13	285.37	248.17	-5.86	-25.20	-31.19	2050
2100	249.82	274.53	284.70	247.72	-5.83	-25.01	-31.00	2100
2150	249.41	273.95	284.05	247.28	-5.79	-24.82	-30.81	2150
2200	249.01	273.38	283.42	246.85	-5.76	-24.65	-30.63	2200
2250	248.62	272.83	282.80	246.43	-5.72	-24.47	-30.45	2250
2300	248.24	272.29	282.19	246.02	-5.69	-24.30	-30.28	2300
2350	247.86	271.76	281.60	245.62	-5.66	-24.14	-30.11	2350
2400	247.50	271.24	281.02	245.23	-5.63	-23.98	-29.95	2400
2450	247.14	270.74	280.46	244.85	-5.60	-23.82	-29.79	2450
2500	246.79	270.25	279.91	244.47	-5.57	-23.67	-29.64	2500
2550	246.45	269.76	279.37	244.11	-5.54	-23.53	-29.49	2550
2600	246.12	269.29	278.84	243.75	-5.51	-23.38	-29.34	2600
2650	245.79	268.83	278.32	243.40	-5.49	-23.24	-29.20	2650
2700	245.47	268.38	277.81	243.05	-5.46	-23.11	-29.06	2700
2750	245.15	267.93	277.32	242.72	-5.44	-22.97	-28.92	2750
2800	244.84	267.50	276.83	242.39	-5.41	-22.84	-28.79	2800
2850	244.54	267.07	276.35	242.06	-5.39	-22.71	-28.65	2850
2900	244.24	266.65	275.89	241.74	-5.36	-22.59	-28.53	2900
2950	243.95	266.24	275.43	241.43	-5.34	-22.47	-28.40	2950
3000	243.66	265.84	274.98	241.13	-5.31	-22.35	-28.28	3000
3050	243.38	265.44	274.53	240.82	-5.29	-22.23	-28.16	3050
3100	243.10	265.05	274.10	240.53	-5.27	-22.12	-28.04	3100
3150	242.83	264.67	273.67	240.24	-5.25	-22.01	-27.93	3150
3200	242.56	264.29	273.25	239.95	-5.23	-21.90	-27.81	3200
3250	242.30	263.92	272.84	239.67	-5.21	-21.79	-27.70	3250
3300	242.04	263.56	272.43	239.39	-5.19	-21.69	-27.59	3300
3350	241.79	263.20	272.04	239.12	-5.17	-21.59	-27.49	3350
3400	241.54	262.85	271.64	238.85	-5.15	-21.49	-27.38	3400
3450	241.29	262.51	271.26	238.59	-5.13	-21.39	-27.28	3450
3500	241.05	262.17	270.88	238.33	-5.11	-21.29	-27.18	3500
3550	240.81	261.83	270.50	238.08	-5.09	-21.20	-27.08	3550
3600	240.57	261.50	270.13	237.82	-5.07	-21.10	-26.98	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	303.45	334.57	347.97	304.33	-7.25	-31.11	-39.93	900
950	301.88	332.53	345.74	302.68	-7.15	-30.55	-39.40	950
1000	300.39	330.62	343.64	301.12	-7.06	-30.03	-38.90	1000
1050	298.98	328.80	341.66	299.64	-6.97	-29.54	-38.44	1050
1100	297.65	327.08	339.78	298.24	-6.89	-29.08	-38.00	1100
1150	296.38	325.45	337.99	296.91	-6.81	-28.65	-37.59	1150
1200	295.16	323.89	336.29	295.65	-6.73	-28.25	-37.19	1200
1250	294.01	322.40	334.66	294.43	-6.66	-27.86	-36.82	1250
1300	292.90	320.98	333.10	293.28	-6.60	-27.50	-36.47	1300
1350	291.83	319.62	331.62	292.16	-6.53	-27.15	-36.13	1350
1400	290.81	318.31	330.19	291.10	-6.47	-26.82	-35.81	1400
1450	289.83	317.05	328.81	290.07	-6.41	-26.51	-35.50	1450
1500	288.89	315.84	327.49	289.08	-6.36	-26.21	-35.20	1500
1550	287.98	314.68	326.22	288.13	-6.30	-25.92	-34.92	1550
1600	287.10	313.55	324.99	287.21	-6.25	-25.65	-34.65	1600
1650	286.25	312.47	323.81	286.33	-6.20	-25.39	-34.38	1650
1700	285.43	311.42	322.66	285.47	-6.15	-25.13	-34.13	1700
1750	284.63	310.40	321.55	284.64	-6.11	-24.89	-33.89	1750
1800	283.86	309.42	320.48	283.83	-6.06	-24.66	-33.65	1800
1850	283.11	308.46	319.44	283.05	-6.02	-24.43	-33.43	1850
1900	282.39	307.54	318.43	282.29	-5.98	-24.21	-33.21	1900
1950	281.68	306.64	317.45	281.56	-5.94	-24.00	-33.00	1950
2000	281.00	305.76	316.50	280.84	-5.90	-23.80	-32.79	2000
2050	280.33	304.91	315.57	280.14	-5.86	-23.60	-32.59	2050
2100	279.68	304.09	314.67	279.46	-5.83	-23.41	-32.40	2100
2150	279.05	303.28	313.79	278.80	-5.79	-23.23	-32.21	2150
2200	278.43	302.50	312.93	278.16	-5.76	-23.05	-32.03	2200
2250	277.83	301.73	312.10	277.53	-5.72	-22.88	-31.85	2250
2300	277.24	300.98	311.29	276.92	-5.69	-22.71	-31.68	2300
2350	276.67	300.26	310.49	276.32	-5.66	-22.55	-31.51	2350
2400	276.11	299.54	309.72	275.74	-5.63	-22.39	-31.35	2400
2450	275.56	298.85	308.96	275.16	-5.60	-22.24	-31.19	2450
2500	275.02	298.17	308.22	274.61	-5.57	-22.09	-31.03	2500
2550	274.50	297.50	307.50	274.06	-5.54	-21.94	-30.88	2550
2600	273.99	296.85	306.79	273.53	-5.51	-21.80	-30.74	2600
2650	273.48	296.22	306.10	273.00	-5.49	-21.66	-30.59	2650
2700	272.99	295.59	305.42	272.49	-5.46	-21.52	-30.45	2700
2750	272.51	294.98	304.75	271.99	-5.44	-21.39	-30.31	2750
2800	272.04	294.38	304.10	271.49	-5.41	-21.26	-30.18	2800
2850	271.58	293.80	303.46	271.01	-5.39	-21.14	-30.05	2850
2900	271.12	293.22	302.84	270.54	-5.36	-21.01	-29.92	2900
2950	270.68	292.66	302.22	270.07	-5.34	-20.89	-29.79	2950
3000	270.24	292.10	301.62	269.62	-5.31	-20.78	-29.67	3000
3050	269.81	291.56	301.03	269.17	-5.29	-20.66	-29.55	3050
3100	269.39	291.02	300.45	268.73	-5.27	-20.55	-29.43	3100
3150	268.97	290.50	299.88	268.30	-5.25	-20.44	-29.31	3150
3200	268.56	289.98	299.32	267.87	-5.23	-20.33	-29.20	3200
3250	268.16	289.48	298.77	267.45	-5.21	-20.23	-29.09	3250
3300	267.77	288.98	298.23	267.04	-5.19	-20.12	-28.98	3300
3350	267.38	288.49	297.69	266.64	-5.17	-20.02	-28.87	3350
3400	267.00	288.01	297.17	266.24	-5.15	-19.92	-28.77	3400
3450	266.63	287.53	296.66	265.85	-5.13	-19.82	-28.66	3450
3500	266.26	287.07	296.15	265.47	-5.11	-19.73	-28.56	3500
3550	265.89	286.61	295.65	265.09	-5.09	-19.64	-28.46	3550
3600	265.53	286.16	295.16	264.72	-5.07	-19.54	-28.36	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	349.24	385.05	400.48	350.25	-7.25	-31.11	-39.93	900
950	347.31	382.58	397.78	348.23	-7.15	-30.55	-39.40	950
1000	345.49	380.25	395.24	346.33	-7.06	-30.03	-38.90	1000
1050	343.77	378.05	392.83	344.53	-6.97	-29.54	-38.44	1050
1100	342.13	375.96	390.56	342.82	-6.89	-29.08	-38.00	1100
1150	340.57	373.98	388.39	341.19	-6.81	-28.65	-37.59	1150
1200	339.09	372.09	386.33	339.64	-6.73	-28.25	-37.19	1200
1250	337.67	370.29	384.36	338.16	-6.66	-27.86	-36.82	1250
1300	336.32	368.56	382.48	336.75	-6.60	-27.50	-36.47	1300
1350	335.02	366.91	380.68	335.39	-6.53	-27.15	-36.13	1350
1400	333.77	365.33	378.96	334.09	-6.47	-26.82	-35.81	1400
1450	332.57	363.80	377.30	332.84	-6.41	-26.51	-35.50	1450
1500	331.41	362.34	375.70	331.64	-6.36	-26.21	-35.20	1500
1550	330.30	360.93	374.16	330.48	-6.30	-25.92	-34.92	1550
1600	329.23	359.56	372.68	329.36	-6.25	-25.65	-34.65	1600
1650	328.19	358.25	371.25	328.28	-6.20	-25.39	-34.38	1650
1700	327.19	356.98	369.87	327.23	-6.15	-25.13	-34.13	1700
1750	326.22	355.75	368.53	326.22	-6.11	-24.89	-33.89	1750
1800	325.27	354.56	367.23	325.24	-6.06	-24.66	-33.65	1800
1850	324.36	353.40	365.98	324.29	-6.02	-24.43	-33.43	1850
1900	323.47	352.28	364.76	323.37	-5.98	-24.21	-33.21	1900
1950	322.61	351.20	363.58	322.47	-5.94	-24.00	-33.00	1950
2000	321.78	350.14	362.43	321.60	-5.90	-23.80	-32.79	2000
2050	320.96	349.11	361.31	320.75	-5.86	-23.60	-32.59	2050
2100	320.17	348.11	360.22	319.92	-5.83	-23.41	-32.40	2100
2150	319.40	347.14	359.17	319.12	-5.79	-23.23	-32.21	2150
2200	318.65	346.19	358.14	318.34	-5.76	-23.05	-32.03	2200
2250	317.91	345.26	357.13	317.57	-5.72	-22.88	-31.85	2250
2300	317.20	344.36	356.15	316.83	-5.69	-22.71	-31.68	2300
2350	316.50	343.48	355.19	316.10	-5.66	-22.55	-31.51	2350
2400	315.82	342.62	354.26	315.39	-5.63	-22.39	-31.35	2400
2450	315.15	341.78	353.35	314.70	-5.60	-22.24	-31.19	2450
2500	314.50	340.96	352.46	314.02	-5.57	-22.09	-31.03	2500
2550	313.86	340.16	351.59	313.35	-5.54	-21.94	-30.88	2550
2600	313.23	339.37	350.73	312.70	-5.51	-21.80	-30.74	2600
2650	312.62	338.60	349.90	312.07	-5.49	-21.66	-30.59	2650
2700	312.02	337.85	349.08	311.45	-5.46	-21.52	-30.45	2700
2750	311.44	337.12	348.28	310.84	-5.44	-21.39	-30.31	2750
2800	310.86	336.39	347.50	310.24	-5.41	-21.26	-30.18	2800
2850	310.30	335.68	346.73	309.65	-5.39	-21.14	-30.05	2850
2900	309.74	334.99	345.98	309.08	-5.36	-21.01	-29.92	2900
2950	309.20	334.31	345.24	308.51	-5.34	-20.89	-29.79	2950
3000	308.67	333.64	344.51	307.96	-5.31	-20.78	-29.67	3000
3050	308.15	332.99	343.80	307.42	-5.29	-20.66	-29.55	3050
3100	307.63	332.34	343.10	306.88	-5.27	-20.55	-29.43	3100
3150	307.13	331.71	342.42	306.36	-5.25	-20.44	-29.31	3150
3200	306.63	331.09	341.75	305.84	-5.23	-20.33	-29.20	3200
3250	306.14	330.48	341.08	305.34	-5.21	-20.23	-29.09	3250
3300	305.66	329.88	340.43	304.84	-5.19	-20.12	-28.98	3300
3350	305.19	329.29	339.79	304.35	-5.17	-20.02	-28.87	3350
3400	304.73	328.71	339.16	303.87	-5.15	-19.92	-28.77	3400
3450	304.27	328.14	338.55	303.39	-5.13	-19.82	-28.66	3450
3500	303.83	327.58	337.94	302.93	-5.11	-19.73	-28.56	3500
3550	303.38	327.02	337.34	302.47	-5.09	-19.64	-28.46	3550
3600	302.95	326.48	336.75	302.02	-5.07	-19.54	-28.36	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	393.27	442.65	462.77	391.11	-7.25	-29.45	-41.21	900
950	390.81	439.60	459.56	388.75	-7.15	-28.88	-40.68	950
1000	388.50	436.73	456.54	386.52	-7.06	-28.35	-40.19	1000
1050	386.31	434.01	453.68	384.42	-6.97	-27.86	-39.72	1050
1100	384.23	431.44	450.97	382.42	-6.89	-27.39	-39.29	1100
1150	382.26	428.99	448.40	380.52	-6.81	-26.96	-38.88	1150
1200	380.38	426.66	445.95	378.71	-6.73	-26.55	-38.48	1200
1250	378.58	424.44	443.61	376.99	-6.66	-26.16	-38.11	1250
1300	376.86	422.32	441.38	375.34	-6.60	-25.80	-37.76	1300
1350	375.22	420.29	439.24	373.75	-6.53	-25.45	-37.42	1350
1400	373.64	418.34	437.18	372.24	-6.47	-25.12	-37.10	1400
1450	372.13	416.46	435.21	370.78	-6.41	-24.80	-36.79	1450
1500	370.67	414.66	433.32	369.37	-6.36	-24.50	-36.50	1500
1550	369.26	412.93	431.49	368.02	-6.30	-24.21	-36.21	1550
1600	367.91	411.26	429.73	366.71	-6.25	-23.94	-35.94	1600
1650	366.60	409.64	428.04	365.45	-6.20	-23.68	-35.68	1650
1700	365.33	408.08	426.39	364.23	-6.15	-23.42	-35.43	1700
1750	364.11	406.57	424.81	363.05	-6.11	-23.18	-35.18	1750
1800	362.92	405.11	423.27	361.91	-6.06	-22.95	-34.95	1800
1850	361.77	403.69	421.78	360.80	-6.02	-22.72	-34.72	1850
1900	360.65	402.32	420.33	359.72	-5.98	-22.50	-34.50	1900
1950	359.57	400.98	418.93	358.68	-5.94	-22.29	-34.29	1950
2000	358.51	399.69	417.57	357.67	-5.90	-22.09	-34.09	2000
2050	357.49	398.43	416.24	356.68	-5.86	-21.90	-33.89	2050
2100	356.49	397.20	414.95	355.72	-5.83	-21.71	-33.69	2100
2150	355.52	396.01	413.70	354.78	-5.79	-21.52	-33.50	2150
2200	354.58	394.85	412.47	353.87	-5.76	-21.35	-33.32	2200
2250	353.65	393.72	411.28	352.98	-5.72	-21.18	-33.14	2250
2300	352.76	392.61	410.12	352.11	-5.69	-21.01	-32.97	2300
2350	351.88	391.53	408.99	351.27	-5.66	-20.85	-32.80	2350
2400	351.02	390.48	407.88	350.44	-5.63	-20.69	-32.64	2400
2450	350.18	389.45	406.80	349.63	-5.60	-20.54	-32.48	2450
2500	349.36	388.45	405.74	348.84	-5.57	-20.39	-32.33	2500
2550	348.56	387.47	404.71	348.07	-5.54	-20.24	-32.17	2550
2600	347.78	386.50	403.70	347.31	-5.51	-20.10	-32.03	2600
2650	347.01	385.56	402.71	346.57	-5.49	-19.97	-31.88	2650
2700	346.26	384.64	401.74	345.85	-5.46	-19.83	-31.74	2700
2750	345.53	383.74	400.79	345.14	-5.44	-19.70	-31.60	2750
2800	344.81	382.86	399.87	344.44	-5.41	-19.57	-31.47	2800
2850	344.10	381.99	398.96	343.76	-5.39	-19.45	-31.33	2850
2900	343.41	381.15	398.06	343.09	-5.36	-19.33	-31.21	2900
2950	342.73	380.31	397.19	342.44	-5.34	-19.21	-31.08	2950
3000	342.06	379.50	396.33	341.79	-5.31	-19.09	-30.96	3000
3050	341.41	378.70	395.49	341.16	-5.29	-18.98	-30.83	3050
3100	340.76	377.91	394.66	340.54	-5.27	-18.87	-30.71	3100
3150	340.13	377.14	393.85	339.93	-5.25	-18.76	-30.60	3150
3200	339.51	376.38	393.05	339.33	-5.23	-18.66	-30.48	3200
3250	338.90	375.63	392.27	338.74	-5.21	-18.55	-30.37	3250
3300	338.30	374.90	391.50	338.17	-5.19	-18.45	-30.26	3300
3350	337.71	374.18	390.74	337.60	-5.17	-18.35	-30.15	3350
3400	337.13	373.47	390.00	337.04	-5.15	-18.25	-30.05	3400
3450	336.56	372.78	389.26	336.49	-5.13	-18.16	-29.94	3450
3500	336.00	372.09	388.54	335.95	-5.11	-18.06	-29.84	3500
3550	335.45	371.42	387.83	335.41	-5.09	-17.97	-29.74	3550
3600	334.91	370.75	387.14	334.89	-5.07	-17.88	-29.64	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	296.45	324.45	336.69	295.89	-32.48	-21.65	-10.83	0.00	900
950	295.34	322.93	335.00	294.71	-32.45	-21.63	-10.82	0.00	950
1000	294.29	321.50	333.40	293.60	-32.42	-21.61	-10.81	0.00	1000
1050	293.29	320.14	331.89	292.54	-32.39	-21.59	-10.80	0.00	1050
1100	292.34	318.85	330.46	291.54	-32.37	-21.58	-10.79	0.00	1100
1150	291.43	317.63	329.09	290.58	-32.34	-21.56	-10.78	0.00	1150
1200	290.57	316.46	327.79	289.67	-32.32	-21.54	-10.77	0.00	1200
1250	289.75	315.34	326.55	288.80	-32.29	-21.53	-10.76	0.00	1250
1300	288.95	314.27	325.36	287.96	-32.27	-21.51	-10.76	0.00	1300
1350	288.20	313.24	324.22	287.16	-32.25	-21.50	-10.75	0.00	1350
1400	287.47	312.26	323.12	286.39	-32.23	-21.49	-10.74	0.00	1400
1450	286.76	311.31	322.07	285.65	-32.21	-21.47	-10.74	0.00	1450
1500	286.09	310.39	321.06	284.93	-32.19	-21.46	-10.73	0.00	1500
1550	285.44	309.51	320.08	284.24	-32.17	-21.45	-10.72	0.00	1550
1600	284.80	308.66	319.13	283.58	-32.16	-21.44	-10.72	0.00	1600
1650	284.19	307.84	318.22	282.93	-32.14	-21.43	-10.71	0.00	1650
1700	283.60	307.05	317.34	282.31	-32.12	-21.42	-10.71	0.00	1700
1750	283.03	306.28	316.48	281.71	-32.11	-21.40	-10.70	0.00	1750
1800	282.48	305.53	315.65	281.12	-32.09	-21.39	-10.70	0.00	1800
1850	281.94	304.80	314.85	280.55	-32.08	-21.38	-10.69	0.00	1850
1900	281.41	304.10	314.07	280.00	-32.06	-21.37	-10.69	0.00	1900
1950	280.91	303.42	313.31	279.46	-32.05	-21.36	-10.68	0.00	1950
2000	280.41	302.75	312.57	278.94	-32.03	-21.35	-10.68	0.00	2000
2050	279.93	302.10	311.86	278.43	-32.02	-21.35	-10.67	0.00	2050
2100	279.46	301.47	311.16	277.94	-32.01	-21.34	-10.67	0.00	2100
2150	279.00	300.86	310.48	277.45	-31.99	-21.33	-10.66	0.00	2150
2200	278.55	300.26	309.81	276.98	-31.98	-21.32	-10.66	0.00	2200
2250	278.12	299.68	309.17	276.52	-31.97	-21.31	-10.66	0.00	2250
2300	277.69	299.10	308.53	276.08	-31.95	-21.30	-10.65	0.00	2300
2350	277.28	298.55	307.92	275.64	-31.94	-21.30	-10.65	0.00	2350
2400	276.87	298.00	307.32	275.21	-31.93	-21.29	-10.64	0.00	2400
2450	276.47	297.47	306.73	274.79	-31.92	-21.28	-10.64	0.00	2450
2500	276.08	296.95	306.15	274.38	-31.91	-21.27	-10.64	0.00	2500
2550	275.70	296.44	305.59	273.98	-31.90	-21.27	-10.63	0.00	2550
2600	275.33	295.94	305.03	273.59	-31.89	-21.26	-10.63	0.00	2600
2650	274.97	295.45	304.49	273.20	-31.88	-21.25	-10.63	0.00	2650
2700	274.61	294.98	303.96	272.82	-31.87	-21.24	-10.62	0.00	2700
2750	274.26	294.51	303.45	272.45	-31.86	-21.24	-10.62	0.00	2750
2800	273.91	294.05	302.94	272.09	-31.85	-21.23	-10.62	0.00	2800
2850	273.58	293.60	302.44	271.74	-31.84	-21.22	-10.61	0.00	2850
2900	273.24	293.16	301.95	271.39	-31.83	-21.22	-10.61	0.00	2900
2950	272.92	292.72	301.47	271.04	-31.82	-21.21	-10.61	0.00	2950
3000	272.60	292.29	301.00	270.71	-31.81	-21.21	-10.60	0.00	3000
3050	272.29	291.88	300.54	270.38	-31.80	-21.20	-10.60	0.00	3050
3100	271.98	291.47	300.08	270.05	-31.79	-21.19	-10.60	0.00	3100
3150	271.67	291.06	299.64	269.73	-31.78	-21.19	-10.59	0.00	3150
3200	271.38	290.66	299.20	269.42	-31.77	-21.18	-10.59	0.00	3200
3250	271.08	290.27	298.76	269.11	-31.76	-21.18	-10.59	0.00	3250
3300	270.80	289.89	298.34	268.81	-31.76	-21.17	-10.59	0.00	3300
3350	270.51	289.51	297.92	268.51	-31.75	-21.16	-10.58	0.00	3350
3400	270.23	289.14	297.51	268.22	-31.74	-21.16	-10.58	0.00	3400
3450	269.96	288.78	297.11	267.93	-31.73	-21.15	-10.58	0.00	3450
3500	269.69	288.42	296.71	267.64	-31.72	-21.15	-10.57	0.00	3500
3550	269.42	288.06	296.32	267.36	-31.72	-21.14	-10.57	0.00	3550
3600	269.16	287.71	295.93	267.09	-31.71	-21.14	-10.57	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	305.78	345.17	362.59	306.15	-7.25	-31.15	-39.98	900
950	304.26	343.03	360.17	304.55	-7.15	-30.60	-39.45	950
1000	302.83	341.00	357.88	303.05	-7.06	-30.08	-38.95	1000
1050	301.47	339.09	355.73	301.62	-6.97	-29.59	-38.49	1050
1100	300.18	337.27	353.68	300.27	-6.89	-29.13	-38.05	1100
1150	298.95	335.55	351.74	298.98	-6.81	-28.70	-37.63	1150
1200	297.78	333.91	349.89	297.75	-6.73	-28.30	-37.24	1200
1250	296.67	332.34	348.12	296.58	-6.66	-27.91	-36.87	1250
1300	295.60	330.84	346.43	295.45	-6.60	-27.55	-36.51	1300
1350	294.57	329.40	344.82	294.38	-6.53	-27.20	-36.18	1350
1400	293.58	328.02	343.26	293.35	-6.47	-26.87	-35.85	1400
1450	292.64	326.70	341.77	292.35	-6.41	-26.56	-35.55	1450
1500	291.72	325.42	340.34	291.40	-6.36	-26.26	-35.25	1500
1550	290.84	324.20	338.96	290.47	-6.30	-25.97	-34.97	1550
1600	289.99	323.01	337.63	289.58	-6.25	-25.70	-34.69	1600
1650	289.17	321.87	336.34	288.72	-6.20	-25.43	-34.43	1650
1700	288.38	320.76	335.10	287.89	-6.15	-25.18	-34.18	1700
1750	287.61	319.69	333.90	287.08	-6.11	-24.94	-33.94	1750
1800	286.86	318.65	332.74	286.30	-6.06	-24.71	-33.70	1800
1850	286.14	317.65	331.61	285.55	-6.02	-24.48	-33.47	1850
1900	285.44	316.67	330.51	284.81	-5.98	-24.26	-33.26	1900
1950	284.76	315.72	329.45	284.10	-5.94	-24.05	-33.04	1950
2000	284.09	314.80	328.42	283.40	-5.90	-23.85	-32.84	2000
2050	283.45	313.91	327.42	282.73	-5.86	-23.65	-32.64	2050
2100	282.82	313.04	326.44	282.07	-5.83	-23.46	-32.45	2100
2150	282.21	312.19	325.49	281.43	-5.79	-23.28	-32.26	2150
2200	281.61	311.36	324.56	280.80	-5.76	-23.10	-32.08	2200
2250	281.03	310.56	323.66	280.19	-5.72	-22.93	-31.90	2250
2300	280.46	309.77	322.78	279.60	-5.69	-22.76	-31.73	2300
2350	279.90	309.00	321.92	279.02	-5.66	-22.60	-31.56	2350
2400	279.36	308.25	321.08	278.45	-5.63	-22.44	-31.40	2400
2450	278.83	307.52	320.26	277.89	-5.60	-22.28	-31.24	2450
2500	278.31	306.81	319.46	277.35	-5.57	-22.13	-31.08	2500
2550	277.80	306.11	318.68	276.82	-5.54	-21.99	-30.93	2550
2600	277.31	305.42	317.91	276.30	-5.51	-21.84	-30.78	2600
2650	276.82	304.75	317.16	275.79	-5.49	-21.71	-30.64	2650
2700	276.34	304.09	316.43	275.30	-5.46	-21.57	-30.50	2700
2750	275.88	303.45	315.71	274.81	-5.44	-21.44	-30.36	2750
2800	275.42	302.82	315.00	274.33	-5.41	-21.31	-30.23	2800
2850	274.97	302.20	314.31	273.86	-5.39	-21.18	-30.09	2850
2900	274.53	301.60	313.64	273.40	-5.36	-21.06	-29.97	2900
2950	274.10	301.00	312.97	272.95	-5.34	-20.94	-29.84	2950
3000	273.67	300.42	312.32	272.51	-5.31	-20.82	-29.72	3000
3050	273.26	299.85	311.68	272.07	-5.29	-20.71	-29.60	3050
3100	272.85	299.29	311.05	271.64	-5.27	-20.60	-29.48	3100
3150	272.45	298.74	310.44	271.22	-5.25	-20.49	-29.36	3150
3200	272.05	298.19	309.83	270.81	-5.23	-20.38	-29.25	3200
3250	271.66	297.66	309.24	270.40	-5.21	-20.27	-29.14	3250
3300	271.28	297.14	308.65	270.01	-5.19	-20.17	-29.03	3300
3350	270.91	296.62	308.08	269.61	-5.17	-20.07	-28.92	3350
3400	270.54	296.12	307.51	269.23	-5.15	-19.97	-28.81	3400
3450	270.17	295.62	306.96	268.85	-5.13	-19.87	-28.71	3450
3500	269.81	295.13	306.41	268.47	-5.11	-19.78	-28.61	3500
3550	269.46	294.65	305.87	268.11	-5.09	-19.68	-28.51	3550
3600	269.12	294.17	305.34	267.74	-5.07	-19.59	-28.41	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 . . .	-0.71	-0.71	-0.89	-1.06	-1.24	-1.41	-1.41	-1.06
Forced-hot-water/steam, add	4.39	4.39	5.53	6.58	7.72	8.77	8.77	6.58
Electric wall heaters, baseboard type, deduct . . .	-0.87	-0.87	-1.11	-1.31	-1.55	-1.75	-1.75	-1.31
Electric, ceiling radiant, deduct	-1.77	-1.77	-2.26	-2.66	-3.06	-3.55	-3.55	-2.66
Electric wall heaters, deduct	-3.99	-3.99	-5.04	-5.99	-7.03	-7.98	-7.98	-5.99
Radiant (in-floor), add	5.33	5.33	6.74	8.00	9.40	10.66	10.66	8.00
HEATING AND COOLING, COMBINED SYSTEMS								
Forced air, A/C using heating ducts, add	4.78	4.78	6.05	7.18	8.44	9.57	9.57	7.18
Heat pump with supplemental heat, add	5.97	5.97	7.53	8.95	10.53	11.93	11.93	8.95
Air conditioning only with separate ducts, add . .	9.83	9.83	12.42	14.74	17.33	19.65	19.65	14.74
No heating, deduct	-6.34	-6.34	-8.01	-9.51	-11.17	-12.68	-12.68	-9.51

Wood-burning unit added on to furnace: Add \$3,525 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 . . .	\$129.73	\$95.92	\$56.29
Brick veneer	144.06	103.74	59.21

MASONRY TRIM

Brick or equal, per sq. ft. of wall area	\$ 17.70
Brick, 4' high, per lin. ft.	70.75
Brick, full 1-story, per lin. ft.	141.50
Brick, full 2-story, per lin. ft.	283.00
Stone or equal, per sq. ft. of wall area	41.70

MICHIGAN BASEMENT

Michigan basements can frequently be estimated by using 1/2 of the crawl space deduction. Deduct for no concrete floor: \$4.41 per square foot of basement area.

BASEMENT FINISH

Costs per square foot of floor area:	
Recreation room	\$26.45
Finished living area	52.05
Walk-out, below grade, cost of door	2,340
Walk-out, above grade, cost of door	3,960

PLUMBING, SEWER AND WATER

Average cost per fixture	\$ 3,000
Extra bath, three fixtures	9,450
Two fixtures	6,300
Water softener, automatic	1,925
Manual	1,475
Solar water heating system with panels	9,550
No plumbing, deduct	14,625
Extra toilet	2,400
Extra sink	1,580
Separate shower (ceramic tile)	2,710
Ceramic tile floor	1,800
Ceramic tile wainscoting	2,545
Ceramic tile tub alcove	850
Bathroom vent fan	390

BUILT-INS

Appliance allowance, (if not itemized)	\$ 7,200
Cook top, counter top, four burners	1,415
Dishwasher, built-in	1,320
Garbage disposal	385
Heater, bathroom, without fan	270
With fan	390
Hot tub, with whirlpool, built-in	9,410
Hood, range, unvented	515
Vented	825
Intercom system, master station	980
Satellite	170
Whirlpool tub (Jacuzzi)	13,165
Whirlpool tub when it replaces regular bathtub . .	9,640
Oven, single, built-in	2,295
Microwave	1,165
Range, drop in, with standard oven	1,705
With self cleaning oven	2,560
Sauna with heater and controls	12,010
Trash compactor	970
Vacuum, central system	2,405

WATER AND WASTE DISPOSAL

City water and sewer connections	\$3,800
Water well, 200 ft.	9,825
Septic system, 1,000 gallons	4,925
2,000 gallons	9,550

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

CONVERSION FACTORS: For 2½, 3 and 3½ story Single-family Residences
Multiply the 2 story cost for the equivalent Ground Area by the following factors:
 2½ 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	\$6,675
1½ and 2 story	8,100
add for 2nd fireplace, same stack	5,000
Two-sided fireplace	9,350
Outside chimney, 1 story	8,300
1½ and 2 story	9,975
Prefabricated, 1 story	3,870
Add if 2 story	990
Heat-circulating device	920
Raised hearth	805
Wood burning stove, free standing, permanent	4,100
Direct-vented (no chimney) gas fireplace	4,725

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

CONCRETE FLOOR with 42" foundation

WOOD FLOOR with 42" foundation

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
	CPP	CCP	CSEP	CGEP	WPP	WCP	WSEP	WGEP	
25	27.50	63.65	112.75	160.45	49.90	86.05	135.15	182.84	25
50	24.95	58.75	93.50	125.25	46.40	80.20	114.90	146.71	50
75	24.35	57.55	87.05	113.55	39.25	72.45	102.00	128.49	75
100	23.70	56.30	83.30	107.15	32.10	64.75	91.75	115.58	100
125	23.05	55.35	79.60	100.45	30.45	62.75	87.65	108.73	125
150	22.55	54.55	76.75	95.30	29.10	61.15	83.35	101.88	150
175	21.90	53.35	74.50	91.60	27.50	59.20	79.90	97.59	175
200	21.35	52.80	72.65	88.55	26.15	57.55	77.40	93.31	200
250	20.05	50.85	69.35	83.75	22.65	53.50	72.65	87.21	250
300	19.05	49.30	66.75	80.00	20.15	50.40	67.85	81.11	300
350	18.80	48.95	66.35	79.55	20.05	50.20	67.60	80.83	350
400	18.60	48.70	66.05	79.20	20.00	50.05	67.45	80.59	400
450	18.40	48.45	65.75	78.85	19.95	49.95	67.25	80.38	450
500	18.25	48.20	65.50	78.55	19.90	49.80	67.10	80.19	500
550	18.15	48.00	65.25	78.30	19.85	49.70	66.95	80.02	550
600	18.00	47.80	65.00	78.05	19.80	49.60	66.80	79.86	600
650	17.90	47.65	64.80	77.85	19.75	49.50	66.70	79.72	650
700	17.80	47.50	64.65	77.65	19.75	49.45	66.60	79.59	700

ADD DEDUCT

WOOD DECKS

Size for Rates	BASEMENT UNDER	SHALLOW FOUNDATION		TREATED WOOD	PINE OR SIMILAR	REDWOOD OR CEDAR	Size for Rates
25	29.95	-13.05	<div style="border: 1px solid black; padding: 5px;"> 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 \$245 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. </div>	39.30	31.45	42.70	25
50	29.05	-9.55		29.30	23.40	32.90	50
75	28.50	-7.95		24.18	19.37	29.58	75
100	28.15	-6.95		21.50	17.20	25.50	100
125	27.85	-6.30		20.31	16.27	25.09	125
150	27.65	-5.80		19.08	15.29	23.66	150
175	27.45	-5.40		18.10	14.51	22.51	175
200	27.25	-5.10		17.40	13.90	21.20	200
250	27.00	-4.60		16.03	12.85	20.07	250
300	26.80	-4.25		15.06	12.08	18.92	300
350	26.60	-3.95		14.29	11.46	18.01	350
400	26.45	-3.70		13.65	10.95	17.25	400
450	26.30	-3.50		13.11	10.52	16.60	450
500	26.15	-3.35		12.65	10.15	16.05	500
550	26.05	-3.20	12.24	9.83	15.56	550	
600	25.95	-3.10	11.89	9.54	15.13	600	
650	25.85	-3.00	11.57	9.28	14.75	650	
700	25.75	-2.85	11.28	9.05	14.40	700	

GARAGES: Base costs include electric lighting.

On slab – 18" Foundation				On slab – 42" Foundation				
Size in Sq. Ft.	Siding	Block	Brick Veneer	Siding	Block	Veneer	Finished Interior	Size in Sq. Ft.
240	76.30	80.70	88.20	81.30	87.10	93.85	11.90	240
308	70.80	74.85	81.35	75.30	80.55	86.40	11.15	308
352	68.00	71.85	77.90	72.25	77.25	82.65	10.80	352
400	65.45	69.15	74.75	69.45	74.25	79.25	10.45	400
440	63.85	67.40	72.75	67.65	72.30	77.00	10.20	440
480	62.40	65.85	70.90	66.05	70.55	75.05	10.00	480
528	60.85	64.20	69.00	64.35	68.70	72.95	9.80	528
576	59.50	62.75	67.25	62.85	67.05	71.05	9.60	576
600	58.85	62.05	66.50	62.15	66.30	70.20	9.50	600
624	58.25	61.45	65.70	61.45	65.60	69.35	9.40	624
800	54.50	57.60	61.05	57.30	61.30	64.20	8.85	800
864	53.35	56.45	59.75	56.05	59.95	62.80	8.65	864
1020	50.95	53.95	57.10	53.35	57.15	59.90	8.15	1020
Common wall deduction for attached garage								
1/2-wall	1,370	1,415	1,745	1,535	1,650	1,935	-----	1/2-wall
1-wall	2,740	2,890	3,490	3,075	3,300	3,870	-----	1-wall
1 1/2-wall	4,110	4,335	5,235	4,610	4,950	5,800	-----	1 1/2-wall
2-wall	5,475	5,785	6,980	6,145	6,595	7,735	-----	2-wall

No concrete floor, deduct per sq.ft. \$7.60

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 \$7.50 Double \$5.55

Door opener, radio controlled add 630

For basement garage, add to residence:

1-car \$2,450 2-car \$3,450
 1-1/2-car 2,950 3-car 4,725

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 \$21.20 per square foot (stairway, floorboards, electrical, 6-foot headroom).

BALCONIES (Airing)

Costs per square foot of floor area:

Wood floors \$34.95
 Cement composition floor 49.50
 Add for roof 32.60

BREEZEWAYS

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

	Finished Interior	Unfinished Interior
Framed wall, solid	\$107.45	\$80.60
Knee wall w/ glass and screen panel	118.25	93.45
Screen only	83.60	60.00

CARPORTS

Cost per square foot of area covered. Includes roof structure and cover, posts, bracing, paint and concrete.

Aluminum, corrugated	\$15.80
Composition shingles	18.60
Built-up tar and gravel	19.80
Wood shingles	21.15
Clay tile	30.80
Concrete tile	34.85
Fiberglass	15.40

DRIVES, WALKS AND PATIOS

Costs per square foot of floor area:

Crushed rock	\$ 2.09
Asphalt paving	3.24
Asphalt paving w/sealer	3.74
Concrete paving 3 1/2"	6.74
4"	7.32
4" reinforced	9.91
5" reinforced	11.07
Brick on 2" sand base	20.03
Flagstone on 2" sand base	25.03
Patio blocks on 2" sand base	17.56

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

GREENHOUSES

The following are average costs per square foot for stock residential even span and lean-to greenhouses. Both greenhouses include a foundation and vents. No electrical, heating, or watering devices are included. The even span is free standing with four walls and a door on the gable end. The lean-to shares one wall with an adjoining building. Use the lump sum adjustment to further refine the cost.

SQUARE FOOT COSTS: Per square foot of floor area.

AREA SQ. FT.	EVEN SPAN	LEAN-TO
50	\$105.75	\$113.75
100	92.25	93.25
150	84.25	84.25
200	78.50	77.25
250	75.00	72.75
300	71.75	69.50
400	67.00	63.75
600	62.50	57.00
800	58.00	53.25
1,000	55.00	----

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

Professional labor	(base)
Amateur workmanship	-20%
Custom Installation	+25%
Planting benches	\$14.60
Partitions, glazed, per square foot of partition	\$17.80
Not tempered	(base)
Tempered glass	+25%
Tinted glass	+15%
Insulate Glass	+60%
Pipe frame	-25%
Polyethylene Cover	-20%

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

AREA SQ. FT.	PLAIN GABLE END WALL DEDUCTION
50	\$ 385
100	810
150	810
200	1,000
250	1,000
300	1,000
400	1,365
600	1,365
800	1,365
1,000	1,740

For gable end doors, add \$1,615
 Heaters 1,275
 Humidifiers 1,775
 Coolers 1,970
 Ventilating fans 880

SOLAR ROOMS

The following are average costs per square foot for three-sided lean-to glass solar rooms with curved eaves attached to a permanent structure used for living space or commercial applications. Costs include one end wall door, foundations and vents or windows. Floor, heat, electrical and plumbing are not included.

SQUARE FOOT COSTS: Per square foot of floor area.

AREA SQ. FT.	COST
50	\$335.50
100	278.75
150	250.25
200	239.00
250	221.75
300	216.25
400	199.00
600	182.00
800	165.00
1,000	159.25

ADJUSTMENTS

Extra tall bays	+15%
Laminated wood framing	+10%
Straight eaves	-7%
Custom designed	+50%
For corner hips and valleys, add per square ft.	\$57.00
For decorative lights incorporated into frame members, add per linear foot	32.40
For built-in shades, add per square foot.	31.30
For motorized operation, add per operator.	2,355

