

SINGLE - FAMILY DETACHED SPECIFICATIONS

CLASS CD

The materials listed below are typical of a Class CD house. Variations from these specifications can be found. Substitute materials of equivalent price and quality may be used in place of 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 8 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
- Cement fiber
- Brick veneer

BASIC WALL STRUCTURE includes:

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

B) MASONRY CONSTRUCTION

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

WINDOWS: (10% of wall area)

- Wood sliding
- Wood storms and screens

ROOF:

- 4/12 pitch
- 235# asphalt shingle
- Felt
- 1/2" oriented strand board
- 2" x 4" truss, 24" o.c.
- Gutters and downspouts

INTERIOR PARTITIONS AND FINISH:

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

FLOOR FINISH:

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

CEILING:

- 3/8" drywall
- Painted, one coat
- 12" insulation

EXCAVATION:

- 10-course basement

BASEMENT WALLS:

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

BASEMENT FLOOR:

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

FLOOR CONSTRUCTION:

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

HEATING AND AIR CONDITIONING:

- Gas fired forced air furnace with cold air returns

ELECTRIC:

- 100-Ampere, 110/220-Volt system
- Romex wiring
- Unfinished area, Non metallic

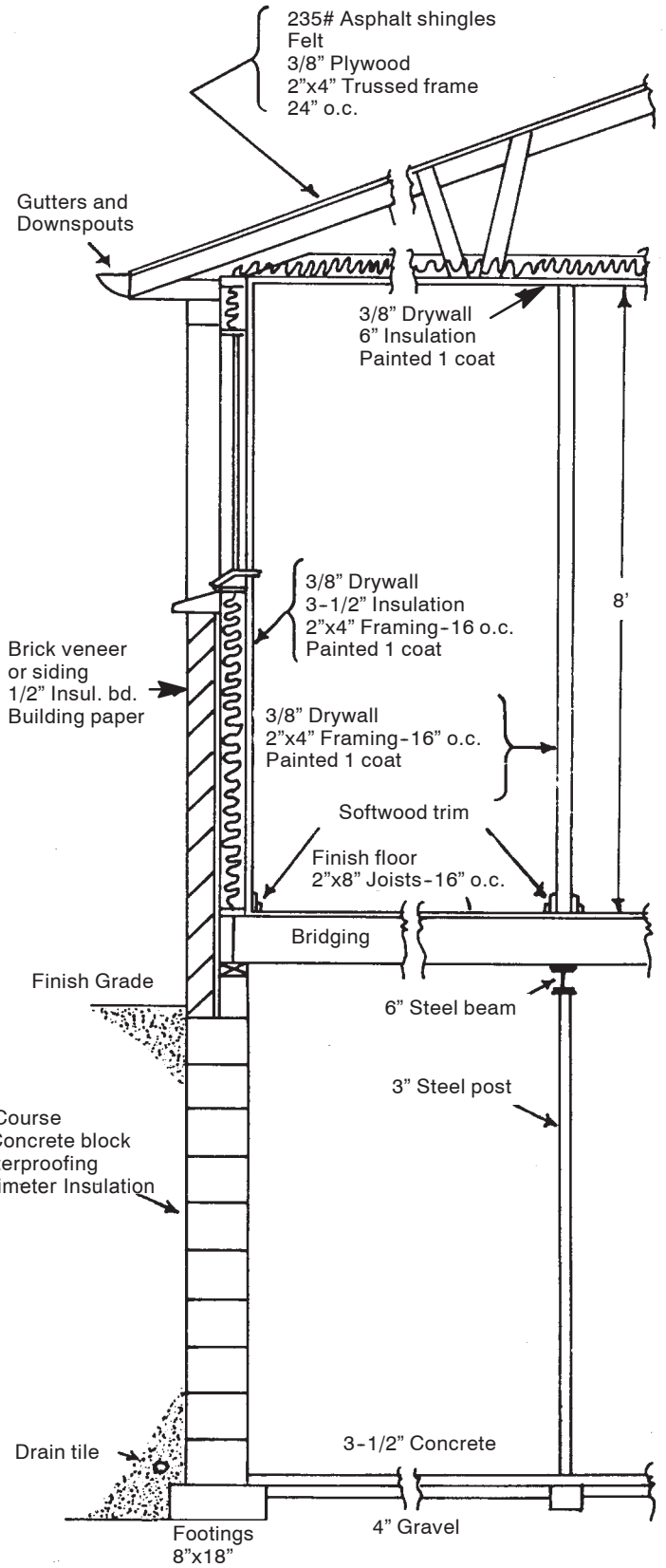
PLUMBING:

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

BUILT-IN UNITS:

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





SQUARE FOOT COSTS

Ground Area	FRAME		MASONRY	BASEMENT ADJUSTMENTS			Ground Area
	Siding	Brick Veneer	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	115.27	123.30	117.42	-2.57	-19.32	-22.02	400
450	113.12	120.84	115.16	-2.47	-18.57	-21.30	450
500	111.24	118.69	113.19	-2.38	-17.93	-20.69	500
550	109.56	116.78	111.43	-2.30	-17.36	-20.15	550
600	108.05	115.06	109.84	-2.23	-16.87	-19.66	600
650	106.68	113.50	108.41	-2.17	-16.42	-19.23	650
700	105.43	112.08	107.10	-2.12	-16.02	-18.83	700
750	104.28	110.76	105.89	-2.07	-15.65	-18.48	750
800	103.21	109.55	104.77	-2.02	-15.32	-18.15	800
850	102.22	108.43	103.73	-1.98	-15.01	-17.84	850
900	101.29	107.37	102.76	-1.94	-14.73	-17.56	900
950	100.42	106.39	101.85	-1.91	-14.47	-17.30	950
1000	99.60	105.46	101.00	-1.88	-14.22	-17.05	1000
1050	98.83	104.59	100.19	-1.84	-13.99	-16.82	1050
1100	98.10	103.76	99.43	-1.82	-13.77	-16.60	1100
1150	97.41	102.98	98.70	-1.79	-13.57	-16.40	1150
1200	96.75	102.24	98.01	-1.76	-13.38	-16.21	1200
1250	96.12	101.53	97.36	-1.74	-13.20	-16.02	1250
1300	95.52	100.85	96.73	-1.71	-13.03	-15.85	1300
1350	94.95	100.20	96.13	-1.69	-12.86	-15.68	1350
1400	94.40	99.58	95.56	-1.67	-12.71	-15.52	1400
1450	93.87	98.99	95.01	-1.65	-12.56	-15.37	1450
1500	93.37	98.42	94.48	-1.63	-12.42	-15.23	1500
1550	92.88	97.87	93.98	-1.61	-12.28	-15.09	1550
1600	92.41	97.34	93.49	-1.60	-12.15	-14.96	1600
1650	91.96	96.83	93.01	-1.58	-12.03	-14.83	1650
1700	91.52	96.34	92.56	-1.56	-11.91	-14.71	1700
1750	91.10	95.87	92.12	-1.55	-11.79	-14.59	1750
1800	90.69	95.41	91.69	-1.53	-11.68	-14.47	1800
1850	90.29	94.96	91.28	-1.52	-11.58	-14.36	1850
1900	89.91	94.53	90.88	-1.51	-11.47	-14.26	1900
1950	89.54	94.11	90.50	-1.49	-11.38	-14.15	1950
2000	89.18	93.71	90.12	-1.48	-11.28	-14.05	2000
2050	88.83	93.31	89.75	-1.47	-11.19	-13.96	2050
2100	88.49	92.93	89.40	-1.46	-11.10	-13.86	2100
2150	88.16	92.56	89.05	-1.44	-11.01	-13.77	2150
2200	87.83	92.20	88.72	-1.43	-10.93	-13.69	2200
2250	87.52	91.85	88.39	-1.42	-10.84	-13.60	2250
2300	87.21	91.50	88.07	-1.41	-10.76	-13.52	2300
2350	86.92	91.17	87.76	-1.40	-10.69	-13.44	2350
2400	86.62	90.84	87.46	-1.39	-10.61	-13.36	2400
2450	86.34	90.52	87.16	-1.38	-10.54	-13.28	2450
2500	86.06	90.21	86.87	-1.37	-10.47	-13.21	2500
2550	85.79	89.91	86.59	-1.36	-10.40	-13.13	2550
2600	85.53	89.61	86.31	-1.35	-10.33	-13.06	2600
2650	85.27	89.32	86.05	-1.34	-10.27	-12.99	2650
2700	85.01	89.03	85.78	-1.34	-10.20	-12.93	2700
2750	84.76	88.76	85.52	-1.33	-10.14	-12.86	2750
2800	84.52	88.48	85.27	-1.32	-10.08	-12.79	2800
2850	84.28	88.22	85.02	-1.31	-10.02	-12.73	2850
2900	84.05	87.96	84.78	-1.30	-9.96	-12.67	2900
2950	83.82	87.70	84.54	-1.30	-9.91	-12.61	2950
3000	83.60	87.45	84.31	-1.29	-9.85	-12.55	3000

SQUARE FOOT COSTS

**CLASS CD
1+ STORY**

Ground Area	FRAME		MASONRY	BASEMENT ADJUSTMENTS			Ground Area
	Siding	Brick Veneer	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	121.72	130.20	123.99	-2.57	-19.32	-22.02	400
450	119.43	127.58	121.58	-2.47	-18.57	-21.30	450
500	117.41	125.27	119.46	-2.38	-17.93	-20.69	500
550	115.61	123.23	117.58	-2.30	-17.36	-20.15	550
600	113.99	121.39	115.88	-2.23	-16.87	-19.66	600
650	112.53	119.72	114.35	-2.17	-16.42	-19.23	650
700	111.19	118.20	112.94	-2.12	-16.02	-18.83	700
750	109.95	116.79	111.65	-2.07	-15.65	-18.48	750
800	108.81	115.50	110.46	-2.02	-15.32	-18.15	800
850	107.75	114.30	109.35	-1.98	-15.01	-17.84	850
900	106.76	113.17	108.31	-1.94	-14.73	-17.56	900
950	105.83	112.12	107.34	-1.91	-14.47	-17.30	950
1000	104.95	111.13	106.42	-1.88	-14.22	-17.05	1000
1050	104.13	110.20	105.56	-1.84	-13.99	-16.82	1050
1100	103.35	109.31	104.74	-1.82	-13.77	-16.60	1100
1150	102.60	108.48	103.97	-1.79	-13.57	-16.40	1150
1200	101.90	107.68	103.24	-1.76	-13.38	-16.21	1200
1250	101.23	106.92	102.54	-1.74	-13.20	-16.02	1250
1300	100.59	106.20	101.87	-1.71	-13.03	-15.85	1300
1350	99.98	105.51	101.23	-1.69	-12.86	-15.68	1350
1400	99.39	104.85	100.62	-1.67	-12.71	-15.52	1400
1450	98.83	104.22	100.03	-1.65	-12.56	-15.37	1450
1500	98.29	103.61	99.46	-1.63	-12.42	-15.23	1500
1550	97.77	103.02	98.92	-1.61	-12.28	-15.09	1550
1600	97.27	102.46	98.40	-1.60	-12.15	-14.96	1600
1650	96.78	101.91	97.90	-1.58	-12.03	-14.83	1650
1700	96.32	101.39	97.41	-1.56	-11.91	-14.71	1700
1750	95.87	100.88	96.94	-1.55	-11.79	-14.59	1750
1800	95.43	100.39	96.49	-1.53	-11.68	-14.47	1800
1850	95.01	99.92	96.05	-1.52	-11.58	-14.36	1850
1900	94.60	99.46	95.62	-1.51	-11.47	-14.26	1900
1950	94.20	99.01	95.21	-1.49	-11.38	-14.15	1950
2000	93.82	98.58	94.81	-1.48	-11.28	-14.05	2000
2050	93.44	98.16	94.42	-1.47	-11.19	-13.96	2050
2100	93.08	97.75	94.04	-1.46	-11.10	-13.86	2100
2150	92.73	97.36	93.67	-1.44	-11.01	-13.77	2150
2200	92.38	96.97	93.31	-1.43	-10.93	-13.69	2200
2250	92.05	96.59	92.96	-1.42	-10.84	-13.60	2250
2300	91.72	96.23	92.62	-1.41	-10.76	-13.52	2300
2350	91.40	95.87	92.29	-1.40	-10.69	-13.44	2350
2400	91.09	95.52	91.97	-1.39	-10.61	-13.36	2400
2450	90.79	95.18	91.65	-1.38	-10.54	-13.28	2450
2500	90.49	94.85	91.34	-1.37	-10.47	-13.21	2500
2550	90.20	94.53	91.04	-1.36	-10.40	-13.13	2550
2600	89.92	94.21	90.75	-1.35	-10.33	-13.06	2600
2650	89.64	93.90	90.46	-1.34	-10.27	-12.99	2650
2700	89.37	93.60	90.18	-1.34	-10.20	-12.93	2700
2750	89.11	93.30	89.90	-1.33	-10.14	-12.86	2750
2800	88.85	93.01	89.63	-1.32	-10.08	-12.79	2800
2850	88.59	92.73	89.37	-1.31	-10.02	-12.73	2850
2900	88.34	92.45	89.11	-1.30	-9.96	-12.67	2900
2950	88.10	92.18	88.86	-1.30	-9.91	-12.61	2950
3000	87.86	91.91	88.61	-1.29	-9.85	-12.55	3000

SQUARE FOOT COSTS

Ground Area	FRAME		MASONRY	BASEMENT ADJUSTMENTS			Ground Area
	Siding	Brick Veneer	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	132.58	141.81	135.05	-2.57	-19.32	-22.02	400
450	130.11	138.99	132.46	-2.47	-18.57	-21.30	450
500	127.94	136.51	130.18	-2.38	-17.93	-20.69	500
550	126.01	134.31	128.15	-2.30	-17.36	-20.15	550
600	124.27	132.33	126.33	-2.23	-16.87	-19.66	600
650	122.69	130.53	124.68	-2.17	-16.42	-19.23	650
700	121.25	128.89	123.17	-2.12	-16.02	-18.83	700
750	119.92	127.38	121.78	-2.07	-15.65	-18.48	750
800	118.69	125.99	120.49	-2.02	-15.32	-18.15	800
850	117.55	124.69	119.29	-1.98	-15.01	-17.84	850
900	116.48	123.48	118.17	-1.94	-14.73	-17.56	900
950	115.48	122.35	117.13	-1.91	-14.47	-17.30	950
1000	114.54	121.28	116.14	-1.88	-14.22	-17.05	1000
1050	113.65	120.27	115.21	-1.84	-13.99	-16.82	1050
1100	112.81	119.32	114.34	-1.82	-13.77	-16.60	1100
1150	112.01	118.42	113.50	-1.79	-13.57	-16.40	1150
1200	111.25	117.56	112.71	-1.76	-13.38	-16.21	1200
1250	110.53	116.75	111.95	-1.74	-13.20	-16.02	1250
1300	109.84	115.97	111.23	-1.71	-13.03	-15.85	1300
1350	109.18	115.22	110.54	-1.69	-12.86	-15.68	1350
1400	108.55	114.51	109.89	-1.67	-12.71	-15.52	1400
1450	107.94	113.83	109.25	-1.65	-12.56	-15.37	1450
1500	107.36	113.17	108.64	-1.63	-12.42	-15.23	1500
1550	106.80	112.54	108.06	-1.61	-12.28	-15.09	1550
1600	106.26	111.93	107.50	-1.60	-12.15	-14.96	1600
1650	105.74	111.34	106.95	-1.58	-12.03	-14.83	1650
1700	105.23	110.78	106.43	-1.56	-11.91	-14.71	1700
1750	104.75	110.23	105.92	-1.55	-11.79	-14.59	1750
1800	104.28	109.70	105.43	-1.53	-11.68	-14.47	1800
1850	103.82	109.19	104.96	-1.52	-11.58	-14.36	1850
1900	103.38	108.69	104.50	-1.51	-11.47	-14.26	1900
1950	102.95	108.21	104.05	-1.49	-11.38	-14.15	1950
2000	102.54	107.75	103.62	-1.48	-11.28	-14.05	2000
2050	102.13	107.29	103.20	-1.47	-11.19	-13.96	2050
2100	101.74	106.85	102.79	-1.46	-11.10	-13.86	2100
2150	101.36	106.42	102.39	-1.44	-11.01	-13.77	2150
2200	100.99	106.01	102.01	-1.43	-10.93	-13.69	2200
2250	100.63	105.60	101.63	-1.42	-10.84	-13.60	2250
2300	100.28	105.21	101.26	-1.41	-10.76	-13.52	2300
2350	99.93	104.82	100.90	-1.40	-10.69	-13.44	2350
2400	99.60	104.44	100.56	-1.39	-10.61	-13.36	2400
2450	99.27	104.08	100.21	-1.38	-10.54	-13.28	2450
2500	98.95	103.72	99.88	-1.37	-10.47	-13.21	2500
2550	98.64	103.37	99.56	-1.36	-10.40	-13.13	2550
2600	98.33	103.03	99.24	-1.35	-10.33	-13.06	2600
2650	98.03	102.69	98.93	-1.34	-10.27	-12.99	2650
2700	97.74	102.37	98.62	-1.34	-10.20	-12.93	2700
2750	97.45	102.04	98.33	-1.33	-10.14	-12.86	2750
2800	97.18	101.73	98.04	-1.32	-10.08	-12.79	2800
2850	96.90	101.42	97.75	-1.31	-10.02	-12.73	2850
2900	96.63	101.12	97.47	-1.30	-9.96	-12.67	2900
2950	96.37	100.83	97.20	-1.30	-9.91	-12.61	2950
3000	96.11	100.54	96.93	-1.29	-9.85	-12.55	3000

SQUARE FOOT COSTS

**CLASS CD
1 1/2 STORY**

Ground Area	FRAME		MASONRY	BASEMENT ADJUSTMENTS			Ground Area
	Siding	Brick Veneer	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	140.61	147.43	142.05	-2.57	-17.64	-21.69	400
450	138.35	144.89	139.63	-2.47	-16.87	-20.98	450
500	136.36	142.65	137.50	-2.38	-16.20	-20.36	500
550	134.58	140.65	135.60	-2.30	-15.62	-19.81	550
600	132.98	138.86	133.89	-2.23	-15.11	-19.33	600
650	131.52	137.22	132.33	-2.17	-14.65	-18.89	650
700	130.19	135.73	130.91	-2.12	-14.24	-18.50	700
750	128.96	134.35	129.60	-2.07	-13.87	-18.14	750
800	127.82	133.07	128.38	-2.02	-13.54	-17.81	800
850	126.76	131.89	127.25	-1.98	-13.23	-17.50	850
900	125.76	130.78	126.19	-1.94	-12.94	-17.22	900
950	124.83	129.74	125.20	-1.91	-12.67	-16.96	950
1000	123.95	128.76	124.27	-1.88	-12.43	-16.71	1000
1050	123.12	127.83	123.38	-1.84	-12.20	-16.48	1050
1100	122.34	126.96	122.55	-1.82	-11.98	-16.26	1100
1150	121.59	126.12	121.76	-1.79	-11.78	-16.06	1150
1200	120.88	125.33	121.00	-1.76	-11.59	-15.86	1200
1250	120.20	124.58	120.28	-1.74	-11.41	-15.68	1250
1300	119.56	123.86	119.60	-1.71	-11.24	-15.51	1300
1350	118.94	123.17	118.94	-1.69	-11.08	-15.34	1350
1400	118.34	122.51	118.31	-1.67	-10.93	-15.18	1400
1450	117.77	121.88	117.70	-1.65	-10.78	-15.03	1450
1500	117.23	121.27	117.12	-1.63	-10.64	-14.89	1500
1550	116.70	120.68	116.56	-1.61	-10.51	-14.75	1550
1600	116.19	120.12	116.03	-1.60	-10.38	-14.62	1600
1650	115.70	119.57	115.51	-1.58	-10.26	-14.49	1650
1700	115.22	119.04	115.00	-1.56	-10.15	-14.36	1700
1750	114.77	118.53	114.52	-1.55	-10.04	-14.25	1750
1800	114.32	118.04	114.05	-1.53	-9.93	-14.13	1800
1850	113.89	117.56	113.59	-1.52	-9.82	-14.02	1850
1900	113.47	117.10	113.15	-1.51	-9.72	-13.92	1900
1950	113.07	116.65	112.72	-1.49	-9.63	-13.81	1950
2000	112.68	116.22	112.31	-1.48	-9.54	-13.71	2000
2050	112.29	115.79	111.90	-1.47	-9.45	-13.62	2050
2100	111.92	115.38	111.51	-1.46	-9.36	-13.53	2100
2150	111.56	114.98	111.13	-1.44	-9.28	-13.44	2150
2200	111.21	114.59	110.75	-1.43	-9.19	-13.35	2200
2250	110.86	114.21	110.39	-1.42	-9.12	-13.26	2250
2300	110.53	113.84	110.04	-1.41	-9.04	-13.18	2300
2350	110.20	113.48	109.69	-1.40	-8.97	-13.10	2350
2400	109.88	113.13	109.36	-1.39	-8.89	-13.02	2400
2450	109.57	112.78	109.03	-1.38	-8.82	-12.94	2450
2500	109.27	112.45	108.71	-1.37	-8.76	-12.87	2500
2550	108.97	112.12	108.39	-1.36	-8.69	-12.80	2550
2600	108.68	111.80	108.09	-1.35	-8.63	-12.73	2600
2650	108.39	111.48	107.79	-1.34	-8.56	-12.66	2650
2700	108.12	111.18	107.49	-1.34	-8.50	-12.59	2700
2750	107.84	110.87	107.20	-1.33	-8.44	-12.53	2750
2800	107.58	110.58	106.92	-1.32	-8.38	-12.46	2800
2850	107.31	110.29	106.65	-1.31	-8.33	-12.40	2850
2900	107.06	110.01	106.38	-1.30	-8.27	-12.34	2900
2950	106.81	109.73	106.11	-1.30	-8.22	-12.28	2950
3000	106.56	109.46	105.85	-1.29	-8.17	-12.22	3000

SQUARE FOOT COSTS

Ground Area	FRAME		MASONRY	BASEMENT ADJUSTMENTS			Ground Area
	Siding	Brick Veneer	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	161.83	169.68	163.49	-2.57	-17.64	-21.69	400
450	159.15	166.67	160.62	-2.47	-16.87	-20.98	450
500	156.79	164.02	158.09	-2.38	-16.20	-20.36	500
550	154.68	161.65	155.85	-2.30	-15.62	-19.81	550
600	152.78	159.53	153.82	-2.23	-15.11	-19.33	600
650	151.05	157.60	151.98	-2.17	-14.65	-18.89	650
700	149.47	155.83	150.30	-2.12	-14.24	-18.50	700
750	148.02	154.20	148.75	-2.07	-13.87	-18.14	750
800	146.67	152.70	147.31	-2.02	-13.54	-17.81	800
850	145.41	151.29	145.97	-1.98	-13.23	-17.50	850
900	144.23	149.98	144.72	-1.94	-12.94	-17.22	900
950	143.13	148.76	143.55	-1.91	-12.67	-16.96	950
1000	142.09	147.60	142.45	-1.88	-12.43	-16.71	1000
1050	141.11	146.51	141.41	-1.84	-12.20	-16.48	1050
1100	140.18	145.47	140.42	-1.82	-11.98	-16.26	1100
1150	139.30	144.49	139.49	-1.79	-11.78	-16.06	1150
1200	138.46	143.56	138.60	-1.76	-11.59	-15.86	1200
1250	137.66	142.67	137.75	-1.74	-11.41	-15.68	1250
1300	136.90	141.82	136.94	-1.71	-11.24	-15.51	1300
1350	136.17	141.01	136.17	-1.69	-11.08	-15.34	1350
1400	135.47	140.23	135.43	-1.67	-10.93	-15.18	1400
1450	134.79	139.49	134.71	-1.65	-10.78	-15.03	1450
1500	134.15	138.77	134.03	-1.63	-10.64	-14.89	1500
1550	133.52	138.08	133.37	-1.61	-10.51	-14.75	1550
1600	132.92	137.41	132.73	-1.60	-10.38	-14.62	1600
1650	132.34	136.77	132.12	-1.58	-10.26	-14.49	1650
1700	131.78	136.15	131.53	-1.56	-10.15	-14.36	1700
1750	131.24	135.55	130.96	-1.55	-10.04	-14.25	1750
1800	130.72	134.97	130.40	-1.53	-9.93	-14.13	1800
1850	130.21	134.41	129.87	-1.52	-9.82	-14.02	1850
1900	129.72	133.87	129.35	-1.51	-9.72	-13.92	1900
1950	129.24	133.34	128.85	-1.49	-9.63	-13.81	1950
2000	128.78	132.83	128.36	-1.48	-9.54	-13.71	2000
2050	128.33	132.33	127.88	-1.47	-9.45	-13.62	2050
2100	127.89	131.84	127.42	-1.46	-9.36	-13.53	2100
2150	127.46	131.37	126.97	-1.44	-9.28	-13.44	2150
2200	127.05	130.91	126.53	-1.43	-9.19	-13.35	2200
2250	126.64	130.47	126.10	-1.42	-9.12	-13.26	2250
2300	126.25	130.03	125.69	-1.41	-9.04	-13.18	2300
2350	125.86	129.61	125.28	-1.40	-8.97	-13.10	2350
2400	125.49	129.19	124.89	-1.39	-8.89	-13.02	2400
2450	125.12	128.79	124.50	-1.38	-8.82	-12.94	2450
2500	124.76	128.39	124.12	-1.37	-8.76	-12.87	2500
2550	124.41	128.01	123.75	-1.36	-8.69	-12.80	2550
2600	124.07	127.63	123.39	-1.35	-8.63	-12.73	2600
2650	123.73	127.26	123.04	-1.34	-8.56	-12.66	2650
2700	123.41	126.90	122.69	-1.34	-8.50	-12.59	2700
2750	123.08	126.54	122.36	-1.33	-8.44	-12.53	2750
2800	122.77	126.20	122.03	-1.32	-8.38	-12.46	2800
2850	122.46	125.86	121.70	-1.31	-8.33	-12.40	2850
2900	122.16	125.53	121.38	-1.30	-8.27	-12.34	2900
2950	121.86	125.20	121.07	-1.30	-8.22	-12.28	2950
3000	121.57	124.88	120.77	-1.29	-8.17	-12.22	3000

SQUARE FOOT COSTS

**CLASS CD
2 STORY**

Ground Area	FRAME		MASONRY	BASEMENT ADJUSTMENTS			Ground Area
	Siding	Brick Veneer	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	185.00	201.59	189.92	-2.57	-15.67	-21.07	400
450	181.32	196.61	185.94	-2.47	-14.84	-20.35	450
500	178.10	192.25	182.44	-2.38	-14.14	-19.72	500
550	175.23	188.40	179.34	-2.30	-13.53	-19.17	550
600	172.65	184.95	176.56	-2.23	-13.00	-18.68	600
650	170.31	181.83	174.03	-2.17	-12.53	-18.25	650
700	168.17	178.99	171.73	-2.12	-12.11	-17.85	700
750	166.21	176.39	169.61	-2.07	-11.73	-17.49	750
800	164.39	173.99	167.65	-2.02	-11.38	-17.16	800
850	162.70	171.76	165.83	-1.98	-11.07	-16.85	850
900	161.13	169.69	164.13	-1.94	-10.78	-16.57	900
950	159.65	167.75	162.54	-1.91	-10.52	-16.31	950
1000	158.26	165.93	161.05	-1.88	-10.27	-16.06	1000
1050	156.95	164.22	159.64	-1.84	-10.04	-15.83	1050
1100	155.71	162.61	158.31	-1.82	-9.83	-15.61	1100
1150	154.54	161.08	157.05	-1.79	-9.63	-15.41	1150
1200	153.42	159.63	155.85	-1.76	-9.44	-15.21	1200
1250	152.36	158.25	154.71	-1.74	-9.27	-15.03	1250
1300	151.34	156.94	153.62	-1.71	-9.10	-14.86	1300
1350	150.37	155.68	152.58	-1.69	-8.95	-14.69	1350
1400	149.44	154.48	151.59	-1.67	-8.80	-14.53	1400
1450	148.55	153.34	150.63	-1.65	-8.66	-14.38	1450
1500	147.70	152.24	149.72	-1.63	-8.52	-14.24	1500
1550	146.88	151.18	148.84	-1.61	-8.39	-14.10	1550
1600	146.08	150.16	147.99	-1.60	-8.27	-13.97	1600
1650	145.32	149.19	147.17	-1.58	-8.16	-13.84	1650
1700	144.58	148.24	146.38	-1.56	-8.04	-13.72	1700
1750	143.87	147.33	145.62	-1.55	-7.94	-13.60	1750
1800	143.18	146.45	144.89	-1.53	-7.84	-13.49	1800
1850	142.51	145.60	144.17	-1.52	-7.74	-13.38	1850
1900	141.87	144.78	143.48	-1.51	-7.64	-13.28	1900
1950	141.24	143.98	142.81	-1.49	-7.55	-13.17	1950
2000	140.63	143.21	142.16	-1.48	-7.46	-13.08	2000
2050	140.04	142.46	141.53	-1.47	-7.38	-12.98	2050
2100	139.47	141.74	140.92	-1.46	-7.30	-12.89	2100
2150	138.91	141.03	140.33	-1.44	-7.22	-12.80	2150
2200	138.37	140.34	139.75	-1.43	-7.14	-12.71	2200
2250	137.84	139.67	139.18	-1.42	-7.07	-12.63	2250
2300	137.33	139.02	138.63	-1.41	-7.00	-12.55	2300
2350	136.82	138.39	138.10	-1.40	-6.93	-12.47	2350
2400	136.33	137.77	137.58	-1.39	-6.86	-12.39	2400
2450	135.86	137.17	137.07	-1.38	-6.80	-12.31	2450
2500	135.39	136.58	136.57	-1.37	-6.74	-12.24	2500
2550	134.93	136.01	136.08	-1.36	-6.67	-12.17	2550
2600	134.49	135.45	135.61	-1.35	-6.61	-12.10	2600
2650	134.05	134.90	135.14	-1.34	-6.56	-12.03	2650
2700	133.63	134.37	134.69	-1.34	-6.50	-11.96	2700
2750	133.21	133.84	134.25	-1.33	-6.45	-11.90	2750
2800	132.80	133.33	133.81	-1.32	-6.39	-11.83	2800
2850	132.40	132.83	133.39	-1.31	-6.34	-11.77	2850
2900	132.01	132.34	132.97	-1.30	-6.29	-11.71	2900
2950	131.62	131.86	132.56	-1.30	-6.24	-11.65	2950
3000	131.25	131.39	132.16	-1.29	-6.19	-11.60	3000

SQUARE FOOT COSTS

Ground Area	FRAME		MASONRY	LOWER LEVEL FINISH ADJUSTMENTS				Ground Area
	Siding	Brick Veneer	Block Walls	20% Finish	40% Finish	60% Finish	80% Finish	
400	143.13	153.52	144.27	-16.10	-10.73	-5.37	0.00	400
450	140.41	150.36	141.59	-15.94	-10.63	-5.32	0.00	450
500	138.02	147.59	139.23	-15.80	-10.53	-5.27	0.00	500
550	135.89	145.13	137.13	-15.67	-10.45	-5.22	0.00	550
600	133.98	142.92	135.23	-15.56	-10.37	-5.19	0.00	600
650	132.24	140.91	133.52	-15.45	-10.30	-5.15	0.00	650
700	130.65	139.08	131.95	-15.35	-10.23	-5.12	0.00	700
750	129.19	137.40	130.50	-15.26	-10.17	-5.09	0.00	750
800	127.84	135.84	129.17	-15.18	-10.12	-5.06	0.00	800
850	126.58	134.40	127.92	-15.10	-10.07	-5.03	0.00	850
900	125.41	133.05	126.76	-15.03	-10.02	-5.01	0.00	900
950	124.31	131.79	125.67	-14.96	-9.97	-4.99	0.00	950
1000	123.27	130.60	124.65	-14.89	-9.93	-4.96	0.00	1000
1050	122.30	129.48	123.68	-14.83	-9.89	-4.94	0.00	1050
1100	121.37	128.42	122.77	-14.77	-9.85	-4.92	0.00	1100
1150	120.50	127.42	121.90	-14.72	-9.81	-4.91	0.00	1150
1200	119.67	126.46	121.08	-14.66	-9.78	-4.89	0.00	1200
1250	118.87	125.56	120.29	-14.61	-9.74	-4.87	0.00	1250
1300	118.11	124.69	119.54	-14.56	-9.71	-4.86	0.00	1300
1350	117.39	123.86	118.82	-14.52	-9.68	-4.84	0.00	1350
1400	116.70	123.07	118.14	-14.47	-9.65	-4.82	0.00	1400
1450	116.03	122.31	117.48	-14.43	-9.62	-4.81	0.00	1450
1500	115.39	121.58	116.84	-14.39	-9.59	-4.80	0.00	1500
1550	114.78	120.88	116.23	-14.35	-9.56	-4.78	0.00	1550
1600	114.18	120.21	115.65	-14.31	-9.54	-4.77	0.00	1600
1650	113.61	119.56	115.08	-14.27	-9.51	-4.76	0.00	1650
1700	113.06	118.93	114.53	-14.23	-9.49	-4.75	0.00	1700
1750	112.53	118.32	114.00	-14.20	-9.47	-4.73	0.00	1750
1800	112.01	117.73	113.49	-14.17	-9.44	-4.72	0.00	1800
1850	111.51	117.17	113.00	-14.13	-9.42	-4.71	0.00	1850
1900	111.03	116.62	112.52	-14.10	-9.40	-4.70	0.00	1900
1950	110.56	116.08	112.05	-14.07	-9.38	-4.69	0.00	1950
2000	110.10	115.57	111.60	-14.04	-9.36	-4.68	0.00	2000
2050	109.66	115.06	111.16	-14.01	-9.34	-4.67	0.00	2050
2100	109.23	114.57	110.74	-13.98	-9.32	-4.66	0.00	2100
2150	108.81	114.10	110.32	-13.95	-9.30	-4.65	0.00	2150
2200	108.41	113.64	109.92	-13.93	-9.28	-4.64	0.00	2200
2250	108.01	113.19	109.52	-13.90	-9.27	-4.63	0.00	2250
2300	107.62	112.75	109.14	-13.87	-9.25	-4.62	0.00	2300
2350	107.25	112.32	108.77	-13.85	-9.23	-4.62	0.00	2350
2400	106.88	111.91	108.40	-13.82	-9.21	-4.61	0.00	2400
2450	106.52	111.50	108.05	-13.80	-9.20	-4.60	0.00	2450
2500	106.17	111.10	107.70	-13.77	-9.18	-4.59	0.00	2500
2550	105.83	110.72	107.36	-13.75	-9.17	-4.58	0.00	2550
2600	105.49	110.34	107.03	-13.73	-9.15	-4.58	0.00	2600
2650	105.17	109.97	106.70	-13.71	-9.14	-4.57	0.00	2650
2700	104.85	109.61	106.38	-13.68	-9.12	-4.56	0.00	2700
2750	104.53	109.25	106.07	-13.66	-9.11	-4.55	0.00	2750
2800	104.23	108.90	105.77	-13.64	-9.09	-4.55	0.00	2800
2850	103.93	108.56	105.47	-13.62	-9.08	-4.54	0.00	2850
2900	103.63	108.23	105.18	-13.60	-9.07	-4.53	0.00	2900
2950	103.34	107.91	104.89	-13.58	-9.05	-4.53	0.00	2950
3000	103.06	107.59	104.61	-13.56	-9.04	-4.52	0.00	3000

SQUARE FOOT COSTS

**CLASS CD
TRI-LEVEL**

Ground Area	FRAME		MASONRY	BASEMENT ADJUSTMENTS			Ground Area
	Siding	Brick Veneer	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	149.35	160.90	151.36	-2.57	-17.39	-21.44	400
450	146.55	157.52	148.53	-2.47	-16.61	-20.73	450
500	144.08	154.57	146.04	-2.38	-15.94	-20.10	500
550	141.88	151.94	143.82	-2.30	-15.36	-19.56	550
600	139.91	149.58	141.82	-2.23	-14.85	-19.07	600
650	138.12	147.44	140.01	-2.17	-14.39	-18.63	650
700	136.48	145.49	138.36	-2.12	-13.98	-18.24	700
750	134.97	143.70	136.83	-2.07	-13.61	-17.88	750
800	133.57	142.04	135.42	-2.02	-13.27	-17.55	800
850	132.27	140.50	134.11	-1.98	-12.96	-17.24	850
900	131.06	139.06	132.89	-1.94	-12.67	-16.96	900
950	129.93	137.71	131.74	-1.91	-12.41	-16.70	950
1000	128.86	136.45	130.66	-1.88	-12.16	-16.45	1000
1050	127.85	135.26	129.64	-1.84	-11.93	-16.22	1050
1100	126.89	134.13	128.68	-1.82	-11.72	-16.00	1100
1150	125.99	133.06	127.76	-1.79	-11.51	-15.80	1150
1200	125.13	132.05	126.89	-1.76	-11.32	-15.60	1200
1250	124.31	131.08	126.06	-1.74	-11.15	-15.42	1250
1300	123.52	130.16	125.27	-1.71	-10.98	-15.25	1300
1350	122.77	129.28	124.51	-1.69	-10.81	-15.08	1350
1400	122.06	128.44	123.79	-1.67	-10.66	-14.92	1400
1450	121.37	127.63	123.09	-1.65	-10.52	-14.77	1450
1500	120.71	126.85	122.43	-1.63	-10.38	-14.63	1500
1550	120.07	126.11	121.78	-1.61	-10.25	-14.49	1550
1600	119.46	125.39	121.16	-1.60	-10.12	-14.36	1600
1650	118.87	124.70	120.57	-1.58	-10.00	-14.23	1650
1700	118.30	124.03	119.99	-1.56	-9.88	-14.11	1700
1750	117.75	123.38	119.43	-1.55	-9.77	-13.99	1750
1800	117.21	122.76	118.90	-1.53	-9.67	-13.88	1800
1850	116.70	122.16	118.37	-1.52	-9.56	-13.77	1850
1900	116.20	121.57	117.87	-1.51	-9.46	-13.66	1900
1950	115.71	121.00	117.38	-1.49	-9.37	-13.56	1950
2000	115.24	120.46	116.90	-1.48	-9.28	-13.46	2000
2050	114.78	119.92	116.44	-1.47	-9.19	-13.36	2050
2100	114.34	119.40	115.99	-1.46	-9.10	-13.27	2100
2150	113.91	118.90	115.55	-1.44	-9.02	-13.18	2150
2200	113.49	118.41	115.13	-1.43	-8.94	-13.09	2200
2250	113.08	117.93	114.71	-1.42	-8.86	-13.01	2250
2300	112.68	117.46	114.31	-1.41	-8.78	-12.93	2300
2350	112.29	117.01	113.91	-1.40	-8.71	-12.85	2350
2400	111.91	116.57	113.53	-1.39	-8.64	-12.77	2400
2450	111.53	116.14	113.15	-1.38	-8.57	-12.69	2450
2500	111.17	115.72	112.79	-1.37	-8.50	-12.62	2500
2550	110.82	115.30	112.43	-1.36	-8.44	-12.55	2550
2600	110.47	114.90	112.08	-1.35	-8.37	-12.48	2600
2650	110.13	114.51	111.74	-1.34	-8.31	-12.41	2650
2700	109.80	114.13	111.40	-1.34	-8.25	-12.34	2700
2750	109.48	113.75	111.08	-1.33	-8.19	-12.27	2750
2800	109.16	113.38	110.76	-1.32	-8.13	-12.21	2800
2850	108.85	113.02	110.44	-1.31	-8.08	-12.15	2850
2900	108.55	112.67	110.13	-1.30	-8.02	-12.09	2900
2950	108.25	112.32	109.83	-1.30	-7.97	-12.03	2950
3000	107.95	111.98	109.54	-1.29	-7.92	-11.97	3000

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	-0.73	-0.73	-0.91	-1.09	-1.28	-1.45	-1.45	-1.09
Forced-hot-water/steam, add	2.64	2.64	3.34	3.96	4.66	5.28	5.28	3.96
Electric wall heaters, baseboard type, deduct	-0.41	-0.41	-0.51	-0.61	-0.71	-0.81	-0.81	-0.61
Electric, ceiling radiant, deduct	-0.74	-0.74	-0.90	-1.11	-1.31	-1.48	-1.48	-1.11
Electric wall heaters, deduct	-2.11	-2.11	-2.67	-3.17	-3.73	-4.22	-4.22	-3.17
Radiant (in-floor), add	2.78	2.78	3.52	4.17	4.91	5.56	5.56	4.17
Space heaters, deduct	-2.13	-2.13	-2.69	-3.19	-3.75	-4.25	-4.25	-3.19
Wall or floor furnace, no ducts, deduct	-1.92	-1.92	-2.44	-2.89	-3.40	-3.85	-3.85	-2.89
HEATING AND COOLING, COMBINED SYSTEMS								
Forced air, A/C using heating ducts, add	2.46	2.46	3.11	3.69	4.34	4.92	4.92	3.69
Heat pump with supplemental heat, add	3.13	3.13	3.95	4.69	5.51	6.25	6.25	4.69
Air conditioning only with separate ducts, add	5.88	5.88	7.43	8.83	10.37	11.77	11.77	8.83
No heating, deduct	-3.65	-3.65	-4.61	-5.47	-6.43	-7.29	-7.29	-5.47

Wood burning unit added on to furnace: Add \$1,675 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	\$58.66	\$44.04	\$23.82
Brick veneer	61.36	44.87	23.96

MICHIGAN BASEMENT

Michigan basements can frequently be estimated by using 1/2 of the crawl space deduction. Deduct for no concrete floor: \$3.58 per square foot of basement area.

PLUMBING, SEWER AND WATER

Average cost per fixture	\$ 900
Extra bath, three fixtures	2,825
Two fixtures	1,900
Water softener, automatic	1,730
Manual	1,100
Solar water heating system with panels	5,325
No plumbing, deduct	-5,150
Extra toilet	935
Extra sink	570
Separate shower (fiberglass)	870
Ceramic tile floor	635
Ceramic tile wainscotting	1,530
Ceramic tile tub alcove	510
Bathroom vent fan	150

WATER AND WASTE DISPOSAL

City water and sewer connections	\$1,975
Water well 200 ft.	7,725
Septic system 1,000 gallons	3,330
2,000 gallons	6,675
Locally derived costs should be entered on the front of the residential card.	

MASONRY TRIM

Brick or equal, per sq. ft. of wall area	\$ 11.50
Brick 4' high, per lin. ft.	45.95
Brick full 1-story, per lin. ft.	91.85
Brick full 2-story, per lin. ft.	183.75
Stone or equal, per sq. ft. of wall area	24.85

BASEMENT FINISH

Costs per square foot of floor area:	
Recreation room	\$ 13.80
Finished living area	24.90
Walk-out, below grade, cost of door	1,235
Walk-out, above grade, cost of door	1,645

BUILT-INS

Appliance allowance, (if not itemized)	\$1,440
Cook top, counter top, four burners	465
Dishwasher, built-in	470
Garbage disposal	160
Heater, bathroom, without fan	145
With fan	205
Hot tub, with whirlpool, built-in	4,885
Hood, range, unvented	205
Vented	360
Intercom system, master station	510
Satellite	105
Whirlpool tub (Jacuzzi)	5,170
Whirlpool tub when it replaces regular bathtub	4,205
Oven, single, built-in	815
Microwave	230
Range, drop in, with standard oven	810
With self cleaning oven	1,080
Sauna with heater and controls	3,960
Trash compactor	600
Vacuum, central system	1,845

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

ADJUSTMENTS AND ADDITIONS

CLASS CD

FIREPLACES	
Inside chimney, 1 story	\$3,500
1 1/2 and 2 story	4,375
add for 2nd fireplace, same stack	2,925
Two-sided fireplace	5,050
Outside chimney, 1 story	4,250
1 1/2 and 2 story	5,250
Prefabricated, 1 story	1,630
Add if 2 story	355
Heat-circulating device	445
Raised hearth	270
Wood burning stove, free standing, permanent	1,600
Direct-vented (no chimney) gas fireplace	1,600

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 CPP	COVERED PORCH CCP	SCREEN-ENCLOSED PORCH CSEP	GLASS-ENCLOSED PORCH CGEP	PLATFORM PORCH WPP	COVERED PORCH WCP	SCREEN-ENCLOSED PORCH WSEP	GLASS-ENCLOSED PORCH WGEP	Size for Rates
25	19.65	35.10	58.50	79.40	37.20	52.60	76.00	96.90	25
50	16.10	29.50	45.95	59.90	26.60	40.05	56.45	70.40	50
75	14.60	27.50	41.60	53.20	22.60	35.50	49.55	61.20	75
100	13.10	25.50	38.45	48.90	18.55	30.95	43.85	54.30	100
125	12.70	24.85	36.55	45.65	17.45	29.55	41.60	50.85	125
150	12.40	24.30	35.10	43.20	16.60	28.50	39.30	47.40	150
175	12.00	23.40	33.85	41.30	15.50	27.15	37.50	45.05	175
200	11.65	23.05	32.80	39.75	14.65	26.05	35.75	42.70	200
250	10.85	21.70	30.80	37.10	12.35	23.20	32.75	39.15	250
300	10.25	20.60	29.25	35.05	10.75	21.15	29.80	35.60	300
350	10.00	20.35	29.00	34.75	10.70	21.05	29.65	35.45	350
400	9.80	20.15	28.75	34.50	10.65	20.95	29.55	35.30	400
450	9.65	19.95	28.55	34.30	10.60	20.85	29.45	35.20	450
500	9.50	19.80	28.35	34.10	10.55	20.80	29.35	35.10	500
550	9.35	19.65	28.20	33.90	10.50	20.75	29.25	35.00	550
600	9.25	19.50	28.00	33.75	10.45	20.70	29.20	34.90	600
650	9.15	19.40	27.90	33.60	10.45	20.65	29.15	34.85	650
700	9.05	19.25	27.75	33.45	10.40	20.60	29.05	34.75	700

ADD		DEDUCT		WOOD DECKS			
Size for Rates	BASEMENT UNDER	SHALLOW FOUNDATION		TREATED WOOD	PINE OR SIMILAR	REDWOOD OR CEDAR	Size for Rates
25	18.20	-12.35	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 \$80 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.	33.30	26.60	35.95	25
50	17.75	-9.00		24.60	19.70	27.35	50
75	17.50	-7.50		20.37	16.26	24.66	75
100	17.30	-6.60		17.90	14.30	21.20	100
125	17.15	-5.95		17.09	13.63	20.86	125
150	17.00	-5.50		16.05	12.80	19.65	150
175	16.95	-5.10		15.22	12.14	18.69	175
200	16.85	-4.80		14.50	11.60	17.55	200
250	16.70	-4.35		13.46	10.73	16.63	250
300	16.60	-4.00		12.64	10.08	15.66	300
350	16.50	-3.75		11.99	9.56	14.89	350
400	16.40	-3.50		11.45	9.13	14.25	400
450	16.35	-3.35		10.99	8.76	13.72	450
500	16.25	-3.15		10.60	8.45	13.25	500
550	16.20	-3.05	10.26	8.18	12.84	550	
600	16.15	-2.90	9.95	7.93	12.48	600	
650	16.10	-2.80	9.68	7.72	12.16	650	
700	16.05	-2.70	9.44	7.52	11.87	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	Brick Veneer	Finished Interior	Size in Sq. Ft.
240	33.40	36.45	41.50	38.05	42.80	46.70	6.85	240
308	30.40	32.75	36.75	34.55	38.65	41.20	6.50	308
352	28.95	30.95	34.45	32.80	36.60	38.55	6.35	352
400	27.60	29.30	32.35	31.20	34.75	36.15	6.15	400
440	26.80	28.55	31.50	30.25	33.65	35.15	6.10	440
480	26.10	27.85	30.75	29.40	32.65	34.30	6.00	480
528	25.35	27.15	29.95	28.55	31.65	33.35	5.90	528
576	24.70	26.50	29.20	27.75	30.70	32.50	5.85	576
600	24.40	26.20	28.90	27.40	30.30	32.15	5.80	600
624	24.10	25.95	28.65	27.05	29.90	31.85	5.75	624
800	22.50	24.35	27.05	25.15	27.65	30.00	5.50	800
864	22.15	23.95	26.55	24.70	27.20	29.45	5.45	864
1020	21.45	23.15	25.60	23.85	26.15	28.30	5.35	1020

Common wall deduction for attached garage

1/2-wall	735	820	1,015	900	1,055	1,205	----	1/2-wall
1-wall	1,470	1,700	2,030	1,805	2,110	2,405	----	1-wall
1 1/2-wall	2,205	2,550	3,045	2,705	3,165	3,610	----	1 1/2-wall
2-wall	2,935	3,400	4,060	3,605	4,215	4,815	----	2-wall

No concrete floor, deduct per sq.ft.-\$4.55
 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: \$3.10 Double: \$2.30
 Door opener, radio controlled add 355
 For basement garage, add to residence:
 1-car\$1,825 2-car\$2,550
 1-1/2-car 2,175 3-car 3,375
 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 \$8.95 per square foot (stairway, floorboards, electrical, 6-foot headroom).

BALCONIES (Airing)

(Cost per square foot of floor area:)
 Wood floors\$20.05
 Cement composition floor 29.30
 Add for roof 12.40

BREEZEWAYS

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

	Finished Interior	Unfinished Interior
Framed wall, solid	\$44.65	\$35.35
Knee wall w/ glass and screen panel .	59.60	51.80
Screen only	34.20	27.35

CARPORTS

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

Aluminum, corrugated	\$10.00
Composition shingles	11.15
Built-up tar and gravel	11.40
Wood shingles	12.65
Fiberglass	9.75

DRIVES, WALKS AND PATIOS

(Cost per square foot of floor area:)

Crushed rock	\$ 1.63
Asphalt paving	2.15
Asphalt paving w/sealer	2.39
Concrete paving 3-1/2"	4.59
4"	4.83
4" reinforced	5.47
5" reinforced	5.95
Brick on 2" sand base	12.32
Flagstone on 2" sand base	14.11
Patio blocks on 2" sand base	10.63

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

ADJUSTMENTS AND ADDITIONS

CLASS CD

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	\$69.25	\$68.25
100	58.25	56.50
150	54.00	50.75
200	50.25	47.50
250	48.00	44.50
300	46.25	42.75
400	43.50	39.50
600	39.75	35.25
800	37.50	32.50
1,000	35.25	----

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

Professional labor	(base)
Amateur workmanship	-20%
Custom Installation	+25%
Planting benches	\$5.70
Partitions, glazed, per square foot of partition . .	\$12.80
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	\$ 280
100	595
150	595
200	760
250	760
300	760
400	970
600	970
800	970
1,000	1,210

For gable end doors, add	\$ 755
Heaters	790
Humidifiers	685
Coolers	1,245
Ventilating fans	415

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	\$137.25
100	113.75
150	103.50
200	96.50
250	92.00
300	86.50
400	81.25
600	73.75
800	68.50
1,000	64.00

ADJUSTMENTS

Extra tall bays	+15%
Laminated wood framing	+10%
Straight eaves	-7%
Custom designed	+50%
For corner hips and valleys, add per square ft.	\$34.00
For decorative lights incorporated into frame members, add per linear foot	21.80
For built-in shades, add per square foot.	15.75
For motorized operation, add per operator.	1,105

