

SINGLE - FAMILY DETACHED SPECIFICATIONS

CLASS D

The materials listed below are typical of a Class D 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
- Asphalt
- Brick veneer

BASIC WALL STRUCTURE includes:

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

B) MASONRY CONSTRUCTION

- 8" Concrete block
- Interior surface painted, one coat
- Two exterior doors
- One aluminum storm and screen door

WINDOWS: (10% of wall area)

- Wood double hung

ROOF:

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

INTERIOR PARTITIONS AND FINISH:

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

FLOOR FINISH:

- 80% softwood or carpet w/ pad and underlayment
- 20% linoleum or 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 16" footings
- Waterproofing
- Perimeter insulation
- Drain tile, one side

BASEMENT FLOOR:

- 3" gravel base
- 3" concrete floor

FLOOR CONSTRUCTION:

- 1/2" plywood
- 2" x 8" joists, 16" o.c.
- Bridging
- Wood beam
- Wood posts

HEATING AND AIR CONDITIONING:

- Gas fired forced air furnace with cold air return ducts

ELECTRIC:

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

PLUMBING:

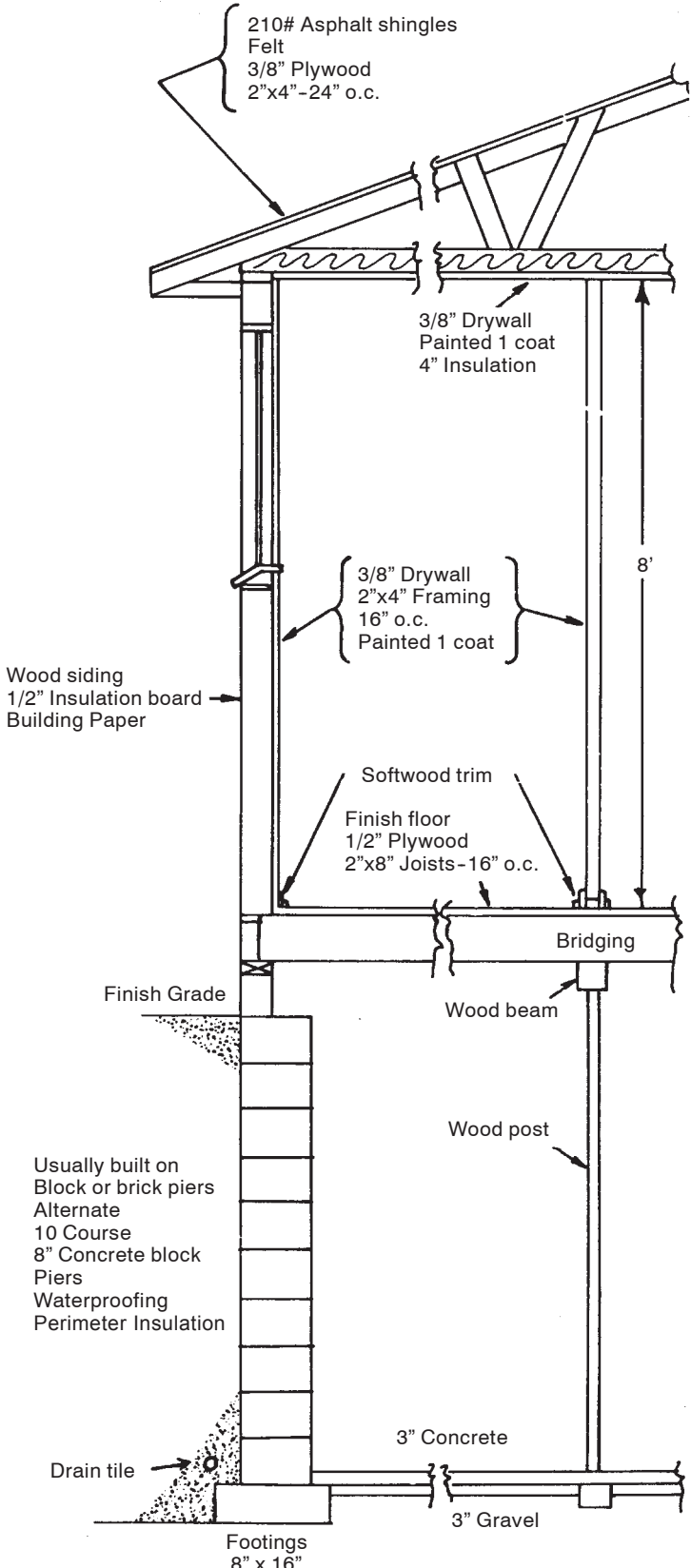
- White fixtures:
- One lavatory
- One water closet
- One bathtub with shower
- One single-compartment kitchen sink
- One 30-gallon water heater
- One floor drain

BUILT-IN UNITS:

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

CLASS D





**CLASS D
1 STORY**

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	109.66	117.18	109.56	-2.74	-16.48	-18.92	400
450	107.07	114.21	106.98	-2.61	-15.76	-18.25	450
500	104.80	111.63	104.73	-2.50	-15.15	-17.66	500
550	102.79	109.33	102.73	-2.41	-14.62	-17.15	550
600	100.99	107.28	100.93	-2.32	-14.15	-16.70	600
650	99.37	105.43	99.31	-2.25	-13.73	-16.29	650
700	97.88	103.75	97.84	-2.18	-13.35	-15.92	700
750	96.52	102.20	96.48	-2.12	-13.01	-15.58	750
800	95.26	100.78	95.23	-2.06	-12.69	-15.28	800
850	94.10	99.46	94.07	-2.01	-12.41	-14.99	850
900	93.01	98.23	92.99	-1.96	-12.14	-14.73	900
950	92.00	97.08	91.97	-1.92	-11.90	-14.49	950
1000	91.04	96.00	91.03	-1.88	-11.67	-14.26	1000
1050	90.15	94.99	90.13	-1.84	-11.46	-14.05	1050
1100	89.30	94.03	89.29	-1.81	-11.26	-13.85	1100
1150	88.50	93.13	88.49	-1.77	-11.07	-13.66	1150
1200	87.74	92.27	87.73	-1.74	-10.90	-13.48	1200
1250	87.01	91.45	87.01	-1.71	-10.73	-13.31	1250
1300	86.32	90.67	86.32	-1.69	-10.57	-13.15	1300
1350	85.66	89.93	85.66	-1.66	-10.43	-13.00	1350
1400	85.03	89.22	85.04	-1.64	-10.28	-12.85	1400
1450	84.43	88.55	84.43	-1.61	-10.15	-12.72	1450
1500	83.85	87.90	83.86	-1.59	-10.02	-12.58	1500
1550	83.29	87.27	83.30	-1.57	-9.90	-12.46	1550
1600	82.76	86.67	82.77	-1.55	-9.78	-12.34	1600
1650	82.24	86.09	82.26	-1.53	-9.67	-12.22	1650
1700	81.75	85.53	81.76	-1.51	-9.56	-12.11	1700
1750	81.27	85.00	81.28	-1.49	-9.46	-12.00	1750
1800	80.80	84.48	80.82	-1.48	-9.36	-11.90	1800
1850	80.36	83.98	80.37	-1.46	-9.26	-11.80	1850
1900	79.92	83.49	79.94	-1.44	-9.17	-11.70	1900
1950	79.50	83.02	79.52	-1.43	-9.08	-11.61	1950
2000	79.09	82.56	79.12	-1.41	-8.99	-11.52	2000
2050	78.70	82.12	78.72	-1.40	-8.91	-11.43	2050
2100	78.31	81.69	78.34	-1.38	-8.83	-11.34	2100
2150	77.94	81.27	77.97	-1.37	-8.75	-11.26	2150
2200	77.58	80.87	77.61	-1.36	-8.68	-11.18	2200
2250	77.23	80.47	77.25	-1.35	-8.60	-11.10	2250
2300	76.88	80.09	76.91	-1.33	-8.53	-11.03	2300
2350	76.55	79.72	76.58	-1.32	-8.46	-10.96	2350
2400	76.22	79.35	76.25	-1.31	-8.40	-10.89	2400
2450	75.90	79.00	75.93	-1.30	-8.33	-10.82	2450
2500	75.59	78.65	75.62	-1.29	-8.27	-10.75	2500
2550	75.29	78.31	75.32	-1.28	-8.21	-10.68	2550
2600	74.99	77.98	75.03	-1.27	-8.15	-10.62	2600
2650	74.70	77.66	74.74	-1.26	-8.09	-10.56	2650
2700	74.42	77.34	74.46	-1.25	-8.03	-10.50	2700
2750	74.14	77.04	74.18	-1.24	-7.98	-10.44	2750
2800	73.87	76.74	73.91	-1.23	-7.92	-10.38	2800
2850	73.61	76.44	73.65	-1.22	-7.87	-10.32	2850
2900	73.35	76.15	73.39	-1.21	-7.82	-10.27	2900
2950	73.09	75.87	73.13	-1.20	-7.77	-10.21	2950
3000	72.84	75.59	72.89	-1.19	-7.72	-10.16	3000

SQUARE FOOT COSTS

**CLASS D
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	115.80	123.74	115.70	-2.74	-16.48	-18.92	400
450	113.03	120.58	112.94	-2.61	-15.76	-18.25	450
500	110.61	117.81	110.53	-2.50	-15.15	-17.66	500
550	108.47	115.37	108.40	-2.41	-14.62	-17.15	550
600	106.55	113.18	106.49	-2.32	-14.15	-16.70	600
650	104.81	111.21	104.76	-2.25	-13.73	-16.29	650
700	103.23	109.41	103.18	-2.18	-13.35	-15.92	700
750	101.77	107.76	101.73	-2.12	-13.01	-15.58	750
800	100.43	106.25	100.40	-2.06	-12.69	-15.28	800
850	99.19	104.84	99.16	-2.01	-12.41	-14.99	850
900	98.03	103.53	98.01	-1.96	-12.14	-14.73	900
950	96.95	102.31	96.93	-1.92	-11.90	-14.49	950
1000	95.94	101.16	95.92	-1.88	-11.67	-14.26	1000
1050	94.98	100.08	94.96	-1.84	-11.46	-14.05	1050
1100	94.08	99.06	94.06	-1.81	-11.26	-13.85	1100
1150	93.22	98.10	93.21	-1.77	-11.07	-13.66	1150
1200	92.41	97.18	92.40	-1.74	-10.90	-13.48	1200
1250	91.64	96.31	91.63	-1.71	-10.73	-13.31	1250
1300	90.90	95.49	90.90	-1.69	-10.57	-13.15	1300
1350	90.20	94.70	90.20	-1.66	-10.43	-13.00	1350
1400	89.53	93.94	89.53	-1.64	-10.28	-12.85	1400
1450	88.89	93.22	88.89	-1.61	-10.15	-12.72	1450
1500	88.27	92.53	88.28	-1.59	-10.02	-12.58	1500
1550	87.68	91.86	87.69	-1.57	-9.90	-12.46	1550
1600	87.11	91.22	87.12	-1.55	-9.78	-12.34	1600
1650	86.56	90.61	86.57	-1.53	-9.67	-12.22	1650
1700	86.03	90.02	86.05	-1.51	-9.56	-12.11	1700
1750	85.52	89.44	85.54	-1.49	-9.46	-12.00	1750
1800	85.03	88.89	85.04	-1.48	-9.36	-11.90	1800
1850	84.55	88.36	84.57	-1.46	-9.26	-11.80	1850
1900	84.09	87.84	84.11	-1.44	-9.17	-11.70	1900
1950	83.64	87.34	83.66	-1.43	-9.08	-11.61	1950
2000	83.21	86.86	83.23	-1.41	-8.99	-11.52	2000
2050	82.79	86.39	82.81	-1.40	-8.91	-11.43	2050
2100	82.38	85.93	82.40	-1.38	-8.83	-11.34	2100
2150	81.98	85.49	82.01	-1.37	-8.75	-11.26	2150
2200	81.59	85.06	81.62	-1.36	-8.68	-11.18	2200
2250	81.22	84.64	81.25	-1.35	-8.60	-11.10	2250
2300	80.85	84.23	80.88	-1.33	-8.53	-11.03	2300
2350	80.50	83.83	80.53	-1.32	-8.46	-10.96	2350
2400	80.15	83.44	80.18	-1.31	-8.40	-10.89	2400
2450	79.81	83.07	79.84	-1.30	-8.33	-10.82	2450
2500	79.48	82.70	79.52	-1.29	-8.27	-10.75	2500
2550	79.16	82.34	79.19	-1.28	-8.21	-10.68	2550
2600	78.84	81.99	78.88	-1.27	-8.15	-10.62	2600
2650	78.53	81.64	78.57	-1.26	-8.09	-10.56	2650
2700	78.23	81.31	78.27	-1.25	-8.03	-10.50	2700
2750	77.94	80.98	77.98	-1.24	-7.98	-10.44	2750
2800	77.65	80.66	77.69	-1.23	-7.92	-10.38	2800
2850	77.37	80.35	77.41	-1.22	-7.87	-10.32	2850
2900	77.09	80.04	77.14	-1.21	-7.82	-10.27	2900
2950	76.82	79.74	76.87	-1.20	-7.77	-10.21	2950
3000	76.56	79.45	76.60	-1.19	-7.72	-10.16	3000

**CLASS D
1 1/4 STORY**

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	126.13	134.78	126.02	-2.74	-16.48	-18.92	400
450	123.15	131.37	123.05	-2.61	-15.76	-18.25	450
500	120.54	128.39	120.45	-2.50	-15.15	-17.66	500
550	118.22	125.75	118.15	-2.41	-14.62	-17.15	550
600	116.15	123.39	116.08	-2.32	-14.15	-16.70	600
650	114.28	121.26	114.22	-2.25	-13.73	-16.29	650
700	112.57	119.31	112.52	-2.18	-13.35	-15.92	700
750	111.00	117.54	110.96	-2.12	-13.01	-15.58	750
800	109.56	115.90	109.52	-2.06	-12.69	-15.28	800
850	108.21	114.38	108.18	-2.01	-12.41	-14.99	850
900	106.96	112.96	106.93	-1.96	-12.14	-14.73	900
950	105.80	111.64	105.77	-1.92	-11.90	-14.49	950
1000	104.70	110.40	104.68	-1.88	-11.67	-14.26	1000
1050	103.67	109.23	103.65	-1.84	-11.46	-14.05	1050
1100	102.69	108.13	102.68	-1.81	-11.26	-13.85	1100
1150	101.77	107.09	101.76	-1.77	-11.07	-13.66	1150
1200	100.89	106.10	100.88	-1.74	-10.90	-13.48	1200
1250	100.06	105.16	100.05	-1.71	-10.73	-13.31	1250
1300	99.26	104.27	99.26	-1.69	-10.57	-13.15	1300
1350	98.50	103.41	98.50	-1.66	-10.43	-13.00	1350
1400	97.78	102.60	97.78	-1.64	-10.28	-12.85	1400
1450	97.08	101.82	97.09	-1.61	-10.15	-12.72	1450
1500	96.42	101.07	96.42	-1.59	-10.02	-12.58	1500
1550	95.78	100.35	95.79	-1.57	-9.90	-12.46	1550
1600	95.16	99.66	95.17	-1.55	-9.78	-12.34	1600
1650	94.57	98.99	94.58	-1.53	-9.67	-12.22	1650
1700	94.00	98.35	94.01	-1.51	-9.56	-12.11	1700
1750	93.44	97.73	93.46	-1.49	-9.46	-12.00	1750
1800	92.91	97.13	92.93	-1.48	-9.36	-11.90	1800
1850	92.39	96.56	92.42	-1.46	-9.26	-11.80	1850
1900	91.90	96.00	91.92	-1.44	-9.17	-11.70	1900
1950	91.41	95.46	91.44	-1.43	-9.08	-11.61	1950
2000	90.94	94.93	90.97	-1.41	-8.99	-11.52	2000
2050	90.49	94.42	90.51	-1.40	-8.91	-11.43	2050
2100	90.05	93.93	90.07	-1.38	-8.83	-11.34	2100
2150	89.62	93.45	89.65	-1.37	-8.75	-11.26	2150
2200	89.20	92.98	89.23	-1.36	-8.68	-11.18	2200
2250	88.79	92.53	88.82	-1.35	-8.60	-11.10	2250
2300	88.40	92.09	88.43	-1.33	-8.53	-11.03	2300
2350	88.01	91.65	88.05	-1.32	-8.46	-10.96	2350
2400	87.63	91.24	87.67	-1.31	-8.40	-10.89	2400
2450	87.27	90.83	87.31	-1.30	-8.33	-10.82	2450
2500	86.91	90.43	86.95	-1.29	-8.27	-10.75	2500
2550	86.56	90.04	86.60	-1.28	-8.21	-10.68	2550
2600	86.22	89.66	86.26	-1.27	-8.15	-10.62	2600
2650	85.89	89.29	85.93	-1.26	-8.09	-10.56	2650
2700	85.56	88.93	85.60	-1.25	-8.03	-10.50	2700
2750	85.24	88.57	85.29	-1.24	-7.98	-10.44	2750
2800	84.93	88.22	84.98	-1.23	-7.92	-10.38	2800
2850	84.63	87.88	84.67	-1.22	-7.87	-10.32	2850
2900	84.33	87.55	84.37	-1.21	-7.82	-10.27	2900
2950	84.04	87.23	84.08	-1.20	-7.77	-10.21	2950
3000	83.75	86.91	83.80	-1.19	-7.72	-10.16	3000

SQUARE FOOT COSTS

**CLASS D
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	137.08	145.96	137.08	-2.74	-13.49	-17.15	400
450	134.11	142.55	134.13	-2.61	-12.69	-16.45	450
500	131.50	139.57	131.54	-2.50	-12.01	-15.85	500
550	129.19	136.92	129.24	-2.41	-11.43	-15.32	550
600	127.12	134.55	127.17	-2.32	-10.92	-14.85	600
650	125.24	132.41	125.30	-2.25	-10.48	-14.44	650
700	123.52	130.46	123.59	-2.18	-10.08	-14.06	700
750	121.94	128.66	122.03	-2.12	-9.72	-13.72	750
800	120.49	127.01	120.58	-2.06	-9.40	-13.41	800
850	119.14	125.47	119.23	-2.01	-9.11	-13.12	850
900	117.88	124.04	117.98	-1.96	-8.84	-12.86	900
950	116.70	122.70	116.80	-1.92	-8.60	-12.62	950
1000	115.59	121.45	115.70	-1.88	-8.37	-12.39	1000
1050	114.54	120.26	114.66	-1.84	-8.16	-12.17	1050
1100	113.56	119.15	113.68	-1.81	-7.96	-11.98	1100
1150	112.62	118.09	112.74	-1.77	-7.78	-11.79	1150
1200	111.73	117.08	111.86	-1.74	-7.61	-11.61	1200
1250	110.89	116.13	111.02	-1.71	-7.45	-11.44	1250
1300	110.08	115.22	110.21	-1.69	-7.30	-11.29	1300
1350	109.31	114.35	109.45	-1.66	-7.16	-11.13	1350
1400	108.57	113.52	108.71	-1.64	-7.02	-10.99	1400
1450	107.86	112.72	108.01	-1.61	-6.90	-10.86	1450
1500	107.19	111.96	107.33	-1.59	-6.78	-10.73	1500
1550	106.53	111.22	106.68	-1.57	-6.66	-10.60	1550
1600	105.91	110.52	106.06	-1.55	-6.55	-10.48	1600
1650	105.30	109.84	105.46	-1.53	-6.45	-10.37	1650
1700	104.72	109.18	104.88	-1.51	-6.35	-10.26	1700
1750	104.15	108.55	104.31	-1.49	-6.25	-10.15	1750
1800	103.61	107.94	103.77	-1.48	-6.16	-10.05	1800
1850	103.08	107.34	103.25	-1.46	-6.07	-9.96	1850
1900	102.57	106.77	102.74	-1.44	-5.99	-9.86	1900
1950	102.08	106.22	102.25	-1.43	-5.91	-9.77	1950
2000	101.60	105.68	101.77	-1.41	-5.83	-9.68	2000
2050	101.13	105.16	101.30	-1.40	-5.76	-9.60	2050
2100	100.68	104.65	100.85	-1.38	-5.69	-9.52	2100
2150	100.24	104.16	100.41	-1.37	-5.62	-9.44	2150
2200	99.81	103.68	99.99	-1.36	-5.55	-9.36	2200
2250	99.40	103.21	99.57	-1.35	-5.49	-9.29	2250
2300	98.99	102.76	99.17	-1.33	-5.42	-9.21	2300
2350	98.59	102.31	98.77	-1.32	-5.36	-9.14	2350
2400	98.21	101.88	98.39	-1.31	-5.30	-9.08	2400
2450	97.83	101.46	98.02	-1.30	-5.25	-9.01	2450
2500	97.47	101.05	97.65	-1.29	-5.19	-8.95	2500
2550	97.11	100.65	97.29	-1.28	-5.14	-8.88	2550
2600	96.76	100.26	96.94	-1.27	-5.09	-8.82	2600
2650	96.41	99.88	96.60	-1.26	-5.04	-8.76	2650
2700	96.08	99.50	96.27	-1.25	-4.99	-8.70	2700
2750	95.75	99.14	95.94	-1.24	-4.94	-8.65	2750
2800	95.43	98.78	95.62	-1.23	-4.90	-8.59	2800
2850	95.12	98.43	95.31	-1.22	-4.85	-8.54	2850
2900	94.81	98.09	95.00	-1.21	-4.81	-8.49	2900
2950	94.51	97.75	94.70	-1.20	-4.76	-8.43	2950
3000	94.21	97.42	94.41	-1.19	-4.72	-8.38	3000

**CLASS D
1 3/4 STORY**

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	157.76	167.98	157.77	-2.74	-13.49	-17.15	400
450	154.26	163.98	154.29	-2.61	-12.69	-16.45	450
500	151.20	160.47	151.24	-2.50	-12.01	-15.85	500
550	148.48	157.37	148.53	-2.41	-11.43	-15.32	550
600	146.04	154.59	146.10	-2.32	-10.92	-14.85	600
650	143.83	152.07	143.91	-2.25	-10.48	-14.44	650
700	141.82	149.78	141.90	-2.18	-10.08	-14.06	700
750	139.96	147.67	140.06	-2.12	-9.72	-13.72	750
800	138.25	145.73	138.36	-2.06	-9.40	-13.41	800
850	136.67	143.93	136.78	-2.01	-9.11	-13.12	850
900	135.19	142.26	135.30	-1.96	-8.84	-12.86	900
950	133.80	140.69	133.92	-1.92	-8.60	-12.62	950
1000	132.50	139.22	132.63	-1.88	-8.37	-12.39	1000
1050	131.28	137.83	131.41	-1.84	-8.16	-12.17	1050
1100	130.12	136.53	130.26	-1.81	-7.96	-11.98	1100
1150	129.02	135.29	129.16	-1.77	-7.78	-11.79	1150
1200	127.98	134.11	128.13	-1.74	-7.61	-11.61	1200
1250	126.99	132.99	127.14	-1.71	-7.45	-11.44	1250
1300	126.05	131.93	126.20	-1.69	-7.30	-11.29	1300
1350	125.14	130.91	125.30	-1.66	-7.16	-11.13	1350
1400	124.28	129.94	124.44	-1.64	-7.02	-10.99	1400
1450	123.45	129.01	123.62	-1.61	-6.90	-10.86	1450
1500	122.66	128.12	122.82	-1.59	-6.78	-10.73	1500
1550	121.89	127.26	122.06	-1.57	-6.66	-10.60	1550
1600	121.16	126.43	121.33	-1.55	-6.55	-10.48	1600
1650	120.45	125.64	120.63	-1.53	-6.45	-10.37	1650
1700	119.77	124.87	119.95	-1.51	-6.35	-10.26	1700
1750	119.11	124.13	119.29	-1.49	-6.25	-10.15	1750
1800	118.47	123.42	118.66	-1.48	-6.16	-10.05	1800
1850	117.85	122.73	118.04	-1.46	-6.07	-9.96	1850
1900	117.26	122.06	117.45	-1.44	-5.99	-9.86	1900
1950	116.68	121.41	116.87	-1.43	-5.91	-9.77	1950
2000	116.12	120.78	116.31	-1.41	-5.83	-9.68	2000
2050	115.57	120.17	115.77	-1.40	-5.76	-9.60	2050
2100	115.04	119.58	115.24	-1.38	-5.69	-9.52	2100
2150	114.53	119.00	114.73	-1.37	-5.62	-9.44	2150
2200	114.03	118.44	114.23	-1.36	-5.55	-9.36	2200
2250	113.54	117.90	113.74	-1.35	-5.49	-9.29	2250
2300	113.07	117.37	113.27	-1.33	-5.42	-9.21	2300
2350	112.61	116.85	112.81	-1.32	-5.36	-9.14	2350
2400	112.15	116.35	112.36	-1.31	-5.30	-9.08	2400
2450	111.72	115.86	111.92	-1.30	-5.25	-9.01	2450
2500	111.29	115.38	111.50	-1.29	-5.19	-8.95	2500
2550	110.87	114.91	111.08	-1.28	-5.14	-8.88	2550
2600	110.46	114.46	110.67	-1.27	-5.09	-8.82	2600
2650	110.06	114.01	110.27	-1.26	-5.04	-8.76	2650
2700	109.67	113.57	109.88	-1.25	-4.99	-8.70	2700
2750	109.28	113.15	109.50	-1.24	-4.94	-8.65	2750
2800	108.91	112.73	109.13	-1.23	-4.90	-8.59	2800
2850	108.54	112.32	108.76	-1.22	-4.85	-8.54	2850
2900	108.18	111.92	108.41	-1.21	-4.81	-8.49	2900
2950	107.83	111.53	108.06	-1.20	-4.76	-8.43	2950
3000	107.49	111.15	107.71	-1.19	-4.72	-8.38	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	172.19	185.31	171.16	-2.74	-14.07	-18.95	400
450	168.02	180.06	167.33	-2.61	-13.29	-18.28	450
500	164.38	175.50	163.97	-2.50	-12.63	-17.69	500
550	161.15	171.47	160.99	-2.41	-12.06	-17.18	550
600	158.26	167.87	158.32	-2.32	-11.56	-16.72	600
650	155.64	164.62	155.91	-2.25	-11.12	-16.32	650
700	153.26	161.67	153.70	-2.18	-10.73	-15.95	700
750	151.08	158.98	151.67	-2.12	-10.37	-15.61	750
800	149.06	156.50	149.80	-2.06	-10.05	-15.30	800
850	147.19	154.20	148.07	-2.01	-9.76	-15.02	850
900	145.45	152.07	146.45	-1.96	-9.50	-14.76	900
950	143.83	150.07	144.93	-1.92	-9.25	-14.51	950
1000	142.30	148.21	143.51	-1.88	-9.02	-14.29	1000
1050	140.86	146.46	142.17	-1.84	-8.81	-14.07	1050
1100	139.50	144.81	140.91	-1.81	-8.62	-13.87	1100
1150	138.22	143.24	139.71	-1.77	-8.43	-13.68	1150
1200	137.00	141.77	138.57	-1.74	-8.26	-13.51	1200
1250	135.84	140.36	137.48	-1.71	-8.10	-13.34	1250
1300	134.74	139.03	136.45	-1.69	-7.95	-13.18	1300
1350	133.68	137.75	135.47	-1.66	-7.80	-13.02	1350
1400	132.68	136.54	134.52	-1.64	-7.67	-12.88	1400
1450	131.71	135.37	133.62	-1.61	-7.54	-12.74	1450
1500	130.78	134.26	132.75	-1.59	-7.41	-12.61	1500
1550	129.90	133.19	131.91	-1.57	-7.30	-12.48	1550
1600	129.04	132.16	131.11	-1.55	-7.19	-12.36	1600
1650	128.22	131.18	130.34	-1.53	-7.08	-12.24	1650
1700	127.42	130.22	129.59	-1.51	-6.98	-12.13	1700
1750	126.66	129.31	128.87	-1.49	-6.88	-12.02	1750
1800	125.92	128.42	128.18	-1.48	-6.79	-11.92	1800
1850	125.20	127.57	127.50	-1.46	-6.70	-11.82	1850
1900	124.51	126.74	126.85	-1.44	-6.61	-11.72	1900
1950	123.84	125.94	126.22	-1.43	-6.53	-11.63	1950
2000	123.19	125.16	125.60	-1.41	-6.45	-11.54	2000
2050	122.55	124.41	125.01	-1.40	-6.37	-11.45	2050
2100	121.94	123.68	124.43	-1.38	-6.30	-11.37	2100
2150	121.35	122.98	123.87	-1.37	-6.23	-11.28	2150
2200	120.77	122.29	123.32	-1.36	-6.16	-11.20	2200
2250	120.20	121.62	122.79	-1.35	-6.09	-11.13	2250
2300	119.65	120.97	122.27	-1.33	-6.03	-11.05	2300
2350	119.12	120.34	121.77	-1.32	-5.96	-10.98	2350
2400	118.60	119.72	121.28	-1.31	-5.90	-10.91	2400
2450	118.09	119.12	120.80	-1.30	-5.85	-10.84	2450
2500	117.60	118.54	120.33	-1.29	-5.79	-10.77	2500
2550	117.11	117.97	119.87	-1.28	-5.73	-10.71	2550
2600	116.64	117.41	119.43	-1.27	-5.68	-10.64	2600
2650	116.18	116.87	118.99	-1.26	-5.63	-10.58	2650
2700	115.73	116.33	118.56	-1.25	-5.58	-10.52	2700
2750	115.29	115.81	118.14	-1.24	-5.53	-10.46	2750
2800	114.86	115.31	117.74	-1.23	-5.48	-10.40	2800
2850	114.43	114.81	117.34	-1.22	-5.43	-10.34	2850
2900	114.02	114.32	116.94	-1.21	-5.39	-10.29	2900
2950	113.61	113.85	116.56	-1.20	-5.34	-10.24	2950
3000	113.22	113.38	116.18	-1.19	-5.30	-10.18	3000

**CLASS D
BI-LEVEL**

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	133.24	141.19	134.56	-14.08	-9.39	-4.69	0.00	400
450	130.15	137.70	131.44	-13.92	-9.28	-4.64	0.00	450
500	127.45	134.66	128.70	-13.78	-9.19	-4.59	0.00	500
550	125.06	131.96	126.27	-13.66	-9.10	-4.55	0.00	550
600	122.91	129.54	124.10	-13.54	-9.03	-4.51	0.00	600
650	120.97	127.36	122.13	-13.44	-8.96	-4.48	0.00	650
700	119.20	125.37	120.33	-13.34	-8.89	-4.45	0.00	700
750	117.57	123.55	118.69	-13.25	-8.83	-4.42	0.00	750
800	116.07	121.87	117.17	-13.17	-8.78	-4.39	0.00	800
850	114.68	120.31	115.76	-13.09	-8.73	-4.37	0.00	850
900	113.38	118.86	114.44	-13.02	-8.68	-4.34	0.00	900
950	112.17	117.50	113.21	-12.95	-8.64	-4.32	0.00	950
1000	111.03	116.23	112.06	-12.89	-8.59	-4.30	0.00	1000
1050	109.96	115.03	110.97	-12.83	-8.55	-4.28	0.00	1050
1100	108.95	113.90	109.95	-12.77	-8.51	-4.26	0.00	1100
1150	107.99	112.83	108.97	-12.72	-8.48	-4.24	0.00	1150
1200	107.08	111.81	108.05	-12.66	-8.44	-4.22	0.00	1200
1250	106.21	110.85	107.17	-12.62	-8.41	-4.21	0.00	1250
1300	105.38	109.93	106.34	-12.57	-8.38	-4.19	0.00	1300
1350	104.60	109.05	105.54	-12.52	-8.35	-4.17	0.00	1350
1400	103.84	108.21	104.78	-12.48	-8.32	-4.16	0.00	1400
1450	103.12	107.41	104.04	-12.44	-8.29	-4.15	0.00	1450
1500	102.43	106.64	103.34	-12.40	-8.26	-4.13	0.00	1500
1550	101.76	105.90	102.67	-12.36	-8.24	-4.12	0.00	1550
1600	101.12	105.18	102.02	-12.32	-8.21	-4.11	0.00	1600
1650	100.50	104.50	101.39	-12.28	-8.19	-4.09	0.00	1650
1700	99.91	103.84	100.79	-12.25	-8.16	-4.08	0.00	1700
1750	99.33	103.20	100.21	-12.21	-8.14	-4.07	0.00	1750
1800	98.78	102.59	99.65	-12.18	-8.12	-4.06	0.00	1800
1850	98.24	101.99	99.10	-12.15	-8.10	-4.05	0.00	1850
1900	97.72	101.41	98.58	-12.12	-8.08	-4.04	0.00	1900
1950	97.22	100.86	98.07	-12.09	-8.06	-4.03	0.00	1950
2000	96.73	100.32	97.57	-12.06	-8.04	-4.02	0.00	2000
2050	96.25	99.79	97.09	-12.03	-8.02	-4.01	0.00	2050
2100	95.79	99.28	96.62	-12.00	-8.00	-4.00	0.00	2100
2150	95.35	98.79	96.17	-11.97	-7.98	-3.99	0.00	2150
2200	94.91	98.31	95.73	-11.95	-7.96	-3.98	0.00	2200
2250	94.49	97.84	95.30	-11.92	-7.95	-3.97	0.00	2250
2300	94.07	97.38	94.88	-11.89	-7.93	-3.96	0.00	2300
2350	93.67	96.94	94.48	-11.87	-7.91	-3.96	0.00	2350
2400	93.28	96.51	94.08	-11.85	-7.90	-3.95	0.00	2400
2450	92.90	96.08	93.69	-11.82	-7.88	-3.94	0.00	2450
2500	92.53	95.67	93.32	-11.80	-7.87	-3.93	0.00	2500
2550	92.16	95.27	92.95	-11.78	-7.85	-3.93	0.00	2550
2600	91.81	94.88	92.59	-11.75	-7.84	-3.92	0.00	2600
2650	91.46	94.50	92.24	-11.73	-7.82	-3.91	0.00	2650
2700	91.12	94.12	91.89	-11.71	-7.81	-3.90	0.00	2700
2750	90.79	93.76	91.56	-11.69	-7.79	-3.90	0.00	2750
2800	90.46	93.40	91.23	-11.67	-7.78	-3.89	0.00	2800
2850	90.15	93.05	90.91	-11.65	-7.77	-3.88	0.00	2850
2900	89.83	92.70	90.59	-11.63	-7.75	-3.88	0.00	2900
2950	89.53	92.37	90.28	-11.61	-7.74	-3.87	0.00	2950
3000	89.23	92.04	89.98	-11.59	-7.73	-3.86	0.00	3000

SQUARE FOOT COSTS

**CLASS D
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	139.73	148.85	140.72	-2.74	-15.75	-19.41	400
450	136.25	144.89	137.15	-2.61	-15.02	-18.74	450
500	133.21	141.44	134.04	-2.50	-14.39	-18.16	500
550	130.52	138.39	131.28	-2.41	-13.85	-17.65	550
600	128.11	135.66	128.81	-2.32	-13.37	-17.20	600
650	125.94	133.19	126.59	-2.25	-12.95	-16.80	650
700	123.95	130.95	124.56	-2.18	-12.57	-16.43	700
750	122.14	128.90	122.70	-2.12	-12.22	-16.09	750
800	120.46	127.01	120.98	-2.06	-11.91	-15.79	800
850	118.91	125.26	119.40	-2.01	-11.62	-15.51	850
900	117.46	123.63	117.92	-1.96	-11.35	-15.24	900
950	116.11	122.11	116.53	-1.92	-11.11	-15.00	950
1000	114.84	120.68	115.24	-1.88	-10.88	-14.77	1000
1050	113.65	119.34	114.02	-1.84	-10.67	-14.56	1050
1100	112.52	118.08	112.87	-1.81	-10.47	-14.36	1100
1150	111.46	116.88	111.78	-1.77	-10.28	-14.17	1150
1200	110.45	115.75	110.75	-1.74	-10.11	-13.99	1200
1250	109.48	114.67	109.77	-1.71	-9.94	-13.82	1250
1300	108.57	113.65	108.83	-1.69	-9.79	-13.66	1300
1350	107.70	112.67	107.94	-1.66	-9.64	-13.51	1350
1400	106.86	111.73	107.09	-1.64	-9.50	-13.36	1400
1450	106.06	110.84	106.27	-1.61	-9.36	-13.22	1450
1500	105.29	109.98	105.49	-1.59	-9.24	-13.09	1500
1550	104.56	109.16	104.74	-1.57	-9.12	-12.96	1550
1600	103.85	108.37	104.02	-1.55	-9.00	-12.84	1600
1650	103.17	107.61	103.32	-1.53	-8.89	-12.72	1650
1700	102.51	106.88	102.65	-1.51	-8.78	-12.61	1700
1750	101.88	106.17	102.00	-1.49	-8.68	-12.50	1750
1800	101.26	105.49	101.38	-1.48	-8.58	-12.40	1800
1850	100.67	104.83	100.78	-1.46	-8.49	-12.30	1850
1900	100.10	104.19	100.19	-1.44	-8.40	-12.20	1900
1950	99.54	103.57	99.63	-1.43	-8.31	-12.10	1950
2000	99.01	102.97	99.08	-1.41	-8.22	-12.01	2000
2050	98.48	102.39	98.54	-1.40	-8.14	-11.92	2050
2100	97.98	101.83	98.03	-1.38	-8.06	-11.84	2100
2150	97.48	101.28	97.53	-1.37	-7.99	-11.76	2150
2200	97.01	100.75	97.04	-1.36	-7.91	-11.68	2200
2250	96.54	100.23	96.57	-1.35	-7.84	-11.60	2250
2300	96.09	99.73	96.10	-1.33	-7.77	-11.52	2300
2350	95.65	99.24	95.65	-1.32	-7.71	-11.45	2350
2400	95.22	98.76	95.22	-1.31	-7.64	-11.38	2400
2450	94.80	98.30	94.79	-1.30	-7.58	-11.31	2450
2500	94.39	97.84	94.37	-1.29	-7.52	-11.24	2500
2550	93.99	97.40	93.97	-1.28	-7.46	-11.17	2550
2600	93.60	96.97	93.57	-1.27	-7.40	-11.11	2600
2650	93.22	96.55	93.18	-1.26	-7.34	-11.05	2650
2700	92.84	96.13	92.80	-1.25	-7.29	-10.98	2700
2750	92.48	95.73	92.43	-1.24	-7.23	-10.92	2750
2800	92.12	95.34	92.07	-1.23	-7.18	-10.87	2800
2850	91.78	94.95	91.71	-1.22	-7.13	-10.81	2850
2900	91.44	94.57	91.37	-1.21	-7.08	-10.75	2900
2950	91.10	94.20	91.03	-1.20	-7.03	-10.70	2950
3000	90.77	93.84	90.69	-1.19	-6.98	-10.64	3000

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

	Number of Stories							
	1	1+	1 1/4	1 1/2	1 3/4	2	Bi	Tri
HEATING SYSTEMS								
Forced-warm-air, without return ducts, deduct	-0.71	-0.71	-0.90	-1.07	-1.26	-1.43	-1.43	-1.07
Forced-hot-water/steam, add	2.42	2.42	3.06	3.63	4.27	4.84	4.84	3.63
Electric wall heaters, baseboard type, deduct	-0.35	-0.35	-0.44	-0.53	-0.62	-0.70	-0.70	-0.53
Electric, ceiling radiant, deduct	-0.62	-0.62	-0.75	-0.92	-1.09	-1.23	-1.23	-0.92
Electric wall heaters, deduct	-1.88	-1.88	-2.38	-2.82	-3.32	-3.76	-3.76	-2.82
Radiant (in-floor), add	2.47	2.47	3.13	3.71	4.37	4.95	4.95	3.71
Space heaters, deduct	-1.97	-1.97	-2.49	-2.95	-3.47	-3.94	-3.94	-2.95
Wall or floor furnace, no ducts, deduct	-1.69	-1.69	-2.14	-2.54	-2.99	-3.39	-3.39	-2.54
HEATING AND COOLING, COMBINED SYSTEMS								
Forced air, A/C using heating ducts, add	2.25	2.25	2.84	3.38	3.98	4.51	4.51	3.38
Heat pump with supplemental heat, add	2.84	2.84	3.58	4.26	5.00	5.67	5.67	4.26
Air conditioning only with separate ducts, add	5.45	5.45	6.89	8.18	9.61	10.91	10.91	8.18
No heating, deduct	-3.31	-3.31	-4.18	-4.97	-5.83	-6.62	-6.62	-4.97

Wood-burning unit added on to furnace: Add \$1,450 to the final cost of home. Includes material 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	\$50.20	\$42.18	\$26.12
Brick veneer	\$54.74	44.96	27.27

MASONRY TRIM

Brick or equal, per sq. ft. of wall area	\$ 10.55
Brick 4' high, per lin. ft.	42.15
Brick, full 1-story, per lin. ft.	84.25
Brick, full 2-story, per lin. ft.	168.55
Stone or equal, per sq. ft. of wall area	22.45

MICHIGAN BASEMENT

Michigan basements can frequently be estimated by using 1/2 of the crawl space deduction. Deduct for no concrete floor: \$3.48 per square foot of basement area.

HOUSE ON PIERS

When piers replace a full foundation wall, multiply the crawl space deduction by 1.45.

PLUMBING, SEWER AND WATER

Average cost per fixture	\$ 750
Extra bath, three fixtures	2,375
Two fixtures	1,575
Water softener, automatic	1,690
Manual	1,050
Solar water heating system with panels	4,800
No plumbing, deduct	-4,000
Extra toilet	785
Extra sink	475
Separate shower (fiberglass)	765
Ceramic tile floor	540
Ceramic tile wainscoting	1,400
Ceramic tile tub alcove	465
Bathroom vent fan	125

WATER AND WASTE DISPOSAL

City water and sewer connections	\$1,750
Water well 200 ft.	7,450
Septic system, 1,000 gallons	3,120
2,000 gallons	6,272

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

BASEMENT FINISH

Costs per square foot of floor area:	
Recreation room	\$13.50
Finished living area	22.90
Walk-out, below grade, cost of door	1,110
Walk-out, above grade, cost of door	1,390

BUILT-INS

Appliance allowance, (if not itemized)	\$1,220
Cooktop, countertop, four burners	370
Dishwasher, built-in	385
Garbage disposal	135
Heater, bathroom, without fan	125
With fan	180
Hot tub, with whirlpool, built-in	4,345
Hood, range, unvented	170
Vented	305
Intercom system, master station	450
Satellite	95
Whirlpool tub (Jacuzzi)	4,345
Whirlpool tub when it replaces regular bathtub	3,580
Oven, single, built-in	660
Microwave	165
Range, drop in, with standard oven	700
With self cleaning oven	910
Sauna with heater and controls	3,175
Trash compactor	545
Vacuum, central system	1,750

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 D

FIREPLACES	
Inside chimney, 1 story	\$3,075
1 1/2 and 2 story	3,875
add for 2nd fireplace, same stack	2,625
Two sided fireplace	4,450
Outside chimney, 1 story	3,700
1 1/2 and 2 story	4,625
Prefabricated, 1 story	1,370
Add if 2 story	290
Heat-circulating device	385
Raised hearth	220
Wood burning stove, free standing permanent ..	1,325
Direct-vented (no chimney) gas fireplace	1,555

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	18.60	32.85	53.40	71.40	35.05	49.30	69.85	87.82	25
50	14.95	27.25	41.70	53.70	23.80	36.10	50.60	62.57	50
75	13.40	25.15	37.65	47.60	20.20	32.00	44.45	54.44	75
100	11.80	23.10	34.55	43.55	16.60	27.90	39.35	48.34	100
125	11.45	22.45	32.85	40.70	15.60	26.65	37.30	45.28	125
150	11.15	21.95	31.55	38.50	14.80	25.65	35.20	42.20	150
175	10.80	21.15	30.40	36.85	13.85	24.40	33.60	40.11	175
200	10.50	20.80	29.45	35.45	13.05	23.40	32.00	38.01	200
250	9.75	19.50	27.65	33.05	10.95	20.75	29.25	34.77	250
300	9.15	18.55	26.20	31.20	9.45	18.85	26.55	31.53	300
350	8.95	18.30	26.00	30.95	9.40	18.75	26.45	31.41	350
400	8.80	18.15	25.80	30.75	9.35	18.65	26.35	31.32	400
450	8.70	18.00	25.60	30.55	9.30	18.60	26.30	31.24	450
500	8.55	17.85	25.45	30.40	9.25	18.55	26.25	31.17	500
550	8.45	17.75	25.30	30.25	9.20	18.50	26.20	31.11	550
600	8.35	17.60	25.20	30.10	9.15	18.45	26.15	31.04	600
650	8.25	17.50	25.10	30.00	9.15	18.40	26.10	30.99	650
700	8.20	17.40	24.95	29.90	9.10	18.35	26.05	30.94	700

Size for Rates	ADD BASEMENT UNDER	DEDUCT SHALLOW FOUNDATION	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 \$60.00 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.	WOOD DECKS			Size for Rates
				TREATED WOOD	PINE OR SIMILAR	REDWOOD OR CEDAR	
25	16.60	-12.20		32.65	26.10	35.20	25
50	16.25	-8.90		24.10	19.25	26.75	50
75	16.00	-7.40		19.94	15.91	24.09	75
100	15.85	-6.50		17.45	13.95	20.70	100
125	15.75	-5.90		16.71	13.33	20.36	125
150	15.65	-5.40		15.69	12.52	19.18	150
175	15.55	-5.05		14.88	11.87	18.23	175
200	15.50	-4.75		14.20	11.35	17.15	200
250	15.40	-4.30		13.15	10.49	16.21	250
300	15.30	-3.95		12.35	9.85	15.26	300
350	15.20	-3.70		11.71	9.33	14.51	350
400	15.15	-3.45		11.18	8.91	13.88	400
450	15.05	-3.30		10.73	8.56	13.36	450
500	15.00	-3.15		10.35	8.25	12.90	500
550	14.95	-3.00		10.01	7.98	12.50	550
600	14.95	-2.90		9.72	7.75	12.15	600
650	14.90	-2.80		9.45	7.53	11.83	650
700	14.85	-2.70		9.21	7.34	11.55	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	29.20	33.15	36.30	33.70	38.95	41.40	6.00	240
308	26.35	29.75	32.45	30.25	34.75	36.90	5.70	308
352	24.95	28.10	30.60	28.55	32.70	34.65	5.55	352
400	23.65	26.60	28.90	27.00	30.85	32.65	5.40	400
440	23.05	25.85	28.05	26.25	29.90	31.65	5.35	440
480	22.45	25.15	27.25	25.55	29.10	30.75	5.30	480
528	21.85	24.45	26.45	24.80	28.20	29.80	5.20	528
576	21.30	23.80	25.70	24.15	27.40	28.95	5.15	576
600	21.10	23.50	25.40	23.85	27.05	28.55	5.10	600
624	20.90	23.30	25.15	23.65	26.75	28.25	5.10	624
800	19.80	21.95	23.65	22.30	25.10	26.45	4.95	800
864	19.50	21.65	23.25	21.95	24.70	26.05	4.95	800
1020	18.95	20.95	22.50	21.25	23.90	25.10	4.85	1020

Common wall deduction for attached garage								
1/2-wall	660	805	910	830	1,010	1,100	-----	1/2-wall
1-wall	1,325	1,615	1,825	1,660	2,020	2,200	-----	1-wall
1 1/2-wall	1,985	2,420	2,735	2,490	3,035	3,300	-----	1 1/2-wall
2-wall	2,650	3,230	3,645	3,320	4,045	4,400	-----	2-wall

No concrete floor, deduct per sq.ft. -\$4.15
 Base cost includes uninsulated single or double garage doors, depending on the size of the garage. For insulated doors, add per square foot of door:

Single \$2.60 Double \$1.95
 Door opener, radio controlled add 315

For basement garage, add to residence:

1-car \$ 1,725 2-car \$2,400
 1 1/2-car 2,050 3-car 3,200

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 \$7.75 per square foot (stairway, floorboards, electrical, 6-foot headroom).

BALCONIES (Airing)

(Costs per square foot of floor area:)

Wood floors \$18.20
 Cement composition floor 26.75
 Add for roof 11.30

BREEZEWAYS

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

	Finished Interior	Unfinished Interior
Framed wall, solid	\$39.45	\$31.40
Knee wall w/glass and screen panel	54.50	47.90
Screen only	30.45	24.75

CARPORTS

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

Aluminum, corrugated	\$ 9.25
Composition shingles	10.20
Built-up tar and gravel	10.35
Wood shingles	11.55
Fiberglass	9.00

DRIVES, WALKS AND PATIOS

(Costs per square foot of floor area:)

Crushed rock	\$1.57
Asphalt paving	2.01
Asphalt paving w/sealer	2.21
Concrete paving 3 1/2"	4.30
4"	4.51
4" reinforced	4.92
5" reinforced	5.33
Brick on 2" sand base	11.33
Flagstone on 2" sand base	12.75
Patio blocks on 2" sand base	9.75

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 D

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	\$63.75	\$61.50
100	53.25	51.25
150	49.25	46.00
200	46.00	43.00
250	43.75	40.25
300	42.25	39.00
400	40.00	36.00
600	36.25	32.00
800	34.50	29.50
1,000	32.25	-----

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

Professional labor	(base)
Amateur workmanship	-20%
Custom Installation	+25%
Planting benches	\$4.75
Partitions, glazed, per square foot of partition	\$11.95
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	\$ 260
100	560
150	560
200	720
250	720
300	720
400	905
600	905
800	905
1,000	1,130

For gable end doors, add	\$ 645
Heaters	715
Humidifiers	565
Coolers	1,140
Ventilating fans	355

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	\$114.75
100	95.00
150	86.75
200	80.50
250	77.25
300	72.00
400	63.75
600	61.50
800	57.50
1,000	53.25

ADJUSTMENTS

Extra tall bays	+15%
Laminated wood framing	+10%
Straight eaves	-7%
Custom designed	+50%
For corner hips and valleys, add per square ft.	\$30.75
For decorative lights incorporated into frame members, add per linear foot	20.15
For built-in shades, add per square foot	13.75
For motorized operation, add per operator.	950

