

INTRODUCTION: TOWN HOUSES/DUPLEXES

DEFINITIONS

Town Houses are single-family, attached residences that may also be referred to as Duplexes, and may include Four-plexes.

Each Town House living unit is one of a group of two or more units that are joined by common walls. Town Houses will never have other units above or below. Town Houses always have individual exterior entries. Town Houses do not have more than two walls that are common with adjacent

FIVE DIFFERENT CLASSES

Town Houses/Duplexes are categorized into five Classes (quality levels) CD through A. These quality levels are roughly equivalent to the quality levels of the same names in the single-family detached residential schedules. The Unit-in-Place section can be used to make adjustments and additions to the Town House/Duplex schedules, although the Town House/Duplex schedules were not built up from the Unit-in-Place section.

PHOTOGRAPHS

Photographs are intended to illustrate the general characteristics of this type of housing in a given class (i.e., roof overhang, roof pitch, type and quality of materials used, etc.), and are not an indication of typical size or setting.

COSTS

THE SQUARE FOOT COSTS INCLUDE: A normal allowance for plans, specifications and general contractors' overhead and profit.

THE SQUARE FOOT COSTS DO NOT INCLUDE: Appliances, drapes, garages, carports, and other optional items. These items can be priced separately from the individual cost pages under ADJUSTMENTS AND ADDITIONS.

STEP BY STEP

There are five steps involved in arriving at a final Square Foot Cost:

Step 1) Determine class of Town House/Duplex.

Step 2) Select either "Inside Unit" or "Outside Unit" Square Foot Costs.

Step 3) Make adjustments and additions as necessary.

Step 4) Apply County Multiplier.

Step 5) Apply the proper depreciation multiplier. Since Town Houses and Duplexes are frequently rented investment properties, the assessor must consider whether the residential or the commercial depreciation tables are the most applicable to the particular building being priced from this section.

PRICING EXAMPLE

A pricing example is included at the end of this section.

GENERAL DESCRIPTION

Class CD Town Houses and Duplexes are constructed with minimum compliance to uniform building codes. The building shape is usually rectangular, with little or no attention given to ornamentation or architectural design. The overall quality of materials and workmanship is below average, and the interior is plain, with few refinements.

PHOTOGRAPHS**COMPONENT DESCRIPTIONS**

EXTERIOR WALLS . . . Wood frame with siding. Moderate fenestration using inexpensive sash.

ROOF STRUCTURE . . . Wood structure with lightweight composition shingles or built-up with small rocks.

INTERIOR PARTITIONS AND FINISH . . . Wood-framed, with taped and painted drywall. Doors are stock, hollow-core or flat panel, with low-grade hardware. Small bedroom closets with inexpensive wardrobe or hinged doors.

INSULATION . . . Wall and ceiling insulation based upon an extreme climate is included in the base cost.

FLOOR FINISH . . . Inexpensive carpet and pad, or vinyl composition tile.

CEILING . . . Drywall with one coat of paint, some enamel paint in kitchen and bath.

FOUNDATION . . . Concrete perimeter foundation with continuous foundation or piers under interior bearing walls.

BASEMENT WALLS . . . Poured concrete or concrete block walls.

BASEMENT FLOOR . . . Concrete slab, floor drains.

FLOOR CONSTRUCTION . . . Wood joists and bridging beams and posts. Wood subfloor also on upper-story floors.

HEATING AND AIR CONDITIONING . . . Forced-air heating system with minimum output and ductwork.

ELECTRICAL . . . Minimum number of outlets and low-cost fixtures.

PLUMBING . . . Fixtures include lavatory, water closet, bathtub with shower, kitchen sink and water heater.

BUILT-IN UNITS . . . Inexpensive paint-grade or vinyl-veneer kitchen cabinets. Cabinet tops are laminated plastic or plain tile, with a low splash.

TOWN HOUSES AND DUPLEXES

CLASS CD

SQUARE FOOT COSTS

The following Square Foot Cost tables are representative of the occupancies described on the adjacent page. **PLEASE NOTE:** Costs include an unfinished concrete block basement. The columns entitled "Wood Basement", "Crawl Space" and "Slab on Grade" are for adjusting your occupancy if it differs from the base. For other adjustments, see following pages.

INSIDE UNIT: Apply to ground floor area.

Ground Area	1 Story	1-1/2 Story	2 Story	Bi-Level	Tri-Level	Wood Basement	Crawl Space	Slab on Grade	Ground Area
400	62.45	76.15	95.00	75.63	76.73	-2.97	-7.55	-8.99	400
500	58.74	71.99	89.67	70.79	72.09	-2.69	-7.18	-8.58	500
600	55.87	68.75	85.56	67.06	68.51	-2.47	-6.88	-8.25	600
700	53.55	66.13	82.21	64.08	65.61	-2.32	-6.63	-7.99	700
800	51.62	63.93	79.43	61.58	63.22	-2.19	-6.43	-7.76	800
900	49.98	62.06	77.05	59.47	61.17	-2.08	-6.26	-7.57	900
1000	48.55	60.44	74.99	57.65	59.40	-1.98	-6.11	-7.40	1000
1200	46.18	57.73	71.54	54.62	56.43	-1.83	-5.85	-7.12	1200
1400	44.27	55.52	68.75	52.17	54.06	-1.71	-5.65	-6.89	1400
1600	42.67	53.68	66.42	50.15	52.08	-1.61	-5.48	-6.69	1600
1800	41.31	52.10	64.43	48.44	50.38	-1.53	-5.33	-6.53	1800
2000	40.13	50.74	62.69	46.95	48.93	-1.46	-5.20	-6.39	2000
2200	39.10	49.53	61.17	45.64	47.65	-1.40	-5.08	-6.26	2200
2400	38.17	48.46	59.81	44.48	46.49	-1.35	-4.98	-6.15	2400
2600	37.34	47.50	58.59	43.43	45.47	-1.29	-4.90	-6.04	2600

OUTSIDE UNIT: Apply to ground floor area.

Ground Area	1 Story	1-1/2 Story	2 Story	Bi-Level	Tri-Level	Wood Basement	Crawl Space	Slab on Grade	Ground Area
400	66.19	80.72	100.70	80.16	81.32	-3.15	-8.02	-9.53	400
500	62.26	76.30	95.06	75.04	76.41	-2.85	-7.61	-9.09	500
600	59.22	72.88	90.69	71.09	72.62	-2.63	-7.30	-8.74	600
700	56.76	70.09	87.14	67.91	69.56	-2.45	-7.03	-8.46	700
800	54.72	67.77	84.19	65.28	67.00	-2.31	-6.82	-8.23	800
900	52.97	65.78	81.68	63.05	64.83	-2.20	-6.64	-8.02	900
1000	51.47	64.06	79.48	61.10	62.96	-2.10	-6.48	-7.84	1000
1200	48.95	61.18	75.83	57.89	59.83	-1.94	-6.20	-7.55	1200
1400	46.92	58.85	72.87	55.31	57.31	-1.81	-5.99	-7.30	1400
1600	45.23	56.90	70.40	53.17	55.21	-1.71	-5.81	-7.11	1600
1800	43.79	55.23	68.30	51.35	53.42	-1.61	-5.65	-7.08	1800
2000	42.55	53.79	66.46	49.76	51.86	-1.55	-5.51	-6.78	2000
2200	41.44	52.51	64.84	48.38	50.50	-1.48	-5.39	-6.64	2200
2400	40.47	51.37	63.40	47.14	49.29	-1.42	-5.29	-6.52	2400
2600	39.59	50.35	62.10	46.04	48.20	-1.38	-5.19	-6.41	2600

CLASS CD

ADJUSTMENTS AND ADDITIONS

EXTERIOR FINISH

For other than wood siding, make the following adjustments to the cost per square foot of ground area:

Masonry veneer	+ 8%
Common brick	+12%
Concrete block	+ 4%

ROOF STRUCTURE

For other than wood structure with lightweight composition shingle, make the following adjustment per square foot of ground area:

Wood shingle	\$1.07
Wood shake	1.27
Composition roll	-.45

HEATING AND COOLING: Additions or deductions per square foot of ground area.

	Number of Stories				
	1	1-1/2	2	Bi	Tri
HEATING SYSTEMS					
Forced-warm-air, without return ducts, deduct	-.72	-1.07	-1.43	-1.43	-1.07
Forced-hot-water/steam, add97	1.46	1.94	1.94	1.46
Electric wall heaters, baseboard type, deduct	-.22	-.33	-.43	-.43	-.33
Electric, ceiling radiant, deduct	-.07	-.10	-.14	-.14	-.10
Electric wall heaters, deduct	-2.32	-3.47	-4.63	-4.63	-3.47
Radiant (in-floor), add90	1.35	1.80	1.80	1.35
Space heaters, deduct	-2.86	-4.29	-5.71	-5.71	-4.29
Wall or floor furnace, no ducts, deduct	-1.63	-2.45	-3.26	-3.26	-2.45
HEATING AND COOLING COMBINED SYSTEMS					
Forced air, A/C using heating ducts, add	1.86	2.80	3.73	3.73	2.80
Heat pump with supplemental heat, add	2.44	3.65	4.87	4.87	3.65
Air conditioning only with separate ducts, add	4.56	6.84	9.12	9.12	6.84
No heating, deduct	-3.52	-5.29	-7.05	-7.05	-5.29

Wood-burning unit added on to furnace: Add \$1,375 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.

PLUMBING

PLUMBING . . . Cost each:

Average cost per fixture	\$ 630
Extra bath, three fixtures	1,975
Two fixtures	1,325
Water softener, automatic	1,125
Manual	725
Extra toilet	645
Extra sink	395
Separate shower (fiberglass)	670
Bathroom vent fan	115

FIREPLACES

Stories	1	2
Inside chimney	\$2,900	\$3,425
Outside chimney	3,450	4,150
Prefabricated	1,710	2,165

For other fireplaces, see Unit-in-Place costs.

PORCHES

For exterior stairways, add per flight as follows: Wood, \$765; cement composition, \$1,320. For porches, refer to Class CD residential porch schedule, Page 53, or see next page.

BASEMENT FINISH

Costs per square foot of floor area:

Recreation room	\$11.30
Finished living area	16.65
Walk-out, hillside, cost of door	725

BUILT-INS

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

WATER AND WASTE DISPOSAL

City water and sewer connections	\$2,050
Water well, 200 feet	4,675
Septic system, 1,500 gallons	3,675
2,000 gallons	4,750

The cost for each unit over one for water and sewer will vary by location.

OTHER ADJUSTMENTS

Please refer to Class CD Site-built residences, Adjustments and Additions, Pages 52 – 55 and Unit-in-Place sections.

ADJUSTMENTS AND ADDITIONS

CLASS CD

GARAGES: Base costs include electric lighting.

On slab – 18" Foundation				On slab – 42" Foundation				
Size in Sq. Ft.	Siding	Block	Brick	Siding	Block	Brick	Finished Interior	Size in Sq. Ft.
240	24.80	25.95	31.55	28.10	28.95	34.10	4.65	240
308	22.15	23.05	27.65	24.80	25.55	29.75	4.25	308
352	20.85	21.65	25.75	23.25	24.05	27.65	3.95	352
400	19.75	20.55	24.05	21.85	22.65	25.85	3.85	400
440	18.90	19.55	22.75	20.85	21.55	24.55	3.65	440
480	18.20	18.85	21.85	20.05	20.65	23.35	3.55	480
528	17.50	18.05	20.65	19.20	19.70	22.25	3.35	528
600	16.50	16.90	19.25	18.10	18.60	20.65	3.25	600
800	14.55	14.80	16.65	15.65	16.05	17.75	2.85	800
1020	12.95	13.30	14.55	13.95	14.40	15.50	2.70	1020

Common wall deduction for attached garage

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

No concrete floor, deduct \$3.10

Base cost includes uninsulated single or double garage doors, depending on the size of the garage. For insulated garage doors, add per square foot of door:

Single \$1.31 Double \$1.13

Door opener, add – radio controlled 375

Mechanical 350

For basement garage, add to residence:

1-car \$1,525 2-car \$2,075

1-1/2-car 1,775 3-car 3,300

For pole construction deduct 25% from 18" Foundation, Siding rate.

For living area above garage use overhang rates. (Base cost contains forced-warm-air heat only. For other types of heating/cooling use the 1-Story Heating and Cooling Adjustments for this square footage only).

For storage area above garage, add \$3.85 per square foot (stairway, floorboards, electrical, 6-foot headroom).

CARPORTS

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

Aluminum, corrugated	\$7.50
Composition shingles	7.75
Built-up tar and gravel	8.00
Wood shingles	8.75
Fiberglass	6.50

PORCHES AND DECKS

CONCRETE FLOOR with 42" foundation					WOOD FLOOR with 42" foundation				
Sym.	CPP	CCP	CSEP	CGEP	WPP	WCP	WSEP	WGEP	Sym.
Size for Rates	PLATFORM PORCH	COVERED PORCH	SCREEN-ENCLOSED PORCH	GLASS-ENCLOSED PORCH	PLATFORM PORCH	COVERED PORCH	SCREEN-ENCLOSED PORCH	GLASS-ENCLOSED PORCH	Size for Rates
12	35.85	70.50	86.35	112.00	35.15	69.75	85.60	111.20	12
25	26.75	51.30	62.75	81.15	25.90	50.55	61.95	80.40	25
50	18.85	36.15	43.75	56.10	18.10	35.40	43.00	55.30	50
75	16.20	31.15	37.45	47.70	15.45	30.40	36.70	46.95	75
100	14.90	28.65	34.35	43.60	14.15	27.85	33.50	42.75	100
125	13.20	25.50	30.35	38.25	12.45	24.75	29.55	37.45	125
150	12.25	23.85	28.25	35.45	11.50	23.10	27.50	34.70	150
175	11.65	22.70	26.80	33.45	10.90	21.90	26.05	32.70	175
200	10.95	21.45	25.25	31.40	10.20	20.70	24.50	30.65	200
250	10.20	20.05	23.45	29.00	9.40	19.25	22.70	28.20	250
300	9.65	19.10	22.20	27.35	8.90	18.25	21.45	26.55	300
400	9.00	17.85	20.75	25.35	8.25	17.10	19.90	24.55	400
450	8.60	17.15	19.80	24.15	7.85	16.40	19.05	23.40	450
500	8.20	16.45	18.90	22.90	7.40	15.65	18.15	22.15	500
600	7.70	15.55	17.75	21.30	6.90	14.80	16.95	20.55	600
700	7.60	15.35	17.50	21.05	6.85	14.60	16.80	20.25	700
	ADD	DEDUCT							

Size for Rates	BASEMENT UNDER	SHALLOW FOUNDATION		TREATED WOOD	PINE OR SIMILAR	REDWOOD OR CEDAR	Size for Rates
12	23.80	-16.40		20.60	16.15	30.90	12
25	17.45	-11.75		13.55	10.65	20.30	25
50	11.95	- 7.85		9.85	7.80	14.75	50
75	10.05	- 6.50		8.60	6.75	12.85	75
100	9.20	- 5.85		7.95	6.30	11.90	100
125	8.00	- 4.95		7.50	5.95	11.20	125
150	7.35	- 4.55		7.20	5.70	10.70	150
175	6.95	- 4.25		6.95	5.55	10.45	175
200	6.40	- 3.90		6.75	5.35	10.15	200
250	5.90	- 3.50		6.55	5.20	9.80	250
300	5.55	- 3.25		6.35	5.05	9.60	300
400	5.05	- 2.90		6.20	4.95	9.30	400
450	4.85	- 2.70		6.15	4.85	9.15	450
500	4.55	- 2.50		6.00	4.75	9.00	500
600	4.20	- 2.25		5.90	4.70	8.90	600
700	4.10	- 2.20		5.85	4.65	8.80	700

For details of building materials included in Porches, see Glossary under symbol name. Example: For concrete platform porch, see Glossary under "CPP". For a more complete discussion of porches and decks, refer to Class CD Site-built, "Adjustments and Additions", Page 53.

GENERAL DESCRIPTION

Class C Town Houses and Duplexes are constructed to local building code and will exceed the minimum requirements of mortgage insuring agencies. Overall architectural design is simple, with attention given only to the front elevation to distinguish one unit from another. The overall quality of materials and workmanship is average.

PHOTOGRAPHS**COMPONENT DESCRIPTIONS**

EXTERIOR WALLS . . . Wood frame with siding. Adequate fenestration using standard-grade sash.

ROOF STRUCTURE . . . Wood structure with lightweight composition shingles or built-up with small rocks.

INTERIOR PARTITIONS AND FINISH . . . Wood framed, with taped and painted drywall. Doors are stock, hollow-core or flat panel, with standard grade hardware. Adequate wardrobe-type bedroom, guest, and shelved linen closets.

INSULATION . . . Wall and ceiling insulation based upon an extreme climate is included in the base.

FLOOR FINISH . . . Carpet and asphalt or vinyl composition tile.

CEILING . . . Drywall with one coat of paint, some enamel paint in kitchen and bath.

FOUNDATION . . . Concrete perimeter foundation with continuous foundation or piers under interior bearing walls.

BASEMENT WALLS . . . Poured concrete or concrete block walls.

BASEMENT FLOOR . . . Concrete slab, floor drains.

FLOOR CONSTRUCTION . . . Wood joists and bridging beams and posts. Wood subfloor also on upper-story floors.

HEATING AND AIR CONDITIONING . . . Forced-air heating system with adequate output and ductwork.

ELECTRICAL . . . Adequate number of outlets and standard-grade fixtures.

PLUMBING . . . Fixtures include lavatory, water closet, bathtub with shower, kitchen sink and water heater.

BUILT-IN UNITS . . . Hardwood veneer or paint-grade wood kitchen cabinets. Cabinet tops are laminated plastic or ceramic tile with splash.

TOWN HOUSES AND DUPLEXES

CLASS C

SQUARE FOOT COSTS

The following Square Foot Cost tables are representative of the occupancies described on the adjacent page. **PLEASE NOTE:** Costs include an unfinished concrete block basement. The columns entitled "Wood Basement", "Crawl Space" and "Slab on Grade" are for adjusting your occupancy if it differs from the base. For other adjustments, see following pages.

INSIDE UNIT: Apply to ground floor area.

Ground Area	1 Story	1-1/2 Story	2 Story	Bi-Level	Tri-Level	Wood Basement	Crawl Space	Slab on Grade	Ground Area
400	69.85	85.64	107.19	88.90	85.99	-4.84	-9.62	-11.81	400
500	65.84	81.10	101.40	83.64	80.99	-4.28	-8.94	-11.04	500
600	62.72	77.57	96.89	79.58	77.11	-3.86	-8.43	-10.46	600
700	60.20	74.72	93.25	76.30	73.98	-3.54	-8.01	-9.98	700
800	58.09	72.32	90.20	73.56	71.37	-3.30	-7.68	-9.59	800
900	56.30	70.29	87.59	71.23	69.15	-3.09	-7.39	-9.27	900
1000	54.74	68.51	85.33	69.21	67.23	-2.92	-7.14	-8.97	1000
1200	52.16	65.53	81.55	65.85	64.01	-2.63	-6.73	-8.49	1200
1400	50.06	63.10	78.48	63.13	61.41	-2.41	-6.40	-8.12	1400
1600	48.31	61.10	75.91	60.87	59.24	-2.24	-6.12	-7.80	1600
1800	46.82	59.36	73.72	58.95	57.40	-2.10	-5.90	-7.52	1800
2000	45.52	57.87	71.81	57.28	55.79	-1.98	-5.71	-7.30	2000
2200	44.39	56.54	70.13	55.81	54.39	-1.88	-5.52	-7.09	2200
2400	43.37	55.34	68.62	54.49	53.13	-1.79	-5.37	-6.90	2400
2600	42.46	54.28	67.28	53.32	52.00	-1.71	-5.24	-6.75	2600

OUTSIDE UNIT: Apply to ground floor area.

Ground Area	1 Story	1-1/2 Story	2 Story	Bi-Level	Tri-Level	Wood Basement	Crawl Space	Slab on Grade	Ground Area
400	74.04	90.77	113.61	94.23	91.16	-5.13	-10.19	-12.51	400
500	69.78	85.96	107.47	88.66	85.85	-4.54	- 9.48	-11.71	500
600	66.47	82.23	102.71	84.35	81.75	-4.10	- 8.93	-11.08	600
700	63.80	79.21	98.85	80.87	78.43	-3.76	- 8.50	-10.59	700
800	61.58	76.66	95.62	77.98	75.65	-3.50	- 8.14	-10.17	800
900	59.67	74.50	92.85	75.52	73.31	-3.27	- 7.83	- 9.82	900
1000	58.03	72.61	90.44	73.36	71.25	-3.08	- 7.57	- 9.51	1000
1200	55.28	69.45	86.44	69.80	67.84	-2.79	- 7.13	- 9.01	1200
1400	53.06	66.90	83.19	66.92	65.09	-2.56	- 6.78	- 8.61	1400
1600	51.21	64.75	80.47	64.53	62.80	-2.38	- 6.50	- 8.26	1600
1800	49.63	62.93	78.15	62.49	60.85	-2.22	- 6.25	- 7.98	1800
2000	48.26	61.34	76.12	60.70	59.15	-2.09	- 6.05	- 7.73	2000
2200	47.04	59.92	74.34	59.15	57.65	-1.99	- 5.86	- 7.51	2200
2400	45.96	58.66	72.75	57.77	56.31	-1.90	- 5.70	- 7.33	2400
2600	45.00	57.54	71.31	56.52	55.11	-1.81	- 5.55	- 7.14	2600

CLASS C

ADJUSTMENTS AND ADDITIONS

EXTERIOR FINISH

For other than wood siding, make the following adjustments to the cost per square foot of ground area:

Masonry veneer	+ 8%
Common brick	+12%
Concrete block	+ 4%

ROOF STRUCTURE

For other than wood structure with lightweight composition shingle, make the following adjustment per square foot of ground area:

Wood shingle	\$1.23
Wood shake	1.43
Composition roll	- .46

HEATING AND COOLING: Additions or deductions per square foot of ground area.

	Number of Stories				
	1	1-1/2	2	Bi	Tri
HEATING SYSTEMS					
Forced-warm-air, without return ducts, deduct	- .78	-1.18	-1.57	-1.57	-1.18
Forced-hot-water/steam, add	1.11	1.66	2.22	2.22	1.66
Electric wall heaters, baseboard type, deduct	- .27	- .41	- .54	- .54	- .41
Electric, ceiling radiant, deduct	- .11	- .16	- .21	- .21	- .16
Electric wall heaters, deduct	-2.63	-3.94	-5.25	-5.25	-3.94
Radiant (in-floor), add	1.08	1.63	2.17	2.17	1.63
HEATING AND COOLING COMBINED SYSTEMS					
Forced air, A/C using heating ducts, add	1.91	2.87	3.83	3.83	2.87
Heat pump with supplemental heat, add	2.32	3.48	4.63	4.63	3.48
Air conditioning only with separate ducts, add	4.98	7.47	9.95	9.95	7.47
No heating, deduct	-3.95	-5.93	-7.90	-7.90	-5.93

Wood-burning unit added on to furnace: Add \$1,575 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.

PLUMBING

PLUMBING . . .Cost each:

Average cost per fixture	\$ 760
Extra bath, three fixtures	2,400
Two fixtures	1,600
Water softener, automatic	1,150
Manual	750
Extra toilet	765
Extra sink	480
Separate shower (fiberglass)	775
Bathroom vent fan	135

FIREPLACES

Stories	1	2
Inside chimney	\$3,250	\$3,825
Outside chimney	3,875	4,650
Prefabricated	2,200	2,705

For other fireplaces, see Unit-in-Place costs.

PORCHES

For exterior stairways, add per flight as follows: Wood, \$830; cement composition, \$1,415. For porches, refer to Class C residential porch schedule, Page 69, or see next page.

BASEMENT FINISH

Costs per square foot of floor area:

Recreation room	\$11.50
Finished living area	17.30
Walk-out, hillside, cost of door	800

BUILT-INS

Appliance allowance, (if not itemized)	\$1,915
Cooktop, countertop, four burners	455
Dishwasher, built-in	610
Garbage disposal	215
Heater, bathroom, without fan	135
With fan	190
Hot tub, with whirlpool, built-in	4,455
Hood, range, unvented	195
Vented	335
Intercom system, master station	450
Satellite	90
Whirlpool tub (Jacuzzi)	4,240
Whirlpool tub when it replaces regular bathtub	3,395
Oven, single, built-in	865
Microwave	480
Range, drop in, with standard oven	800
With self cleaning oven	1,090
Sauna with heater and controls	5,460
Trash compactor	555
Vacuum, central system	1,495

WATER AND WASTE DISPOSAL

City water and sewer connections	\$2,325
Water well, 200 feet	4,975
Septic system, 1,500 gallons	3,950
2,000 gallons	5,000

The cost for each unit over one for water and sewer will vary by location.

OTHER ADJUSTMENTS

Please refer to Class C Site-built residences, Adjustments and Additions, Pages 68 – 71 and Unit-in-Place sections.

ADJUSTMENTS AND ADDITIONS

CLASS C

GARAGES: Base costs include electric lighting.

On slab – 18" Foundation				On slab – 42" Foundation				
Size in Sq. Ft.	Siding	Block	Brick	Siding	Block	Brick	Finished Interior	Size in Sq. Ft.
240	25.85	27.10	32.90	29.25	30.15	35.55	4.85	240
308	23.10	24.05	28.85	25.85	26.65	31.05	4.40	308
352	21.75	22.60	26.80	24.25	25.05	28.85	4.15	352
400	20.60	21.40	25.05	22.80	23.60	26.90	3.95	400
440	19.70	20.40	23.75	21.75	22.40	25.65	3.85	440
480	18.95	19.65	22.70	20.90	21.50	24.35	3.65	480
528	18.25	18.75	21.50	20.00	20.55	23.15	3.55	528
600	17.25	17.60	20.10	18.85	19.35	21.50	3.35	600
800	15.15	15.45	17.30	16.35	16.75	18.50	2.95	800
1020	13.50	13.85	15.15	14.55	15.00	16.20	2.80	1020

Common wall deduction for attached garage								
1/2-wall	525	625	1,025	650	725	1,150	----	1/2-wall
1-wall	1,025	1,250	2,050	1,300	1,500	2,275	----	1-wall
1-1/2-wall	1,575	1,875	3,100	1,925	2,225	3,450	----	1-1/2-wall
2-wall	2,100	2,500	4,125	2,575	2,950	4,600	----	2-wall

No concrete floor, deduct \$3.15
 Base cost includes uninsulated single or double garage doors, depending on the size of the garage. For insulated garage doors, add per square foot of door:
 Single \$1.45 Double \$1.26
 Door opener, add – radio controlled 375
 Mechanical 350
 For basement garage, add to residence:
 1-car \$1,550 2-car \$2,100
 1-1/2-car 1,825 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 \$3.95 per square foot (stairway, floorboards, electrical, 6-foot headroom).

CARPORTS

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

Aluminum, corrugated \$7.70
 Composition shingles 7.85
 Built-up tar and gravel 8.00
 Wood shingles 9.00
 Fiberglass 6.75

PORCHES AND DECKS

Sym.	CONCRETE FLOOR with 42" foundation				WPP	WOOD FLOOR with 42" foundation				Sym.
	CPP	CCP	CSEP	CGEP		WCP	WSEP	WGEP		
Size for Rates	PLATFORM PORCH	COVERED PORCH	SCREEN-ENCLOSED PORCH	GLASS-ENCLOSED PORCH	PLATFORM PORCH	COVERED PORCH	SCREEN-ENCLOSED PORCH	GLASS-ENCLOSED PORCH	Size for Rates	
12	37.40	73.45	90.00	116.70	36.65	72.70	89.15	115.90	12	
25	27.80	53.45	65.35	84.60	27.05	52.70	64.55	83.75	25	
50	19.65	37.70	45.65	58.45	18.85	36.90	44.80	57.65	50	
75	16.95	32.45	39.00	49.75	16.10	31.65	38.25	48.95	75	
100	15.50	29.85	35.75	45.40	14.75	29.00	34.95	44.60	100	
125	13.75	26.50	31.60	39.85	12.90	25.75	30.80	39.00	125	
150	12.80	24.85	29.50	36.95	12.00	24.05	28.65	36.15	150	
175	12.15	23.60	27.95	34.85	11.30	22.80	27.10	34.10	175	
200	11.45	22.30	26.30	32.75	10.65	21.55	25.50	31.90	200	
250	10.60	20.85	24.40	30.20	9.85	20.05	23.60	29.35	250	
300	10.05	19.85	23.15	28.50	9.25	19.05	22.40	27.70	300	
400	9.35	18.60	21.60	26.40	8.60	17.80	20.80	25.55	400	
450	8.95	17.90	20.65	25.15	8.15	17.10	19.85	24.35	450	
500	8.60	17.15	19.70	23.90	7.75	16.35	18.95	23.10	500	
600	8.00	16.15	18.45	22.25	7.20	15.40	17.70	21.45	600	
700	7.95	16.00	18.25	21.90	7.10	15.20	17.45	21.15	700	

Size for Rates	ADD	DEDUCT	For details of building materials included in Porches, see Glossary under symbol name. Example: For concrete platform porch, see Glossary under "CPP". For a more complete discussion of porches and decks, refer to Class C Site-built, "Adjustments and Additions", Page 69.	WOOD DECKS			Size for Rates
	BASEMENT UNDER	SHALLOW FOUNDATION		TREATED WOOD	PINE OR SIMILAR	REDWOOD OR CEDAR	
12	24.80	-17.05		21.50	16.80	32.25	12
25	18.10	-12.25		14.15	11.05	21.15	25
50	12.45	- 8.20		10.25	8.10	15.35	50
75	10.55	- 6.75		8.95	7.05	13.40	75
100	9.60	- 6.10		8.30	6.55	12.45	100
125	8.35	- 5.20		7.80	6.15	11.65	125
150	7.70	- 4.75		7.45	5.90	11.20	150
175	7.20	- 4.40		7.30	5.75	10.90	175
200	6.70	- 4.05		7.05	5.60	10.60	200
250	6.15	- 3.60		6.80	5.40	10.25	250
300	5.80	- 3.40		6.65	5.25	10.00	300
400	5.25	- 3.05		6.45	5.15	9.65	400
450	5.05	- 2.80		6.40	5.05	9.55	450
500	4.75	- 2.60		6.30	4.95	9.40	500
600	4.30	- 2.30		6.15	4.90	9.25	600
700	4.25	- 2.25		6.10	4.85	9.20	700

GENERAL DESCRIPTION

Class BC Town Houses and Duplexes are above average in quality of both materials and workmanship. Considerable attention is given to the front elevation to distinguish one unit from another. The floor plan is usually from stock plans but includes some custom interior features.

PHOTOGRAPHS**COMPONENT DESCRIPTIONS**

EXTERIOR WALLS . . . Wood frame with siding. Well designed fenestration, using a good grade sash.

ROOF STRUCTURE . . . Wood structure with wood shingles.

INTERIOR PARTITIONS AND FINISH . . . Wood framed, with well finished drywall. Some walls can be wallpapered. Doors are good quality, hollow-core or panel. Common partition wall with adjacent units will have some soundproofing. Bedroom closets are walk-in or full-size, wardrobe with sliding doors. Base and casing are well finished softwood.

INSULATION . . . Wall and ceiling insulation based on an extreme climate is included in base costs.

FLOOR FINISH . . . Carpet, hardwood, and vinyl tile or linoleum.

CEILING . . . Well finished drywall. Some ceilings are sprayed. Enamel paint in kitchen and bath.

FOUNDATION . . . Concrete perimeter foundation with continuous foundation or piers under interior bearing walls.

BASEMENT WALLS . . . Poured concrete or concrete block walls.

BASEMENT FLOOR . . . Concrete slab, floor drains.

FLOOR CONSTRUCTION . . . Wood joists and bridging beams and posts. Wood subfloor also on upper-story floors.

HEATING AND AIR CONDITIONING . . . Forced-air heating system with adequate output and ductwork.

ELECTRICAL . . . Adequate number of convenience outlets and some luminous fixtures in kitchen and bath.

PLUMBING . . . Fixtures include lavatory, water closet, bathtub with shower, kitchen sink and water heater.

BUILT-IN UNITS . . . Hardwood or hardwood veneer kitchen cabinets. Cabinet tops are ceramic tile or laminated plastic.

TOWN HOUSES AND DUPLEXES

CLASS BC

SQUARE FOOT COSTS

The following Square Foot Cost tables are representative of the occupancies described on the adjacent page. **PLEASE NOTE:** Costs include an unfinished concrete block basement. The columns entitled "Wood Basement", "Crawl Space" and "Slab on Grade" are for adjusting your occupancy if it differs from the base. For other adjustments, see following pages.

INSIDE UNIT: Apply to ground floor area.

Ground Area	1 Story	1-1/2 Story	2 Story	Bi-Level	Tri-Level	Wood Basement	Crawl Space	Slab on Grade	Ground Area
400	93.93	114.19	142.26	117.26	114.68	-6.51	-13.81	-16.32	400
500	87.99	107.52	133.77	109.53	107.31	-5.72	-12.81	-15.19	500
600	83.43	102.38	127.21	103.62	101.63	-5.16	-12.07	-14.34	600
700	79.75	98.21	121.91	98.85	97.07	-4.71	-11.46	-13.65	700
800	76.68	94.75	117.50	94.92	93.28	-4.37	-10.97	-13.07	800
900	74.10	91.78	113.74	91.56	90.07	-4.08	-10.55	-12.59	900
1000	71.83	89.22	110.49	88.67	87.27	-3.83	-10.18	-12.17	1000
1200	68.11	84.94	105.07	83.87	82.66	-3.45	- 9.58	-11.48	1200
1400	65.10	81.49	100.69	80.02	78.94	-3.15	- 9.10	-10.92	1400
1600	62.61	78.60	97.06	76.82	75.87	-2.92	- 8.71	-10.47	1600
1800	60.49	76.15	93.95	74.11	73.24	-2.73	- 8.37	-10.08	1800
2000	58.66	74.01	91.27	71.76	70.99	-2.57	- 8.09	- 9.75	2000
2200	57.04	72.14	88.89	69.71	69.00	-2.43	- 7.83	- 9.46	2200
2400	55.61	70.47	86.78	67.88	67.23	-2.32	- 7.61	- 9.20	2400
2600	54.32	68.97	84.88	66.24	65.65	-2.21	- 7.41	- 8.96	2600

OUTSIDE UNIT: Apply to ground floor area.

Ground Area	1 Story	1-1/2 Story	2 Story	Bi-Level	Tri-Level	Wood Basement	Crawl Space	Slab on Grade	Ground Area
400	99.56	121.04	150.79	124.30	121.56	-6.89	-14.64	-17.29	400
500	93.27	113.98	141.79	116.12	113.74	-6.07	-13.58	-16.11	500
600	88.43	108.53	134.84	109.83	107.73	-5.46	-12.79	-15.20	600
700	84.52	104.11	129.22	104.79	102.89	-5.00	-12.15	-14.46	700
800	81.28	100.43	124.54	100.60	98.87	-4.62	-11.63	-13.85	800
900	78.54	97.30	120.57	97.06	95.46	-4.32	-11.18	-13.34	900
1000	76.14	94.57	117.12	93.98	92.51	-4.07	-10.80	-12.90	1000
1200	72.19	90.03	111.37	88.91	87.61	-3.67	-10.15	-12.17	1200
1400	69.02	86.38	106.74	84.82	83.68	-3.35	- 9.65	-11.13	1400
1600	66.36	83.32	102.88	81.43	80.43	-3.10	- 9.23	-11.09	1600
1800	64.12	80.72	99.59	78.56	77.64	-2.90	- 8.87	-10.68	1800
2000	62.17	78.46	96.73	76.08	75.24	-2.72	- 8.58	-10.33	2000
2200	60.47	76.47	94.22	73.89	73.14	-2.58	- 8.30	-10.03	2200
2400	58.95	74.70	91.99	71.96	71.26	-2.45	- 8.07	- 9.75	2400
2600	57.58	73.71	89.98	70.22	69.59	-2.35	- 7.86	- 9.50	2600

CLASS BC

ADJUSTMENTS AND ADDITIONS

EXTERIOR FINISH

For other than wood siding, make the following adjustments to the cost per square foot of ground area:

Masonry veneer	+ 8%
Common brick	+ 9%
Face brick/stone	+17%
Concrete block	+ 4%

ROOF STRUCTURE

For other than wood structure with wood shingle, make the following adjustment per square foot of ground area:

Wood shake	\$.21
Concrete Tile	4.37
Composition roll	- 2.11

HEATING AND COOLING: Additions or deductions per square foot of ground area.

	Number of Stories				
	1	1-1/2	2	Bi	Tri
HEATING SYSTEMS					
Forced-warm-air, without return ducts, deduct	-.95	-1.43	- 1.90	- 1.90	-1.43
Forced-hot-water/steam, add	1.47	2.20	2.93	2.93	2.20
Electric wall heaters, baseboard type, deduct	-.42	-.62	-.83	-.83	-.62
Electric, ceiling radiant, deduct	-.21	-.31	-.42	-.42	-.31
Electric wall heaters, deduct	-3.42	-5.13	- 6.84	- 6.84	-5.13
Radiant (in-floor), add	1.59	2.38	3.17	3.17	2.38
HEATING AND COOLING COMBINED SYSTEMS					
Forced air, A/C using heating ducts, add	1.85	2.78	3.70	3.70	2.78
Heat pump with supplemental heat, add	1.87	2.81	3.75	3.75	2.81
Air conditioning only with separate ducts, add	6.07	9.11	12.14	12.14	9.11
No heating, deduct.	-5.03	-7.54	-10.06	-10.06	-7.54

Wood-burning unit added on to furnace: Add \$2,150 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.

PLUMBING

PLUMBING . . .Cost each:	
Average cost per fixture	\$1,120
Extra bath, three fixtures	3,525
Two fixtures	2,350
Water softener, automatic	1,205
Manual	800
Extra toilet	1,105
Extra sink	710
Separate shower (ceramic tile)	1,390
Bathroom vent fan	180

FIREPLACES

Stories	1	2
Inside chimney	\$4,100	\$4,800
Outside chimney	4,925	5,875
Prefabricated	3,630	4,275

For other fireplaces, see Unit-in-Place costs.

PORCHES

For exterior stairways, add per flight as follows: Wood, \$1,130; cement composition, \$1,835. For porches, refer to Class BC residential porch schedule, Page 85, or see next page.

BASEMENT FINISH

Costs per square foot of floor area:	
Recreation room	\$13.55
Finished living area	19.80
Walk-out, hillside, cost of door	1,025

BUILT-INS

Appliance allowance, (if not itemized)	\$2,610
Cooktop, countertop, four burners	705
Dishwasher, built-in	790
Garbage disposal	285
Heater, bathroom, without fan	190
With fan	240
Hot tub, with whirlpool, built-in	5,280
Hood, range, unvented	280
Vented	465
Intercom system, master station	585
Satellite	110
Whirlpool tub (Jacuzzi)	6,085
Whirlpool tub when it replaces regular bathtub	4,710
Oven, single, built-in	1,235
Microwave	690
Range, drop in, with standard oven	1,070
With self cleaning oven	1,535
Sauna with heater and controls	7,750
Trash compactor	650
Vacuum, central system	1,660

WATER AND WASTE DISPOSAL

City water and sewer connections	\$2,975
Water well, 200 feet	5,700
Septic system, 1,500 gallons	4,600
2,000 gallons	5,650

The cost for each unit over one for water and sewer will vary by location.

OTHER ADJUSTMENTS

Please refer to Class BC Site-built residences, Adjustments and Additions, Pages 84 – 87 and Unit-in-Place sections.

ADJUSTMENTS AND ADDITIONS

CLASS BC

GARAGES: Base costs include electric lighting.

On slab – 18" Foundation				On slab – 42" Foundation				
Size in Sq. Ft.	Siding	Block	Brick	Siding	Block	Brick	Finished Interior	Size in Sq. Ft.
240	31.20	32.65	39.65	35.30	36.30	42.90	5.90	240
308	27.80	29.00	34.85	31.20	32.20	37.50	5.30	308
352	26.30	27.25	32.35	29.25	30.10	34.85	5.00	352
400	24.80	25.75	30.10	27.50	28.40	32.50	4.70	400
440	23.80	24.60	28.70	26.30	27.05	30.90	4.60	440
480	22.90	23.70	27.35	25.10	26.05	29.30	4.40	480
528	22.00	22.70	26.05	24.10	24.75	27.95	4.30	528
600	20.70	21.20	24.30	22.75	23.40	26.05	4.15	600
800	18.30	18.55	20.95	19.65	20.20	22.20	3.55	800
1020	16.25	16.70	18.25	17.55	18.15	19.45	3.40	1020

Common wall deduction for attached garage

1/2-wall	1-wall	1-1/2-wall	2-wall	1/2-wall	1-wall	1-1/2-wall	2-wall
575	1,150	1,725	2,300	725	1,425	2,150	2,850
850	1,675	2,525	3,350	975	1,950	2,925	3,900
1,100	2,150	3,275	4,325	1,200	2,450	3,650	4,900

No concrete floor, deduct \$3.35

Base cost includes uninsulated single or double garage doors, depending on the size of the garage. For insulated garage doors, add per square foot of door:

Single \$1.81 Double \$1.56

Door opener, add – radio controlled 425

Mechanical 400

For basement garage, add to residence:

1-car \$1,825 2-car \$2,575

1-1/2-car 2,200 3-car 4,550

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 \$4.50 per square foot (stairway, floorboards, electrical, 6-foot headroom).

CARPORTS

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

Aluminum, corrugated \$ 8.50

Composition shingles 8.75

Built-up tar and gravel 9.00

Wood shingles 10.00

Fiberglass 7.50

PORCHES AND DECKS

CONCRETE FLOOR with 42" foundation					WOOD FLOOR with 42" foundation				
Sym.	CPP	CCP	CSEP	CGEP	WPP	WCP	WSEP	WGEP	Sym.
Size for Rates	PLATFORM PORCH	COVERED PORCH	SCREEN-ENCLOSED PORCH	GLASS-ENCLOSED PORCH	PLATFORM PORCH	COVERED PORCH	SCREEN-ENCLOSED PORCH	GLASS-ENCLOSED PORCH	Size for Rates
12	39.05	80.45	99.05	154.55	39.25	80.75	99.30	154.80	12
25	29.05	58.45	71.80	111.75	29.25	58.65	72.05	112.05	25
50	20.45	41.15	50.10	76.75	20.70	41.40	50.35	77.00	50
75	17.60	35.45	42.90	65.10	17.85	35.70	43.15	65.35	75
100	16.20	32.55	39.25	59.25	16.50	32.80	39.50	59.50	100
125	14.35	29.05	34.75	51.75	14.60	29.25	35.00	52.00	125
150	13.35	27.15	32.35	47.90	13.60	27.35	32.60	48.15	150
175	12.65	25.80	30.65	45.10	12.90	26.05	30.90	45.40	175
200	11.95	24.45	28.90	42.25	12.20	24.70	29.15	42.50	200
250	11.05	22.80	26.85	38.80	11.30	23.05	27.05	39.10	250
300	10.55	21.70	25.45	36.55	10.75	21.95	25.70	36.75	300
400	9.80	20.35	23.75	33.75	10.05	20.60	24.00	33.95	400
450	9.35	19.55	22.75	32.00	9.65	19.80	22.95	32.25	450
500	8.90	18.80	21.70	30.35	9.15	19.05	21.95	30.60	500
600	8.40	17.75	20.35	28.15	8.65	17.95	20.60	28.40	600
700	8.25	17.55	20.10	27.75	8.50	17.80	20.35	27.95	700

ADD			DEDUCT			WOOD DECKS		
Size for Rates	BASEMENT UNDER	SHALLOW FOUNDATION			TREATED WOOD	PINE OR SIMILAR	REDWOOD OR CEDAR	Size for Rates
12	25.90	-17.75			24.20	19.00	36.45	12
25	19.00	-12.80			15.90	12.55	23.90	25
50	13.05	- 8.50			11.55	9.10	17.30	50
75	11.05	- 7.10			10.05	7.95	15.15	75
100	10.10	- 6.40			9.35	7.45	14.05	100
125	8.80	- 5.40			8.75	6.95	13.15	125
150	8.15	- 4.95			8.40	6.65	12.65	150
175	7.70	- 4.60			8.15	6.50	12.30	175
200	7.15	- 4.25			7.95	6.35	11.95	200
250	6.55	- 3.80			7.70	6.15	11.55	250
300	6.20	- 3.50			7.50	5.95	11.30	300
400	5.65	- 3.15			7.25	5.75	10.95	400
450	5.35	- 2.90			7.15	5.70	10.75	450
500	5.05	- 2.75			7.10	5.65	10.65	500
600	4.70	- 2.45			6.95	5.55	10.45	600
700	4.65	- 2.40			6.90	5.45	10.40	700

For details of building materials included in Porches, see Glossary under symbol name. Example: For concrete platform porch, see Glossary under "CPP". For a more complete discussion of porches and decks, refer to Class BC Site-built, "Adjustments and Additions", Page 85.

GENERAL DESCRIPTION

Class B Town Houses and Duplexes can be of custom designed, stock plans or can be individually designed. Much consideration is given to both exterior and interior details and refinements. Materials and workmanship are of high quality.

PHOTOGRAPHS**COMPONENT DESCRIPTIONS**

EXTERIOR WALLS . . . Wood frame with siding. Well designed fenestration using a high-grade sash.

ROOF STRUCTURE . . . Wood structure with wood shakes.

INTERIOR PARTITIONS AND FINISH . . . Wood framed, with well finished drywall. Some walls can be wallpapered or paneled. Doors are high-quality hardwood or panel. Common partition wall with adjacent units will have good soundproofing. Bedrooms have spacious walk-in closets or wardrobes with sliding doors and built-in features. Base, casing and moldings are well finished hardwood.

INSULATION . . . Wall and ceiling insulation based on an extreme climate are included in the base costs.

FLOOR FINISH . . . Carpet, hardwood, and vinyl tile or linoleum.

CEILING . . . Well finished drywall. Some ceilings are sprayed. Enamel paint in kitchen and bath.

FOUNDATION . . . Concrete perimeter foundation with continuous foundation or piers under interior bearing walls.

BASEMENT WALLS . . . Poured concrete or concrete block walls.

BASEMENT FLOOR . . . Concrete slab, floor drains.

FLOOR CONSTRUCTION . . . Wood joists and bridging beams and posts. Wood subfloor also on upper-story floors.

HEATING AND AIR CONDITIONING . . . Forced-air heating system with substantial output and ductwork.

ELECTRICAL . . . Numerous convenience outlets. Luminous fixtures in kitchen and baths.

PLUMBING . . . Fixtures include lavatory, water closet, bathtub with shower, kitchen sink and water heater.

BUILT-IN UNITS . . . Hardwood or hardwood veneer kitchen cabinets. Cabinet tops are ceramic tile. Cabinets can include built-in features such as desk or island bar.

TOWN HOUSES AND DUPLEXES

CLASS B

SQUARE FOOT COSTS

The following Square Foot Cost tables are representative of the occupancies described on the adjacent page. **PLEASE NOTE:** Costs include an unfinished concrete block basement. The columns entitled "Wood Basement", "Crawl Space" and "Slab on Grade" are for adjusting your occupancy if it differs from the base. For other adjustments, see following pages.

INSIDE UNIT: Apply to ground floor area.

Ground Area	1 Story	1-1/2 Story	2 Story	Bi-Level	Tri-Level	Wood Basement	Crawl Space	Slab on Grade	Ground Area
400	109.97	133.75	166.58	138.08	134.52	-6.69	-15.62	-17.91	400
500	102.90	125.83	156.53	128.93	125.77	-5.88	-14.48	-16.62	500
600	97.47	119.70	148.76	121.91	119.06	-5.30	-13.61	-15.64	600
700	93.11	114.76	142.51	116.28	113.64	-4.83	-12.90	-14.85	700
800	89.48	110.64	137.29	111.60	109.16	-4.48	-12.33	-14.21	800
900	86.40	107.14	132.85	107.65	105.36	-4.19	-11.84	-13.66	900
1000	83.74	104.10	129.00	104.21	102.07	-3.94	-11.42	-13.18	1000
1200	79.31	99.03	122.59	98.54	96.60	-3.54	-10.73	-12.40	1200
1400	75.76	94.94	117.44	93.98	92.22	-3.24	-10.18	-11.78	1400
1600	72.81	91.52	113.14	90.20	88.58	-3.00	- 9.73	-11.27	1600
1800	70.31	88.63	109.48	87.01	85.50	-2.80	- 9.34	-10.83	1800
2000	68.13	86.11	106.31	84.23	82.82	-2.63	- 9.01	-10.46	2000
2200	66.24	83.88	103.52	81.80	80.47	-2.49	- 8.73	-10.14	2200
2400	64.54	81.92	101.03	79.65	78.39	-2.37	- 8.47	- 9.84	2400
2600	63.02	80.14	98.81	77.71	76.52	-2.27	- 8.25	- 9.58	2600

OUTSIDE UNIT: Apply to ground floor area.

Ground Area	1 Story	1-1/2 Story	2 Story	Bi-Level	Tri-Level	Wood Basement	Crawl Space	Slab on Grade	Ground Area
400	116.56	141.77	176.58	146.37	142.60	-7.10	-16.56	-18.98	400
500	109.08	133.38	165.92	136.66	133.33	-6.24	-15.35	-17.62	500
600	103.32	126.88	157.69	129.22	126.19	-5.62	-14.41	-16.57	600
700	98.69	121.65	151.05	123.25	120.47	-5.13	-13.68	-15.74	700
800	94.84	117.29	145.53	118.30	115.71	-4.75	-13.06	-15.05	800
900	91.58	113.57	140.81	114.10	111.68	-4.43	-12.55	-14.47	900
1000	88.76	110.34	136.74	110.46	108.19	-4.17	-12.11	-13.98	1000
1200	84.07	104.97	129.95	104.45	102.40	-3.75	-11.38	-13.15	1200
1400	80.31	100.63	124.48	99.62	97.75	-3.44	-10.79	-12.49	1400
1600	77.18	97.02	119.94	95.62	93.90	-3.18	-10.31	-11.95	1600
1800	74.52	93.94	116.05	92.22	90.62	-2.97	- 9.90	-11.49	1800
2000	72.23	91.27	112.68	89.29	87.79	-2.79	- 9.56	-11.08	2000
2200	70.20	88.93	109.73	86.71	85.31	-2.65	- 9.25	-10.74	2200
2400	68.41	86.83	107.10	84.42	83.10	-2.51	- 8.98	-10.43	2400
2600	66.80	84.95	104.73	82.37	81.12	-2.40	- 8.73	-10.15	2600

CLASS B

ADJUSTMENTS AND ADDITIONS

EXTERIOR FINISH

For other than wood siding, make the following adjustments to the cost per square foot of ground area:

Masonry veneer	+ 8%
Common brick	+ 9%
Face brick/stone	+15%
Concrete block	+ 3%

ROOF STRUCTURE

For other than wood structure with wood shake, make the following adjustment per square foot of ground area:

Wood shingle	-\$.21
Concrete tile	5.41
Composition roll	- 2.60

HEATING AND COOLING: Additions or deductions per square foot of ground area.

	Number of Stories				
	1	1-1/2	2	Bi	Tri
HEATING SYSTEMS					
Forced-warm-air, without return ducts, deduct	-1.06	- 1.59	- 2.12	- 2.12	- 1.59
Forced-hot-water/steam, add	1.70	2.55	3.41	3.41	2.55
Electric wall heaters, baseboard type, deduct	- .51	- .77	- 1.03	- 1.03	- .77
Electric, ceiling radiant, deduct	- .28	- .42	- .56	- .56	- .42
Electric wall heaters, deduct	-3.94	- 5.91	- 7.88	- 7.88	- 5.91
Radiant (in-floor), add	1.93	2.89	3.85	3.85	2.89
HEATING AND COOLING COMBINED SYSTEMS					
Forced air, A/C using heating ducts, add	1.76	2.63	3.51	3.51	2.63
Heat pump with supplemental heat, add	1.57	2.35	3.13	3.13	2.35
Air conditioning only with separate ducts, add	6.84	10.25	13.67	13.67	10.25
No heating, deduct	-5.73	- 8.59	-11.46	-11.46	- 8.59

Wood-burning unit added on to furnace: Add \$2,525 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.

PLUMBING

PLUMBING . . . Cost each:	
Average cost per fixture	\$1,475
Extra bath, three fixtures	4,650
Two fixtures	3,100
Water softener, automatic	1,235
Manual	850
Extra toilet	1,335
Extra sink	875
Separate shower (ceramic tile)	1,605
Bathroom vent fan	210

FIREPLACES

Stories	1	2
Inside chimney	\$4,575	\$5,350
Outside chimney	5,525	6,600
Prefabricated	4,660	5,395

For other fireplaces, see Unit-in-Place costs.

PORCHES

For exterior stairways, add per flight as follows: Wood, \$1,310; cement composition, \$2,050. For porches, refer to Class B residential porch schedule, Page 101, or see next page.

BASEMENT FINISH

Costs per square foot of floor area:	
Recreation room	\$ 16.05
Finished living area	22.75
Walk-out, hillside, cost of door	1,125

BUILT-INS

Appliance allowance, (if not itemized)	\$4,125
Cooktop, countertop, four burners	880
Dishwasher, built-in	895
Garbage disposal	325
Heater, bathroom, without fan	220
With fan	275
Hot tub, with whirlpool, built-in	5,805
Hood, range, unvented	335
Vented	545
Intercom system, master station	670
Satellite	120
Whirlpool tub (Jacuzzi)	7,360
Whirlpool tub when it replaces regular bathtub	5,460
Oven, single, built-in	1,475
Microwave	825
Range, drop in, with standard oven	1,245
With self cleaning oven	1,820
Sauna with heater and controls	9,235
Trash compactor	700
Vacuum, central system	1,750

WATER AND WASTE DISPOSAL

City water and sewer connections	\$3,425
Water well, 200 feet	6,150
Septic system, 1,500 gallons	5,025
2,000 gallons	6,050

The cost for each unit over one for water and sewer will vary by location.

OTHER ADJUSTMENTS

Please refer to Class B Site-built residences, Adjustments and Additions, Pages 100 – 103 and Unit-in-Place sections.

ADJUSTMENTS AND ADDITIONS

CLASS B

GARAGES: Base costs include electric lighting.

On slab – 18" Foundation				On slab – 42" Foundation				
Size in Sq. Ft.	Siding	Block	Brick	Siding	Block	Brick	Finished Interior	Size in Sq. Ft.
240	37.75	39.60	48.10	42.80	44.00	51.95	7.10	240
308	33.75	35.05	42.15	37.75	38.90	45.30	6.50	308
352	31.85	33.05	39.20	35.35	36.50	42.15	6.10	352
400	30.05	31.25	36.50	33.35	34.50	39.30	5.80	400
440	28.75	29.80	34.65	31.85	32.75	37.40	5.60	440
480	27.70	28.80	33.15	30.50	31.55	35.50	5.30	480
528	26.65	27.40	31.55	29.15	29.95	33.90	5.20	528
600	25.15	25.70	29.35	27.55	28.30	31.55	4.90	600
800	22.05	22.55	25.40	23.85	24.50	27.00	4.30	800
1020	19.70	20.25	22.15	21.35	21.85	23.65	4.20	1020

Common wall deduction for attached garage								
1/2-wall	725	975	1,250	950	1,200	1,475	----	1/2-wall
1-wall	1,425	1,950	2,475	1,900	2,450	2,950	----	1-wall
1-1/2-wall	2,150	2,950	3,725	2,875	3,625	4,425	----	1-1/2-wall
2-wall	2,900	3,925	4,975	3,825	4,875	5,900	----	2-wall

No concrete floor, deduct \$4.60

Base cost includes uninsulated single or double garage doors, depending on the size of the garage. For insulated garage doors, add per square foot of door:

Single \$2.05 Double \$1.77

Door opener, add – radio controlled 500

Mechanical 425

For basement garage, add to residence:

1-car \$1,925 2-car \$2,750

1-1/2-car 2,325 3-car 5,175

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 \$4.85 per square foot (stairway, floorboards, electrical, 6-foot headroom).

CARPORTS

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

Aluminum, corrugated	\$ 9.25
Composition shingles	10.00
Built-up tar and gravel	10.25
Wood shingles	11.50
Fiberglass	8.00

PORCHES & DECKS

Sym.	CONCRETE FLOOR: with 42" foundation				WPP	WOOD FLOOR: with 42" foundation				Sym.
	CPP	CCP	CSEP	CGEP		WCP	WSEP	WGEP		
Size for Rates	PLATFORM PORCH	COVERED PORCH	SCREEN-ENCLOSED PORCH	GLASS-ENCLOSED PORCH	PLATFORM PORCH	COVERED PORCH	SCREEN-ENCLOSED PORCH	GLASS-ENCLOSED PORCH	Size for Rates	
12	40.55	87.60	108.55	169.85	41.50	88.55	109.50	170.80	12	
25	30.25	63.20	78.30	122.45	31.20	64.25	79.25	123.40	25	
50	21.35	44.45	54.45	83.90	22.30	45.40	55.40	84.85	50	
75	18.35	38.15	46.50	71.05	19.30	39.15	47.50	72.00	75	
100	16.90	35.00	42.60	64.65	17.85	36.05	43.55	65.60	100	
125	14.90	31.20	37.65	56.50	15.85	32.15	38.60	57.40	125	
150	13.90	29.15	35.00	52.20	14.90	30.10	35.95	53.15	150	
175	13.20	27.75	33.15	49.15	14.15	28.70	34.10	50.10	175	
200	12.45	26.25	31.25	46.00	13.40	27.20	32.20	46.95	200	
250	11.55	24.45	29.00	42.25	12.55	25.45	29.95	43.20	250	
300	10.95	23.30	27.50	39.70	11.95	24.30	28.45	40.75	300	
400	10.20	21.85	25.60	36.60	11.15	22.80	26.55	37.60	400	
450	9.80	21.00	24.50	34.85	10.75	21.95	25.45	35.80	450	
500	9.30	20.15	23.40	33.00	10.30	21.10	24.35	33.95	500	
600	8.70	19.05	21.95	30.55	9.70	20.00	22.90	31.50	600	
700	8.65	18.80	21.65	30.05	9.60	19.75	22.60	31.00	700	

Size for Rates	ADD DEDUCT		WOOD DECKS	Size for Rates
	BASEMENT UNDER	SHALLOW FOUNDATION		
12	26.70	-18.45	25.15	12
25	19.60	-13.25	16.50	25
50	13.55	- 8.85	12.00	50
75	11.45	- 7.35	10.50	75
100	10.50	- 6.65	9.70	100
125	9.15	- 5.60	9.15	125
150	8.40	- 5.15	8.75	150
175	7.95	- 4.80	8.55	175
200	7.40	- 4.35	8.30	200
250	6.80	- 3.95	8.00	250
300	6.40	- 3.65	7.80	300
400	5.90	- 3.30	7.55	400
450	5.60	- 3.05	7.45	450
500	5.30	- 2.80	7.35	500
600	4.90	- 2.50	7.20	600
700	4.75	- 2.45	7.15	700

For details of building materials included in Porches, see Glossary under symbol name. Example: For concrete platform porch, see Glossary under "CPP". For a more complete discussion of porches and decks, refer to Class B Site-built, "Adjustments and Additions", Page 101.

GENERAL DESCRIPTION

Class A Town Houses and Duplexes are individually designed, with much consideration given to both exterior and interior detail and refinements. Materials and workmanship are of high quality.

PHOTOGRAPHS**COMPONENT DESCRIPTIONS**

EXTERIOR WALLS . . . Wood frame with siding. Well designed fenestration, using a high-grade sash.

ROOF STRUCTURE . . . Wood structure with wood shakes.

INTERIOR PARTITIONS AND FINISH . . . Wood framed, with well finished drywall. Many walls may be wallpapered or paneled. Doors are high-quality hardwood or raised panel. Common partition wall with adjacent units will have very good soundproofing. Bedrooms have spacious walk-in closets or wardrobes with sliding doors and built-in features. Base, casing, and moldings are well finished hardwood.

INSULATION . . . Wall and ceiling insulation based upon an extreme climate is included in the base costs.

FLOOR FINISH . . . High-quality carpet, hardwood and vinyl tile.

CEILING . . . Well finished drywall. Some ceilings are sprayed. Enamel paint in kitchen and bath.

FOUNDATION . . . Concrete perimeter foundation with continuous foundation under interior bearing walls.

BASEMENT WALLS . . . Poured concrete or concrete block walls.

BASEMENT FLOOR . . . Concrete slab, floor drains.

FLOOR CONSTRUCTION . . . Wood joists and bridging beams and posts. Wood subfloor also on upper-story floors.

HEATING AND AIR CONDITIONING . . . Forced-air heating system with substantial output and ductwork.

ELECTRICAL . . . Convenience outlets throughout. Luminous fixtures in kitchen and baths.

PLUMBING . . . Fixtures include lavatory, water closet, bathtub with shower, kitchen sink and water heater.

BUILT-IN UNITS . . . Hardwood or hardwood-veneer kitchen cabinets. Cabinet tops are ceramic tile. Cabinets can include built-in features such as desk or island bar.

TOWN HOUSES AND DUPLEXES

CLASS A

SQUARE FOOT COSTS

The following Square Foot Cost tables are representative of the occupancies described on the adjacent page. **PLEASE NOTE:** Costs include an unfinished concrete block basement. The columns entitled "Wood Basement", "Crawl Space" and "Slab on Grade" are for adjusting your occupancy if it differs from the base. For other adjustments, see following pages.

INSIDE UNIT: Apply to ground floor area.

Ground Area	1 Story	1-1/2 Story	2 Story	Bi-Level	Tri-Level	Wood Basement	Crawl Space	Slab on Grade	Ground Area
900	106.41	132.18	165.38	136.26	131.00	-4.42	-14.27	-15.13	900
1000	102.80	128.04	160.19	131.61	126.55	-4.17	-13.80	-14.62	1000
1200	96.89	121.25	151.66	123.99	119.26	-3.77	-13.04	-13.77	1200
1400	92.19	115.83	144.85	117.92	113.46	-3.46	-12.44	-13.10	1400
1600	88.32	111.36	139.21	112.93	108.68	-3.21	-11.94	-12.55	1600
1800	85.04	107.56	134.45	108.72	104.64	-3.01	-11.52	-12.08	1800
2000	82.22	104.28	130.34	105.09	101.16	-2.84	-11.15	-11.67	2000
2200	79.75	101.41	126.72	102.21	98.11	-2.70	-10.83	-11.32	2200
2400	77.56	98.85	123.51	99.10	95.42	-2.57	-10.55	-11.01	2400
2600	75.60	96.55	120.64	96.58	93.00	-2.46	-10.29	-10.73	2600
2650	75.15	96.03	119.95	95.99	92.44	-2.43	-10.23	-10.67	2650
2700	74.70	95.50	119.31	95.41	91.90	-2.41	-10.18	-10.60	2700
2750	74.27	94.99	118.66	94.86	91.36	-2.38	-10.12	-10.54	2750
2800	73.84	94.49	118.03	94.32	90.83	-2.36	-10.06	-10.48	2800
2850	73.42	94.00	117.42	93.78	90.32	-2.34	-10.01	-10.42	2850
2900	73.02	93.52	116.83	93.26	89.82	-2.32	- 9.96	-10.36	2900
2950	72.63	93.05	116.23	92.75	89.34	-2.29	- 9.91	-10.31	2950
3000	72.23	92.60	115.67	92.25	88.85	-2.27	- 9.86	-10.25	3000

OUTSIDE UNIT: Apply to ground floor area.

Ground Area	1 Story	1-1/2 Story	2 Story	Bi-Level	Tri-Level	Wood Basement	Crawl Space	Slab on Grade	Ground Area
900	112.80	140.10	175.31	144.43	138.85	-4.68	-15.12	-16.04	900
1000	108.97	135.72	169.79	139.51	134.14	-4.41	-14.63	-15.49	1000
1200	102.71	128.53	160.76	131.42	126.41	-3.99	-13.82	-14.60	1200
1400	97.72	122.78	153.54	125.00	120.25	-3.66	-13.18	-13.88	1400
1600	93.62	118.03	147.57	119.71	115.19	-3.40	-12.65	-13.30	1600
1800	90.14	114.02	142.52	115.25	110.92	-3.19	-12.20	-12.80	1800
2000	87.16	110.53	138.15	111.39	107.23	-3.01	-11.81	-12.38	2000
2200	84.53	107.48	134.32	108.03	104.00	-2.86	-11.47	-12.00	2200
2400	82.21	104.78	130.93	105.05	101.14	-2.72	-11.17	-11.67	2400
2600	80.14	102.35	127.87	102.39	98.59	-2.61	-10.90	-11.38	2600
2650	79.66	101.79	127.15	101.76	97.99	-2.58	-10.84	-11.31	2650
2700	79.19	101.23	126.46	101.15	97.41	-2.55	-10.78	-11.24	2700
2750	78.73	100.69	125.77	100.55	96.84	-2.53	-10.72	-11.18	2750
2800	78.28	100.16	125.11	99.97	96.28	-2.50	-10.66	-11.11	2800
2850	77.83	99.64	124.47	99.40	95.73	-2.48	-10.60	-11.05	2850
2900	77.40	99.13	123.84	98.85	95.21	-2.46	-10.54	-10.99	2900
2950	76.98	98.64	123.21	98.31	94.69	-2.43	-10.49	-10.93	2950
3000	76.72	98.15	122.60	97.79	94.18	-2.41	-10.44	-10.87	3000

CLASS A**ADJUSTMENTS AND ADDITIONS****EXTERIOR FINISH**

For other than wood siding, make the following adjustments to the cost per square foot of ground area:

Masonry veneer	+ 7%
Common brick	+ 7%
Face brick/stone	+13%
Concrete block	+ 2%

ROOF STRUCTURE

For other than wood structure with wood shake, make the following adjustment per square foot of ground area:

Wood shingle	-\$.21
Concrete tile	7.09
Composition roll	- 2.95

HEATING AND COOLING: Additions or deductions per square foot of ground area.

	Number of Stories				
	1	1-1/2	2	Bi	Tri
HEATING SYSTEMS					
Forced-warm-air, without return ducts, deduct	-1.19	-1.79	- 2.38	- 2.38	- 1.79
Forced-hot-water/steam, add	2.00	3.01	4.01	4.01	3.01
Electric wall heaters, baseboard type, deduct	- .64	-.96	- 1.28	- 1.28	- .96
Electric, ceiling radiant, deduct	- .37	-.55	- .74	- .74	- .55
Electric wall heaters, deduct	-4.60	-6.90	- 9.19	- 9.19	- 6.90
Radiant (in-floor), add	2.36	3.55	4.73	4.73	3.55
HEATING AND COOLING COMBINED SYSTEMS					
Forced air, A/C using heating ducts, add	1.62	2.43	3.25	3.25	2.43
Heat pump with supplemental heat, add	1.24	1.86	2.48	2.48	1.86
Air conditioning only with separate ducts, add	7.91	11.86	15.82	15.82	11.86
No heating, deduct	-6.61	-9.92	-13.23	-13.23	- 9.92

Wood-burning unit added on to furnace: Add \$3,000 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.

PLUMBING

PLUMBING . . . Cost each:	
Average cost per fixture	\$1,950
Extra bath, three fixtures	6,150
Two fixtures	4,100
Water softener, automatic	1,265
Manual	900
Extra toilet	1,650
Extra sink	1,095
Separate shower (ceramic tile)	1,880
Bathroom vent fan	245

FIREPLACES

Stories	1	2
Inside chimney	\$5,150	\$5,975
Outside chimney	6,225	7,400
Prefabricated	5,990	6,835

For other fireplaces, see Unit-in-Place costs.

PORCHES

For exterior stairways, add per flight as follows: Wood, \$1,495; cement composition, \$2,320. For porches, refer to Class A residential porch schedule, Page 117, or see next page.

BASEMENT FINISH

Costs per square foot of floor area:	
Recreation room	\$25.60
Finished living area	33.40
Walk-out, hillside, cost of door	1,275

BUILT-INS

Appliance allowance, (if not itemized)	\$ 5,650
Cooktop, countertop, four burners	1,095
Dishwasher, built-in	1,015
Garbage disposal	375
Heater, bathroom, without fan	260
With fan	310
Hot tub, with whirlpool, built-in	6,470
Hood, range, unvented	400
Vented	645
Intercom system, master station	765
Satellite	130
Whirlpool tub (Jacuzzi)	9,025
Whirlpool tub when it replaces regular bathtub	6,600
Oven, single, built-in	1,760
Microwave	990
Range, drop in, with standard oven	1,440
With self cleaning oven	2,160
Sauna with heater and controls	11,000
Trash compactor	755
Vacuum, central system	1,840

WATER AND WASTE DISPOSAL

City water and sewer connections	\$3,975
Water well, 200 feet	6,750
Septic system, 1,500 gallons.	5,575
2,000 gallons	6,575

The cost for each unit over one for water and sewer will vary by location.

OTHER ADJUSTMENTS

Please refer to Class A Site-built residences, Adjustments and Additions, Pages 116 – 119 and Unit-in-Place sections.

ADJUSTMENTS AND ADDITIONS

CLASS A

GARAGES: Base costs include electric lighting.

On slab – 18" Foundation				On slab – 42" Foundation				
Size in Sq. Ft.	Siding	Block	Brick	Siding	Block	Brick	Finished Interior	Size in Sq. Ft.
240	54.95	57.50	69.85	62.05	64.00	75.30	10.20	240
308	48.95	51.05	61.20	54.95	56.45	65.75	9.35	308
352	46.15	47.90	56.75	51.55	53.10	61.20	8.75	352
400	43.65	45.45	53.10	48.35	50.00	57.20	8.50	400
440	41.75	43.25	50.30	46.15	47.50	54.45	8.20	440
480	40.25	41.75	48.20	44.25	45.75	51.65	7.90	480
528	38.65	39.85	45.75	42.45	43.55	49.10	7.40	528
600	36.55	37.40	42.65	39.95	41.05	45.75	7.10	600
800	32.05	32.80	36.80	34.60	35.60	39.25	6.20	800
1020	28.65	29.45	32.05	30.85	31.75	34.30	5.90	1020

Common wall deduction for attached garage								
1/2-wall	1,050	1,325	1,700	1,375	1,650	2,025	----	1/2-wall
1-wall	2,100	2,700	3,375	2,725	3,325	4,000	----	1-wall
1-1/2-wall	3,150	4,025	5,100	4,075	4,975	6,025	----	1-1/2-wall
2-wall	4,175	5,350	6,750	5,450	6,600	8,000	----	2-wall

No concrete floor, deduct \$5.05
 Base cost includes uninsulated single or double garage doors, depending on the size of the garage. For insulated garage doors, add per square foot of door:
 Single \$2.35 Double \$2.00
 Door opener, add – radio controlled 675
 Mechanical 550
 For basement garage, add to residence:
 1-car \$2,050 2-car \$2,925
 1-1/2-car 2,500 3-car 5,975
 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 \$6.20 per square foot (stairway, floorboards, electrical, 6-foot headroom).

CARPORTS

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

Aluminum, corrugated	\$11.75
Composition shingles	13.25
Built-up tar and gravel	13.50
Wood shingles	15.25
Fiberglass	10.25

PORCHES & DECKS

Sym.	CONCRETE FLOOR: with 42" foundation				WPP	WOOD FLOOR: with 42" foundation				Sym.
	CPP	CCP	CSEP	CGEP		WCP	WSEP	WGEP		
Size for Rates	PLATFORM PORCH	COVERED PORCH	SCREEN-ENCLOSED PORCH	GLASS-ENCLOSED PORCH	PLATFORM PORCH	COVERED PORCH	SCREEN-ENCLOSED PORCH	GLASS-ENCLOSED PORCH	Size for Rates	
12	45.00	105.15	132.70	210.05	45.70	105.85	133.35	210.70	12	
25	33.70	76.10	95.95	151.65	34.40	76.75	96.55	152.30	25	
50	24.00	53.75	66.90	104.10	24.65	54.40	67.65	104.75	50	
75	20.75	46.30	57.30	88.20	21.40	46.95	57.95	88.85	75	
100	19.15	42.50	52.45	80.30	19.80	43.15	53.10	80.95	100	
125	17.00	37.95	46.40	70.15	17.65	38.65	47.05	70.85	125	
150	15.85	35.50	43.25	64.95	16.50	36.25	43.90	65.60	150	
175	15.05	33.85	41.00	61.15	15.75	34.50	41.70	61.85	175	
200	14.25	32.05	38.70	57.20	14.90	32.70	39.35	57.90	200	
250	13.25	29.95	35.95	52.60	13.95	30.60	36.60	53.30	250	
300	12.60	28.60	34.10	49.55	13.25	29.25	34.75	50.25	300	
400	11.85	26.85	31.75	45.70	12.50	27.50	32.45	46.35	400	
450	11.30	25.85	30.45	43.40	12.00	26.50	31.10	44.05	450	
500	10.90	24.80	29.10	41.15	11.50	25.45	29.80	41.80	500	
600	10.20	23.45	27.35	38.15	10.90	24.10	28.00	38.80	600	
700	10.10	23.20	26.95	37.55	10.75	23.85	27.60	38.20	700	

Size for Rates	ADD		WOOD DECKS	Size for Rates
	BASEMENT UNDER	SHALLOW FOUNDATION		
12	28.80	-20.20	TREATED WOOD	12
25	21.15	-14.55	PINE OR SIMILAR	25
50	14.65	- 9.70	REDWOOD OR CEDAR	50
75	12.45	- 8.10		75
100	11.35	- 7.25		100
125	9.95	- 6.15		125
150	9.15	- 5.65		150
175	8.60	- 5.20		175
200	8.05	- 4.80		200
250	7.40	- 4.30		250
300	7.00	- 4.00		300
400	6.45	- 3.60		400
450	6.10	- 3.35		450
500	5.80	- 3.10		500
600	5.30	- 2.75		600
700	5.25	- 2.70		700

For details of building materials included in Porches, see Glossary under symbol name.
 Example: For concrete platform porch, see Glossary under "CPP". For a more complete discussion of porches and decks, refer to Class A Site-built, "Adjustments and Additions", Page 117.

