



Cost vs. Value

Remodeling Projects

Midrange Homes based on 2015 numbers in North Texas

PROJECT	JOB COST	RESALE VALUE	COST RECOUPED
Attic Bedroom	\$47,586	\$32,821	69.0%
Backup Power Generator	\$11,639	\$7,843	67.4%
Basement Remodel	\$60,969	\$59,738	98.0%
Bathroom Addition	\$37,273	\$25,888	69.5%
Bathroom Remodel	\$15,715	\$11,791	75.0%
Deck Addition (composite)	\$15,138	\$11,194	73.9%
Deck Addition (wood)	\$9,060	\$7,682	84.8%
Entry Door Replacement (fiberglass)	\$2,843	\$1,550	54.5%
Entry Door Replacement (steel)	\$1,167	\$1,076	92.2%
Family Room Addition	\$78,958	\$53,383	67.6%
Garage Addition	\$48,214	\$31,817	66.0%
Garage Door Replacement	\$1,524	\$1,322	86.7%
Home Office Remodel	\$27,443	\$14,729	53.7%
Major Kitchen Remodel	\$54,236	\$39,817	73.4%
Master Suite Addition	\$106,057	\$73,125	68.9%
Minor Kitchen Remodel	\$18,417	\$14,491	78.7%
Roofing Replacement	\$18,268	\$20,909	114.5%
Siding Replacement (vinyl)	\$11,098	\$8,983	80.9%
Stone Veneer Accent	\$7,155	\$5,821	81.4%
Sunroom Addition	\$72,056	\$30,677	42.6%
Two-Story Addition	\$154,678	\$105,413	68.1%
Window Replacement (vinyl)	\$9,782	\$9,904	101.2%
Window Replacement (wood)	\$10,807	\$7,430	68.8%

Upscale Homes based on 2015 numbers in North Texas

PROJECT	JOB COST	RESALE VALUE	COST RECOUPED
Bathroom Addition	\$73,584	\$52,606	71.5%
Bathroom Remodel	\$52,343	\$39,984	76.4%
Deck Addition (composite)	\$34,671	\$20,591	59.4%
Garage Addition	\$76,741	\$46,823	58.7%
Garage Door Replacement	\$2,880	\$1,821	63.2%
Grand Entrance	\$7,321	\$4,627	63.2%
Major Kitchen Remodel	\$108,821	\$75,400	69.3%
Master Suite Addition	\$226,693	\$137,269	60.6%
Roofing Replacement	\$31,596	\$22,761	72.0%
Siding Replacement (fiber-cement)	\$12,959	\$10,500	81.0%
Siding Replacement (foam-backed vinyl)	\$13,788	\$10,313	74.8%
Window Replacement (vinyl)	\$13,242	\$9,967	75.3%
Window Replacement (wood)	\$16,833	\$11,012	65.4%

Source: www.remodeling.hw.net

12 Tips for Hiring a Remodeling Contractor

1. Get at least three written estimates.
2. Check references. If possible, view earlier jobs the contractor completed.
3. Check with the local Chamber of Commerce or Better Business Bureau for complaints.
4. Be sure the contract states exactly what is to be done and how change orders will be handled.
5. Make as small of a down payment as possible so you won't lose a lot if the contractor fails to complete the job.
6. Be sure that the contractor has the necessary permits, licenses, and insurance.
7. Check that the contract states when the work will be completed and what recourse you have if it isn't. Also, remember that in many instances you can cancel a contract within three business days of signing it.
8. Ask if the contractor's workers will do the entire job or whether subcontractors will be involved too.
9. Get the contractor to indemnify you if work does not meet any local building codes or regulations.
10. Be sure that the contract specifies the contractor will clean up after the job and be responsible for any damage.
11. Guarantee that the materials that will be used meet your specifications.
12. Don't make the final payment until you're satisfied with the work.



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