

# CHART 3

## INTERIOR FINISH AND FIXTURES

### EASY AND INEXPENSIVE

### HARD AND EXPENSIVE

Item	1	2	3	4	5
<b>Interior-wall construction</b>	Green studs precut for 8-ft.-high ceiling; textured drywall finish	Green studs for 9-ft.-high ceiling; textured drywall finish	Green studs for 9-ft.-high ceiling; smooth drywall finish	Straight and curved walls with green and dry lumber; smooth drywall finish	Straight and curved walls with dry and engineered lumber; plaster finish
<b>Interior doors</b>	Prehung, paint-grade hollow-core doors; standard sizes	Stain-grade hollow-core doors; standard sizes	Paint-grade wood/composite stile-and-rail doors; standard sizes	Clear/stain-grade wood stile-and-rail and French doors; standard sizes	Custom-designed and -sized wood, metal, and glass doors
<b>Interior trim</b>	Simple painted-wood door molding; drywall-cased windows; resilient wall base	Painted-wood door molding, windowsills, wall base; drywall-cased windows	Painted- or stained-wood door and window molding, and wall base	More complex; painted- or stained-wood door and window molding, and wall base	Complex; clear-finish wood door, window, and wall molding and trim; wainscot paneling
<b>Floor coverings</b>	Economy-grade nylon carpet/pad; vinyl composition tile	Medium-grade nylon carpet/pad; linoleum or vinyl sheet/tile	Good-grade nylon carpet/pad; wood parquet; ceramic tile	Solid-wood strip flooring in linear pattern; porcelain or stone tile	Wool carpet/pad; solid-wood strip in custom pattern; stone paving
<b>Lighting</b>	Economy-grade surface-mounted ceiling/wall fixtures	Medium-grade surface-mounted ceiling/wall fixtures; track lighting	Recessed light fixtures for ambient and accent lighting; some dimming	Extensive recessed, pendant, and wall-sconce fixtures; dimming	Custom recessed, indirect, and surface lights; light-control system
<b>Countertops</b>	Prefab plastic-laminate top with rounded front edge and integral backsplash, cut to length	Custom plastic-laminate top in standard depths with square or rounded front edge; back and side splashes	Solid-surface top in standard color with eased or rounded front edge; back and side splashes	Ceramic/stone tile top with square front edge; solid-surface top in premium color with bullnose edge	Stone slab with full bullnose or custom-profile front edge; stone-slab splashes
<b>Cabinets</b>	Economy-grade prefinished manufactured wood or melamine units in modular sizes; 3/4-extension slides	Midprice prefinished manufactured wood or melamine units in modular sizes; 3/4-extension slides	Semi-custom, flush overlay wood and melamine units in modular sizes; full-extension slides; 110° hinges	Custom painted/stained/clear wood and fiberboard units in any size; full-extension slides; 165° hinges	Custom lacquered/stained/clear wood and plywood units in any size; full-extension slides; 165° hinges; specialty hardware
<b>Appliances</b>	Off-brand base models; white or other standard color	Major manufacturer base models; white or other standard color	Midprice models with extra features; white or standard color	Models with many features; stainless steel; wood panels	Commercial and European models; 24-in.-deep refrigerator
<b>Kitchen-plumbing fixtures</b>	Single-bowl acrylic sink; 1/3-hp disposal	25-in.- to 33-in.-wide single- or double-basin acrylic sink; 1/2-hp disposal	33-in.- to 42-in.-wide enameled cast-iron or stainless-steel double-basin sink; 3/4-hp disposal	43-in.- to 48-in.-wide enameled cast-iron or stainless-steel triple-basin sink or separate sinks; 3/4-hp disposal	Stainless-steel multibasin commercial sink; water-filtration system; 1-hp disposal
<b>Bathroom-plumbing fixtures</b>	Two-piece toilet; acrylic bath with integral apron; single vanity, pedestal, or wall-hung lavatory; white	Two-piece toilet; cast-iron bath with integral apron; two vanity or pedestal lavatories; low-price color	One-piece toilet; cast-iron bath with integral apron; separate shower; two vanity sinks; standard color	One-piece low-profile toilet; whirlpool bath; separate glass-enclosed shower; two vanity sinks; premium-cost color	Power-assist low-profile toilet; bidet; whirlpool bath in deck; two-sink vanity; frameless-glass shower enclosure
<b>Subtotal</b>	0	1	3	5	1

### Interior-wall construction

Most walls are framed with green lumber, which can shrink, causing drywall cracks. Kiln-dried and engineered studs won't warp but cost more. Curved walls require additional studs and fussier drywall work.

### Interior doors

Hollow-core doors are the affordable choice. They are lightweight and have smooth faces with no exposed frames. Stile-and-rail doors, which have solid or glass panels, are heavier and more visually interesting than hollow-core doors.

### Interior trim

Traditional trim details come in two types: paint grade and stain grade. Because it will be painted, the former can be of a lower quality, but stain-grade trim requires first-rate material and fastidious installation.

### Floor coverings

As the durability of the floor surface increases, material costs tend to go up, and installation procedures become more complex.

### Lighting

Recessed light fixtures are not as visible as surface-mounted fixtures. They are typically lower in cost because they don't need to be fabricated using high appearance standards; only the trim ring is visible.

### Countertops

Stone tends to be the most expensive countertop material because of its high production and installation costs, and the additional structural support that may be needed to support its weight.

### Cabinets

The most expensive cabinets have top-grade materials and hardware, unusual shapes and sizes, and hard-to-achieve finishes. Local cabinet shops are often the best choice for this type of custom work.

### Appliances

The number of features, fabrication qualities, and finish materials are the main differences between budget appliances and high-end versions. Differences have little impact on function.

### Kitchen-plumbing fixtures

Price is affected mainly by the fabrication material, type, and thickness; sink size and bowl configuration; and color. White is usually the least expensive.

### Bathroom-plumbing fixtures

As the number of fixtures in a full bath increases beyond the three basics (sink, toilet, and tub), cost rises for additional supply, drain, and vent lines.

# TOTALS

Once you've highlighted all the appropriate boxes, you can add up the numbers from all three charts. Chances are your choices haven't all landed in the same project-level categories. Find the average by following the equation demonstrated below.

**EXAMPLE**

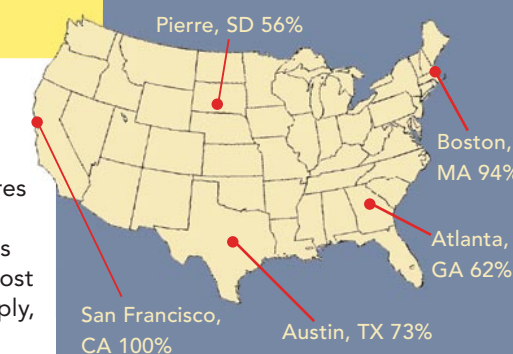
Project level						
	1	2	3	4	5	Total items
	2	4	10	8	2	26
Total items x Project level	2x1=2	4x2=8	10x3=30	8x4=32	2x5=10	
Item values	2	8	30	32	10	82

Divide total item value by total items:  $82 \div 26 = 3.15$

Look in the project-cost chart below to find the unadjusted square-footage cost. In our example, the item-value average is 3.15, putting it at the low end of \$300 to \$400 per sq. ft. We'll figure \$315 per sq. ft. (remember, these are San Francisco prices). Next, we make some adjustments from the chart below. In our example, we're subtracting \$60 from our projection because the remodel is over 1000 sq. ft. So our adjusted ballpark number is 1200 sq. ft. x \$255 = \$306,000.

Project cost per square foot					
	1	2	3	4	5
<b>Sq.-ft. cost</b>	Under \$200/sf	\$200-\$300/sf	\$300-\$400/sf	\$400-\$500/sf	\$500 and up/sf
<b>Adjustments to cost</b>					
Kitchens & baths only	Add \$100/sf	Add \$100/sf	Add \$150/sf	Add \$150/sf	Add \$200/sf
Projects less than 250 sq. ft.	Add \$20/sf	Add \$40/sf	Add \$60/sf	Add \$80/sf	Add \$100/sf
1000 sq. ft. and up	Subtract \$20/sf	Subtract \$40/sf	Subtract \$60/sf	Subtract \$80/sf	Subtract \$100/sf

**REGIONAL COST ADJUSTMENTS** A dollar's worth of building in San Francisco would cost 56¢ in Pierre, S.D. That's according to HomeTech, an information service that keeps tabs on construction labor and material costs. You can customize your educated guess with the help of their Web site, [www.myremodelingproject.com](http://www.myremodelingproject.com).



Simply key in the details of a project with San Francisco's ZIP code (94102), and print out the results. Clear the browser (very important), and key in the exact same project for your ZIP code. Divide the number for your area by the San Francisco estimate. The result is your regional adjustment percentage.