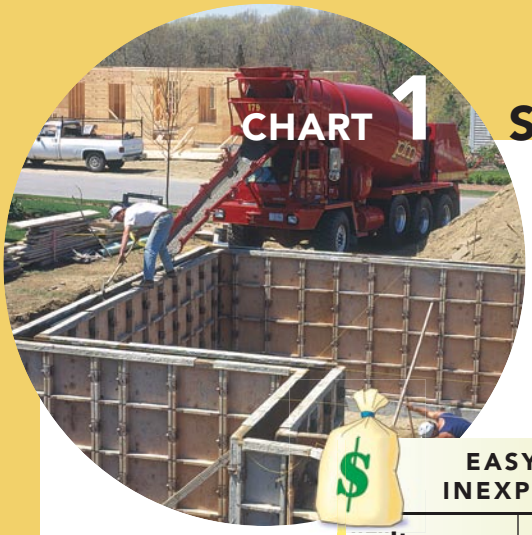

CHART 1 SITE WORK AND FOUNDATION

Site location
Building in urban areas is more expensive than other settings because it's tough to park and difficult to schedule deliveries.

Site topography
Steep sites or wetlands limit material-delivery and storage areas, and make moving materials difficult.

Site soil conditions
The soil type and its ability to drain can have a major impact on foundation type and size. Poor soil needs a large foundation to spread loads.

Site work
A level or near-level site allows the use of a simple, low-cost foundation. A steep site requires a more elaborate type of foundation.

Site paving
This category includes driveways, paths, stairs, and terraces. Asphalt and crushed stone are the budget-conscious choices. Upgrades include concrete, stone, or ceramic tile.

Building demolition
If demolition work is relatively easy (like nonbearing stud walls covered with drywall), its cost will not be significant. When demolition work is difficult, such as removing reinforced concrete, prices rise.

	EASY AND INEXPENSIVE				HARD AND EXPENSIVE
Item	**1**	**2**	**3**	**4**	**5**
Site location	Easy access, parking, and material storage	Easy access and parking; limited material storage	Limited access, parking, delivery, and material storage	Restricted parking, delivery, and material storage	Difficult access, parking, delivery, and material storage
Site topography	Flat	Slight slope	Moderate slope	Hillside	Steep slope; mountainous
Site soil conditions	Good soil for support and drainage	Good soil for support	Marginal soil for support/drainage	Deep supporting soil layer	Solid rock or expansive clay
Site work	No grading or site-drainage work	Minimal regrading to improve drainage	Moderate grading/drainage work; low wood retaining walls	Extensive grading/drainage work; concrete-block retaining walls	Extensive grading/drainage work; poured-concrete retaining walls
Site paving	No site paving	Minimal walk paving	Walk and patio paving	Walk and driveway paving	Walk, driveway, terrace paving
Building demolition	Little or none	Limited; mostly interior walls and ceilings/soffits	Moderate; above-grade construction only	Extensive; above-grade construction only	Extensive; above-grade and foundation
Condition of remaining construction	Very good; no work needed	Good; only minor repairs and refinishing needed	Fair; limited dry-rot repair and refinishing needed	Minor foundation and limited dry-rot repair needed	Extensive foundation and dry-rot repair or replacement
New foundation construction	Concrete slab with thickened perimeter	Spread footings with low concrete-block walls	Spread footings with low poured-concrete walls	Pier and grade beam	Pier and grade beam with poured-concrete retaining walls
Earthquake resistance	Building-code minimum requirements	Plywood shear walls	Plywood shear walls and metal framing connectors	Steel moment frame at lower level and plywood shear walls above	Steel moment frames and other structural-steel fabrications
Subtotal	2	0	5	1	1

Condition of remaining construction
The condition of an existing building's foundation and framing can be difficult to assess before removing the surface materials, such as siding and shingles. Unpleasant surprises are common, especially in older houses.

New foundation construction
Soil type, climate, and slope affect foundation design. The simplest are on flat sites in warm climates with soil that doesn't compact. At the other extreme are steep sites in cold climates, requiring piers or perhaps retaining walls.

Earthquake resistance
In earthquake-prone areas, codes require that a home's structural parts be well connected to one another. Hurricane areas have similar rules. The more complicated the house, the more expensive it is to comply.