



Cost vs. Value

REMODELING PROJECTS

Based on 2018 numbers

Midrange Homes in the San Antonio Area

PROJECT	JOB COST	RESALE VALUE	COST RECOUPED
Entry Door Replacement (Steel)	\$1,380	\$933	67.60%
Backyard Patio	\$49,773	\$21,700	43.60%
Bathroom Addition	\$40,615	\$18,443	45.40%
Bathroom Remodel	\$17,043	\$16,368	96.00%
Universal Design Bathroom Remodel	\$15,539	\$10,382	69.30%
Minor Kitchen Remodel	\$19,748	\$12,268	62.10%
Major Kitchen Remodel	\$60,059	\$28,580	47.60%
Master Suite Addition	\$113,681	\$57,644	50.70%
Siding Replacement	\$14,285	\$9,969	69.80%
Manufactured Stone Veneer	\$7,905	\$7,054	89.20%
Deck Addition (Composite)	\$16,806	\$10,766	64.10%
Deck Addition (Wood)	\$9,841	\$6,894	70.10%
Window Replacement (Vinyl)	\$15,539	\$10,382	66.80%
Window Replacement (Wood)	\$18,797	\$13,147	69.90%
Roofing Replacement (Asphalt Shingles)	\$19,711	\$12,541	63.60%

Midrange Homes in the West South Central Region

PROJECT	JOB COST	RESALE VALUE	COST RECOUPED
Entry Door Replacement (Steel)	\$1,708	\$1,159	67.90%
Backyard Patio	\$49,938	\$21,415	42.80%
Bathroom Addition	\$41,049	\$23,671	57.50%
Bathroom Remodel	\$17,252	\$12,039	69.50%
Universal Design Bathroom Remodel	\$14,617	\$9,622	65.90%
Minor Kitchen Remodel	\$19,630	\$16,006	80.80%
Major Kitchen Remodel	\$60,164	\$35,829	59.20%
Master Suite Addition	\$115,189	\$63,251	54.90%
Siding Replacement	\$13,920	\$9,747	69.70%
Manufactured Stone Veneer	\$7,955	\$7,559	93.40%
Deck Addition (Composite)	\$16,631	\$9,391	55.80%
Deck Addition (Wood)	\$9,771	\$8,065	82.00%
Window Replacement (Vinyl)	\$15,410	\$11,664	75.30%
Window Replacement (Wood)	\$18,815	\$12,793	67.60%
Roofing Replacement (Asphalt Shingles)	\$19,463	\$12,609	64.10%

Upscale Homes in the San Antonio Area

PROJECT	JOB COST	RESALE VALUE	COST RECOUPED
Bathroom Addition	\$78,656	\$32,543	41.40%
Bathroom Remodel	\$57,153	\$25,361	44.40%
Garage Door Replacement	\$3,335	\$2,733	82.00%
Grand Entrance (Fiberglass)	\$8,478	\$5,219	61.60%
Major Kitchen Remodel	\$119,214	\$52,542	44.10%
Master Suite Addition	\$240,201	\$104,410	43.50%

Upscale Homes in the West South Central Region

PROJECT	JOB COST	RESALE VALUE	COST RECOUPED
Bathroom Addition	\$78,745	\$40,538	51.30%
Bathroom Remodel	\$57,432	\$28,486	49.20%
Garage Door Replacement	\$3,349	\$2,757	80.80%
Grand Entrance (Fiberglass)	\$8,381	\$5,221	61.60%
Major Kitchen Remodel	\$119,796	\$62,327	51.70%
Master Suite Addition	\$241,841	\$109,070	44.80%

Information Provided by: Remodeling Magazine: www.remodeling.hw.net/cost-vs-value/2019/



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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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