

RS Means: Installed Cost of Residential Siding

US National Average- October 2015

2,700 SF 2 Story Home	Real Stone	Brick	Stucco	Fiber Cement	Vinyl
Installed Cladding Cost per SF (based on living area)	\$ 18.74	\$ 7.76	\$6.13	\$ 3.86	\$ 2.56
Cost Difference (over vinyl; cladding cost only)	+\$ 43,683	+\$ 14,045	+\$ 9,627	+\$ 3,504	---
% Premium (based on total vinyl home cost \$238,445)	18.3 %	5.9 %	4.0 %	1.5 %	---

Additional Benefits for Brick v. siding:

- Added Price Appreciation at Sale¹: **6.0 %**
- Energy savings per month²: **7 %**
- No Maintenance³:
 - Estimated lifespan is roughly 100 years
 - Never has to be painted
 - Will never rot, fade, peel, dent, melt, burn or become brittle
 - Will not be compromised by bacteria, termites or mold
- Insurance savings per month⁴

1- Average Sales Appreciation Value at Sale: University of Michigan study 9.5%; Brick Industry Association study 6%; Marshall and Swift 6%.

2- Biblis, Evangelos J., "Experimental determination of the energy requirements for cooling and heating different single-story residential structures," *Forest Products Journal*, March 2005. <http://www.highbeam.com/doc/1G1-131043481.html>

3- Seiders, David, Gopal Ahluwalia, Steve Melman, Rose Quint, Ashok Chaluvadi, Mei Lian, Adam Silverberg, and Cyprien Bechler. "National Association of Home Builders / Bank of America Home Equity Study of Life Expectancy of Home Components." *National Association of Home Builders* (2007)

4- Insurance savings will vary by location & region. The ISO (insurance service office) sets rates for the insurance industry. They measure incident rates all over the country (wind, fire, water) and the dollar value of those to set the rates in each state. There are nine zones for fire ratings – zone 1 has the lowest rate--- zone 9 has the highest. This is based on the measured response time of the fire dept and their equipment and how far you are from a fire hydrant. Conservative estimate is 5%.

RS Means is the world's leading provider of construction cost data for all phases of the construction lifecycle, providing accurate and up-to-date cost information to help owners, developers, architects, engineers, and contractors.