

# Vinyl Siding Planning Guide

*Fall 2012*



Dear Home Owner,

If you're tired of painting your house, or you have siding that's in need of repair, or you just want a new look - then this guide will help educate you on the different types of vinyl siding and what it might cost to have it installed on your home.

We understand that there are many options and lots of information available on-line these days. Often it can be overwhelming, so we've intentionally kept this guide simple, providing a broad overview. Later on, we encourage you to visit some of the manufacturer websites to get into more detail.

There are 3 sections we plan to cover in this guide:

1. Types of vinyl siding
2. Costs based on size of your house
3. FAQ's about hiring a contractor and the install process

We hope you find this information helpful!



# There are **MANY** variations of vinyl siding. Here are the **3** most common styles ...

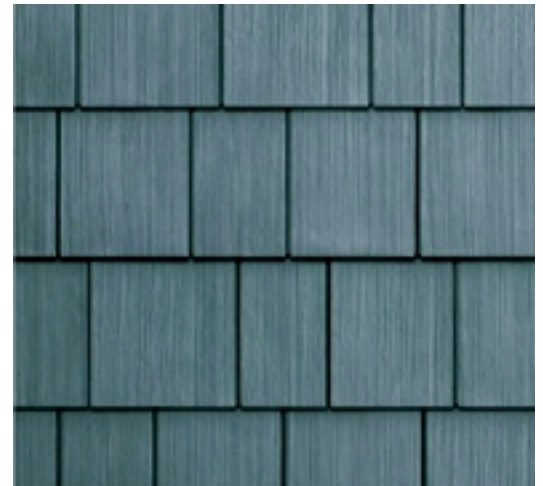


## **Polymer Shake**

- Looks like true cedar shakes (very hard to tell it's not real wood)
- Virtually maintenance-free (never needs painting)
- Many color options, including natural stains

## **Polymer Shingle**

- Looks like true cedar shingles (very hard to tell it's not real wood)
- Virtually maintenance-free (never needs painting)
- Many color options, including natural stains



## **Standard Vinyl Siding**

- Smooth and wood grain options
- Virtually maintenance-free (never needs painting)
- Many color options

# Typical Siding Prices (Installed)

Here are typical price ranges based on the size of your house and the style of siding ...

House Size (sq ft)	Standard Vinyl	Polymer Shingle / Shake
1500	\$6,000 - \$9,000	\$10,500 - \$13,500
2000	\$8,000 - \$12,000	\$14,000 - \$18,000
2500	\$10,000 - \$15,000	\$17,500 - \$22,500
3000	\$12,000 - \$18,000	\$21,000 - \$27,000
3500	\$14,000 - \$21,000	\$24,500 - \$31,500
4000	\$16,000 - \$24,000	\$28,000 - \$36,000

## Notes:

1. Above price ranges are intended to be all inclusive, including all labor and materials.
2. These numbers were derived by interviewing multiple contractors in your area, also considering the time of year this guide would be available (fall vs spring - and year)
3. **This information is given for budgeting purposes only** - to help you understand what it *may* cost to get siding installed on your home. In no way should this be interpreted as a proposal or quote, and your specific needs may result in an actual proposal outside the range given above.
4. For the purposes of this reference guide, price ranges are based on home floor plan square footage. Proper siding estimates require the measurement of the actual surface area to be sided. In this table we've made assumptions on actual surface area based on typical house designs.

## Common Add-On's ....

### Gutters

Very often, gutters are replaced at the same time siding is installed. The main reason being that the fascia board needs to be covered with aluminum trim before installing vinyl soffit panels. To do this properly, the gutters need to come down. Depending on how the gutters were originally installed, and their age, they may not be able to be re-used. The good news is that many contractors include new gutters in their "package".

If not, gutters may cost anywhere from \$800 - \$2,000 ...

Fascia board

Soffit panel



## Shutters

Vinyl shutters are another common add-on. Figure about \$80 a pair (\$80 per window), but keep in mind there are different styles and price points.

## Replacement Windows

An entire guide can be written about replacement windows, but since it's common to have vinyl windows and siding done at the same time, especially when energy savings is the prime motivation (siding does make a big difference in energy, due to the layer of insulation that diligent contractors install before siding), we thought it made sense to include some basic pricing guidelines. To give you a very rough idea of what vinyl double hung replacement windows cost .... figure between \$300-\$500 (installed) per window. Special windows like bay or picture windows need to be priced individually - unfortunately it's too broad to give you a pricing guideline here.

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## **FAQ's**

**Q:** What things should I look out for when hiring a contractor?

**A:** This is a common question. Everyone is out there trying to do the best they can to make money in this tough economy, so as a buyer, you'll find many contractors willing to "give you a great deal". But a great deal isn't always a good thing if it comes along with future problems and headaches. It's important to ask the right questions to make sure they'll get the job done right at the best possible price. Here are some things to consider and questions to ask ...

1. How long is the warranty? Does it include labor?
2. How long has the company been in business and will they be in business in the future if you need to act on the warranty?
3. How long will it take to finish the job. Will it be done from start to finish, or will they be leaving and coming back at any point? (siding typically can be done in about a week)
4. Will best practices be used and who will be accountable to make sure the crew follows them?
5. Online reviews can be very helpful (look on 3rd party websites, not just the company's main website). Ultimately you want to see or here specific details in the reviews like "they did what they said they would do .... they finished on time .... they stayed within budget .... etc", NOT just general statements like "I would recommend them anybody".

**Q:** Why does pricing fluctuate so much between the different contractors?

**A:** This is definitely the most commonly asked question we get - it seems to come up with everyone we've interviewed. Basically, all contractors need to do two things.

1. buy the vinyl siding material from a manufacturer or supplier and
2. install it on the house.

For the most part, everyone pays the same for the material - maybe the bigger companies get a volume discount - but the material prices before markup should all be fairly similar. And most experienced carpenters and installers can install the material in about the same amount of time - so labor should not fluctuate all that much. The estimation process for vinyl siding is fairly straightforward - it's not like re-doing a kitchen or building an addition - so it's safe to say that estimating errors do not happen all too often.

Of course it's impossible to say for certain why some companies give price quotes that are much higher than the others, but it appears that these companies have much higher overhead to deal with. Things like marketing and advertising budgets and/or showroom and staff. For example, the big-box stores (that you would think would give the best deals) are typically much higher due to the fact that they have to pay for regular TV commercials, radio, and mailings that smaller companies do not.