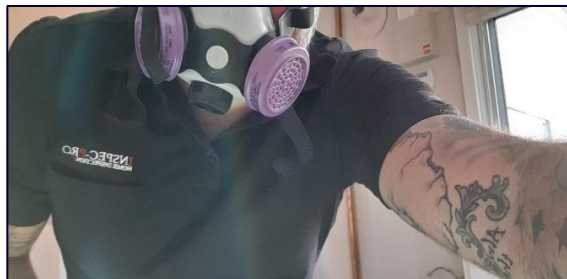
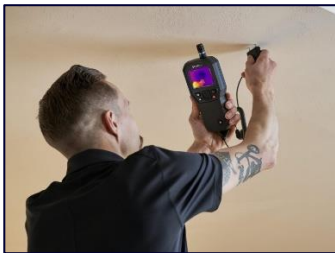


Residential Construction and Remodeling Estimates

COST GUIDE

COMPLIMENTS OF



COST GUIDE

STRUCTURE/EXTERIOR

Structure

> addition (foundation to roof)	\$95 – \$130/sq.ft.
> basement entrance	\$5250 – \$10500+
> basement main beam	\$2100+
> basement support post / foundation	\$500 – \$1000+
> excavation / waterproofing	\$125 – \$175/sq.ft.
> foundation cracks (excavation method)	\$525 – \$1100+
> foundation cracks (injection method) (per crack)	\$500+
> masonry wall (single story)	\$525 – \$800/lin.ft.
> lower basement	\$200 – \$425+
> remove bearing wall	\$2100 – \$3200+
> remove partition wall	\$850 – \$1700+
> re-support floor joist (sistering)	\$325 – \$525+
> roof sheathing (replace)	\$6 – \$8/sq.ft.
> underpinning	\$325 – \$525/lin.ft.
> termite prevention (chemical soil treatment)	\$2100+

Wall System

> aluminum siding	\$5 – \$6/sq.ft.
> brick veneer	\$10 – \$25/sq.ft.
> brick cleaning (unpainted)	\$3/sq.ft.
> brick cleaning (painted)	\$6/sq.ft.
> brick repainting	\$6 – \$8/sq.ft.
> cedar	\$10 – \$15/sq ft.
> stucco	\$10 – \$15/sq.ft.
> vinyl	\$5 – \$6/sq.ft.

Exterior Door

> aluminum storm door	\$375+
> metal insulated door	\$675 – \$800+
> patio door - replace	\$775 – \$1600+
> patio door - brick wall (6ft.)	\$2600 – \$3600+
> patio door - wood wall (6ft.)	\$2100 – \$3100+

COST GUIDE

ROOF/EAVE/FLASHING/CHIMNEY

Sloped Roofs

> asphalt shingle (over existing)	\$2 – \$3/sq.ft.
> asphalt shingle (over existing)	\$3 – \$5/sq.ft.
> asphalt shingle (high quality)	\$5 – \$7/sq.ft.
> cedar shake / shingle	\$7 – \$10/sq.ft.
> clay tile	\$15 – \$20/sq.ft.
> concrete tile	\$9 – \$13/sq.ft.
> wood shake / shingle	\$6 – \$8/sq.ft.
> slate tile	\$30 – \$55/sq.ft.

Flat Roofs

> roll roofing asphalt (90lb.)	\$2 – \$3/sq.ft.
> 4 ply (tar and gravel)	\$6 – \$11/sq.ft.
> single ply membrane	\$6 – \$11/sq.ft.

Gutters

> gutter cleaning	\$175+
> gutter / downspout - aluminum	\$7 – \$9/lin.ft.
> gutter / downspout - galvanized	\$6 – \$7/lin.ft.
> downspout extension	\$16+
> soffits / fascia (aluminum)	\$16/lin.ft.

Flashing

> chimney flashing (sloped asphalt)	\$250 – \$500+
> chimney flashing (flat built-up)	\$350 – \$600+
> metal cricket at chimney	\$250 – \$500+
> parapet wall flashing	\$32/lin.ft.
> roof vent flashing	\$125+
> reflash skylight	\$425 – \$625+
> valley flashing	\$21 – \$32/lin.ft.
> wall flashing	\$6 – \$7/lin.ft.

Chimney

> chimney extension	\$150 – \$275/lin.ft.
> chimney repointing	\$8 – \$11/brick
> concrete cap (single flue)	\$100 – \$275+
> concrete cap (double flue)	\$200 – \$425+
> rain cap	\$125+
> reline flue	\$45 – 55/lin.ft.

COST GUIDE

GARAGE/DRIVEWAY/WALKWAY

Garage

> detached carport	\$5250+
> detached wood frame - single	\$10500+
> detached wood frame - double	\$15750+
> detached block - single	\$21000+
> detached block - double	\$26250+
> removal of existing	\$1575+

Overhead Doors

> automatic garage door	\$475+
> cladboard - single	\$625 – \$850+
> cladboard - double	\$1050 – \$1275+
> metal - single	\$900+
> metal - double	\$1350+
> wood - single	\$1050+
> wood - double	\$1900+

Driveway

> asphalt paving (existing base)	\$5 – \$7/sq.ft.
> asphalt paving (new base)	\$5 – \$8/sq.ft.
> asphalt (seal)	\$65 – \$80+
> concrete (stamped)	\$7 – \$11/sq.ft.
> interlock brick / stone	\$11 – 13/sq.ft.

COST GUIDE

LANDSCAPING/DECK/PATIO/FENCE

Landscaping

- > lay soil & \$3 – \$6/sq.ft.
- > sprinkler system \$1200+
- > retaining wall - concrete \$55/sq.ft.
- > retaining wall - \$45/sq.ft.

Deck

- > pressure treated / cedar \$15 – \$30/sq.ft.
- > custom designed & built \$55 – \$80/sq.ft.

Patio

- > concrete \$16 – \$25/sq.ft.
- > flagstone / fieldstone \$21/sq.ft.
- > interlock brick / stone \$11 – \$16/sq.ft.
- > patio stone \$6/sq.ft.

Porch

- > flooring \$8/sq.ft.
- > railing \$225+
- > skirting \$21/lin.ft.
- > steps - concrete \$525+
- > steps - wood \$325+

Fence

- > chain-link (h 4ft.) \$10 – \$20/lin.ft.
- > wood - cedar (h 5ft.) \$15 – \$30/lin.ft.
- > wood - pressure treated (h 5ft.) \$10 – \$20/lin.ft.
- > reset post in concrete \$80+

COST GUIDE

INTERIOR

Windows

> awning	\$55/sq.ft.
> awning / casement (replace)	\$50/sq.ft.
> bay / bow	\$50 – \$70/sq.ft.
> casement	\$63/sq.ft.
> double hung	\$53/sq.ft.
> double hung (replace)	\$42/sq.ft.
> skylight	\$800+
> slider - aluminum	\$32/sq.ft.
> slider - aluminum (replace)	\$27/sq.ft.
> storm - aluminum	\$75 – \$200+
> thermal glass (existing frame)	\$32/sq.ft.

Kitchen / Bathroom

> kitchen cabinet	\$50 – \$125/lin.ft.
> kitchen counter - laminate	\$45/lin.ft.
> kitchen counter - marble	\$80/lin.ft.
> kitchen renovation	\$7500+
> bathroom renovation	\$5250+

Floor

> carpet - clean	\$125/room
> carpet - outdoor	\$3/sq.ft.
> carpet and under pad	\$6 – \$11/sq.ft.
> ceramic tile	\$6 – \$11/sq.ft.
> hardwood	\$6 – \$11/sq.ft.
> hardwood - prefinished	\$11 – \$16/sq.ft.
> hardwood - refinish	\$3 – \$6/sq.ft.
> vinyl - sheet	\$4 – \$9/sq.ft.
> vinyl - tile	\$4 – \$9/sq.ft.

Doors

> bi-fold louver	\$850+
> bi-fold panel	\$625+
> custom with casing / hardware	\$525+
> exterior - panel	\$1050+
> interior - panel	\$525+
> french	\$1050+
> patio	\$2100+
> storm - aluminum	\$200 – \$325+

COST GUIDE

INTERIOR

Stairs/Railings

- > curved stair - oak (7 risers) \$7350+
- > spiral stair - oak \$5250+
- > standard stair - oak (7 risers) \$1050+
- > stair railing \$42 – \$63/lin.ft.

Insulation

- > rigid exterior (prior to finish) \$1 – \$2/sq.ft.
- > r20 - batt \$1 – \$2/sq.ft.
- > r20 - loose \$1 – \$2/sq.ft.
- > r32 - batt \$2 – \$3/sq.ft.
- > r32 - loose \$2 – \$3/sq.ft.
- > wall / roof cavity \$2 – \$5/sq.ft.

Fireplaces

- > damper \$175+
- > brick replacement \$400 – \$1050+
- > gas insert \$2600 – \$4200+
- > glass door \$525+
- > hearth extension \$420+
- > flue cleaning \$200 – \$300+
- > metal box insert \$1050 – \$2600+
- > masonry with flue rough-in \$5250+
- > wood stove \$1575 – \$3500+

Ceiling/Wall

- > acoustic ceiling (suspended) \$6/sq.ft.
- > baseboard / door / window \$4/lin.ft.
- > drywall over plaster \$3 – \$4/sq.ft.
- > plaster (over existing plaster) \$3 – \$4/sq.ft.
- > stucco / stipple \$3/sq.ft.
- > walls (insulations / drywall) \$4/sq.ft.
- > walls painting \$2/sq.ft.
- > wallpaper \$6 – \$11/sq.ft.

Security System

- > alarm monitoring \$35/month
- > alarm system \$2500+
- > intercom system (retrofit) \$1500+
- > wired system \$1500+
- > wireless motion detectors \$525+

COST GUIDE

INTERIOR

Misc

- > central vacuum (retrofit) \$1050 – \$2100+
- > central vacuum (canister only) \$1050 – \$1600+

Swimming Pool / Hot Tub

- > pool - vinyl lined (16ft. x 40ft.) \$15000 – \$20000+
- > pool - concrete lined (16ft. x 40ft.) \$30000+
- > pool heater \$2100+
- > pump / filter \$1600+
- > hot tub fiberglass \$5250+

COST GUIDE

ELECTRICAL

Retrofit

> attic ventilator - mechanical	\$325+
> baseboard heater (4')	\$180 – \$575+
> ceiling fan	\$250+
> doorbell system	\$100 – \$130+
> dryer duct	\$125 – \$200+
> hardwired smoke detector	\$75 – \$150+
> exhaust fan - bathroom	\$150 – \$200+
> exhaust fan - oven	\$250 – \$325+
> exterior light fixture	\$125 – \$275+
> fluorescent light fixture	\$175 – \$275+
> ground - public system	\$90 – \$125+
> ground - private system (with ground rods)	\$250 – \$325+
> receptacle - conventional	\$125 – \$175+
> receptacle - split	\$175 – \$275+
> receptacle - exterior with cover	\$175 – \$275+
> receptacle - replace conventional with GFCI	\$100 – \$150+
> receptacle - CO/ALR (aluminum)	\$75 – \$125+
> receptacle - stove/dryer	\$100 – \$150+
> receptacle - rewire reverse polarity	\$50 – \$80+
> standard light fixture	\$125 – \$225+

Upgrade

> 100 amp (new panel)	\$1200 – \$1600+
> 100 amp (existing panel)	\$750 – \$1100+
> 200 amp (new panel)	\$2100 – \$2600+
> 200 amp (existing panel)	\$1250 – \$1600+
> 120 / 240 volt circuit	\$250 – \$525+
> breaker panel - main	\$775 – \$950+
> breaker panel - auxiliary	\$125 – \$325+
> circuit breaker (replace)	\$75 – \$125+
> knob and tube wiring (replace)	\$7500 – \$13000+

COST GUIDE

HEATING AND COOLING

Forced-Air System

> air duct (new)	\$4200+
> air duct (retrofit)	\$6300+
> annual service	\$100 – \$175+
> blower motor	\$375 – \$525+
> clean duct	\$180 – \$325+
> convert oil to gas	\$2500 – \$3300+
> convert hot water to forced air	\$7500 – \$11000+
> electronic air filter	\$625 – \$950+
> gas - mid efficiency	\$2600 – \$3300+
> gas - high efficiency	\$3600 – \$4700+
> humidifier - drum type	\$100 – \$175+
> humidifier - flow through type	\$400 – \$475+
> existing chimney flue - metal	\$600 – \$1100+

Hot Water System

> circulating pump	\$600 – \$800+
> cast iron radiator	\$600 – \$800+
> expansion tank	\$300 – \$450+
> gas boiler - standard	\$3000 – \$4800+
> gas boiler - high efficiency	\$6500 – \$11000+
> removal of oil tank from basement	\$400 – \$650+
> radiator / boiler removal	\$1500 – \$2600+
> radiator	\$600 – \$950+
> radiator valve	\$125 – \$225+

Air Conditioner/Heat Pump

> air handler 3-ton (vertical)	\$1400 – \$1900+
> air handler 3-ton (horizontal)	\$1800 – \$2100+
> central A/C existing duct	\$2500 – \$5000+
> central A/C attic mounted separate duct	\$11000+
> compressor (replace)	\$1500 – \$1800+
> condenser (replace)	\$1800 – \$2700+
> heat recovery ventilator (HRV)	\$1800 – \$2700+
> heat pump	\$5200 – \$6500+

COST GUIDE

PLUMBING

Bathroom

> basin - pedestal type	\$375+
> basin - vanity	\$250+
> bathtub - replace / retiling	\$2500+
> shower connection	\$250+
> shower stall - plastic	\$900 – \$2000+
> shower stall - ceramic tile	\$2500 – \$3300+
> toilet - flush mechanism	\$125 – \$175+
> toilet - replace	\$425+
> toilet - replace seal	\$125 – \$275+
> toilet - unclog	\$125 – \$225+
> tub enclosure - ceramic tile	\$2500 – \$3300+
> tub enclosure - plastic	\$600 – \$1275+
> whirlpool bath	\$4250+

Kitchen

> dishwasher	\$675 – \$950+
> garbage disposal	\$200 – \$425+
> range hood	\$350 – \$525+
> sink - porcelain	\$750 – \$900+
> sink - stainless steel	\$650 – \$800+

Private Plumbing System

> laundry tub and waste pump	\$525 – \$850+
> septic tank (1000gal.)	\$2600 – \$6000+
> septic tank cleaning	\$175 – \$325+
> sewage waste pump	\$1500 – \$1800+
> well - shallow	\$32/lin.ft.
> well - deep	\$42/lin.ft.
> well - submersible pump	\$1275+
> well - suction / jet pump	\$600 – \$950+

Upgrade

> hose bibb	\$125 – \$175+
> hot water tank (40 Gal Electric)	\$600 – \$800+
> hot water tank (40 Gal Gas)	\$800 – \$1000+
> tankless water heater	\$2000 – \$3000+
> laundry tub / connection	\$350 – \$550+
> main water service	\$175 – \$225/lin.ft.
> main shut-off	\$175 – \$325+
> sump pump	\$175 – \$275+
> supply lines - 1 story; up to 2 baths	\$1850 – \$2600+
> temperature & pressure relief valve	\$60 – \$100+
> water softener	\$925 – \$1600+
> waste drain lines	\$2600 – \$4200+

COST GUIDE

LIFE EXPECTANCY

Component	Average Life (yrs.)
Roof Covering	
> asphalt standard shingle	12-15
> asphalt premium shingle	15-30
> wood shingle	10-20
> concrete / clay tile	20-40
> asbestos cement	40-80
> slate tile	40-80
> roll roofing	5-15
> tar & gravel 15	15-25
> metal	60
Heating	
> forced air furnace	10-25
> oil tank	40
> water / steam boiler - welded steel	15-30
> water / steam boiler - cast iron	30-50
> water / steam circulating pump	10-25
Cooling	
> central air	10-15
> heat pump	10-15
> window air conditioning	10-20
Plumbing	
> galvanized water pipe	20-25
> hot water heater	5-15
> septic / sewer pump	5-10
> well pump	10
Appliances	
> dishwasher	5-12
> dryer	10-25
> garbage disposal	5-12
> oven / range	15-20
> washing machine	5-15

These estimates reflect the average basic costs for supplies and installation of building materials in Canada and the United States anticipated for 2019-2020. Costs may vary depending on regions, upgrades, complexity, and disposal fees. It is our strong recommendation that you obtain a minimum of three written quotes from reputable licensed local contractors for validation.