

The following costs are intended as ball park estimates for a typical three bedroom home. The costs have been categorized in a similar fashion to the systems covered in the blue tab sections. Where appropriate, typical life expectancies are included in parenthesis. The figures for life expectancy and cost are based on this area. In other areas, these figures may differ. Cedar roofing, for example, is significantly less expensive on the west coast, than in the east. The life expectancy of some components will vary with the severity of weather in the region. The design, quality of installation and level of maintenance can also drastically affect life expectancy. The figures include labor and materials.

► ROOFING / FLASHINGS / CHIMNEYS

1. Conventional asphalt shingles installed over existing shingles	\$1.25-\$2.00 per sq. ft.	(twelve to fifteen years)
2. Strip and reshingle with conventional asphalt shingles	\$2.50-\$3.50 per sq. ft.	(twelve to fifteen years)
3. Strip and reshingle with top quality asphalt shingles	\$3.00-\$4.00 per sq. ft.	(twenty-five to thirty years)
4. Strip and reshingle with low slope asphalt shingles	\$3.00-\$4.00 per sq. ft.	(ten to fifteen years)
5. Strip and re-roof with cedar shingles	\$6.00-\$9.00 per sq. ft.	(twenty to forty years)
6. Strip and re-roof with cedar shakes	\$7.00-\$10.00 per sq. ft.	(twenty-five to fifty years)
7. Install concrete tile roofing (assuming no structural reinforcement)	\$5.00-\$7.00 per sq. ft.	(fifty years and up)
8. Install new slate roof	\$10-\$20 per sq. ft.	(forty to two-hundred years)
9. Repair loose slates or tiles	\$30 per slate/tile	(minimum \$300)
10. Install roll roofing	\$1.00-\$2.00 per sq. ft.	(five to ten years)
11. Strip and replace built up tar and gravel roof	\$5.00-\$8.00 per sq. ft. (minimum \$1000)	(fifteen to twenty years)
12. Strip and install modified bitumen roof membrane	\$5.00-\$8.00 per sq. ft. (minimum \$1000)	(unknown-estimate twenty years)
13. Improve flat roof drainage prior to installation of new membrane	\$2.00-\$3.00 per sq. ft.	
14. Paint modified bitumen membrane	\$0.25-\$0.50 per sq. ft.	(minimum \$200)
15. Install sheet metal on small roof surfaces	\$8.00-\$20.00 per sq. ft. (minimum \$500)	
16. Reflash standard chimney: asphalt shingle roof	\$300-\$500	
built-up or modified bitumen membrane	\$400-\$700	
17. Install a metal cricket at wide chimney	\$300-\$500	
18. Reflash standard skylight: asphalt shingle roof	\$300-\$500	
built-up or modified bitumen membrane	\$400-\$700	
19. Repair valley flashings on existing roof	\$20-\$30 per lin. ft.	(minimum \$300)
20. Replace parapet wall flashing	\$20-\$30 per lin. ft.	(minimum \$300)
21. Rebuild typical chimney above roofline: single flue	\$100-\$200 per lin. ft.	(minimum \$500)
double flue	\$200-\$300 per lin. ft.	(minimum \$500)

22. Repoint typical chimney above roof line:	
single flue	\$20-\$30 per row (minimum \$250)
double flue	\$25-\$40 per row (minimum \$250)
23. Install concrete cap on typical chimney:	
single flue	\$150-\$300
double flue	\$200-\$400
24. Install rain cap on typical chimney	\$50-\$100 each

► EXTERIOR

1. Install galvanized or aluminum gutters and downspouts	\$4.00-\$5.00 per lin. ft. (twenty to thirty years) (minimum \$500)
2. Provide downspout extensions	\$15-\$25 each
3. Clean gutters in fall and/or spring	\$50-\$150
4. Install copper gutters and downspouts	\$15-\$25 per lin. ft. (fifty to one hundred years)
5. Install aluminum soffits and fascia	\$8.00-\$12.00 per lin. ft. (indefinite)
6. Install: aluminum siding	\$5.00-\$6.00 per sq. ft. (indefinite)
vinyl siding	\$3.50-\$5.00 per sq. ft. (indefinite)
7. Install wood siding using:	(maintenance dependent)
cedar	\$5.00-\$7.00 per sq. ft.
paint grade	\$3.00-\$4.50 per sq. ft.
8. Install stucco	\$7.00-\$12.00 per sq. ft. (maintenance dependent)
9. Repointing:	
Soft mortar	\$3.00-\$4.50 per sq. ft. (minimum \$200)
Hard mortar	\$6.00-\$8.00 per sq. ft. (minimum \$200)
10. Replace deteriorated bricks	\$20-\$30 per sq. ft.
11. Rebuild parapet wall	\$20-\$30 per sq. ft.
12. Cleaning brick (chemical wash):	
exposed	\$2.00-\$3.00 per sq. ft.
painted	\$4.00-\$6.00 per sq. ft. (minimum \$1000)
13. Sealing of brickwork	\$0.75-\$1.00 per sq. ft.
14. Painting (exclusive of repairs):	(four to six years)
trim only (soffits, fascia, door and window frames)	\$1500-\$2000 and up
trim and wall surfaces (wood, brick, stucco)	\$2500 and up
15. Parge foundation walls	\$3.00-\$4.00 per sq. ft.
16. Dampproof foundation walls and install perimeter drainage tiles	\$100-\$150 per lin. ft. (minimum \$1000)
17. Install a deck	\$12-\$25 per sq. ft. (ten to twenty years)
18. Install a deck on a flat roof	\$20-\$30 per sq. ft. (ten to twenty years)
19. Resurface existing asphalt driveway	\$2.50-\$4.00 per sq. ft. (ten to twenty years)
20. Seal asphalt driveway	\$50 and up (one to three years)
21. Install interlocking brick driveway	\$6.00-\$8.00 per sq. ft. (fifteen years and up)
22. Install concrete driveway	\$6.00-\$10.00 per sq. ft. (thirty to forty years)
23. Install drain at bottom of sloped driveway	\$1000-\$1500

24. Install concrete slab patio	\$5.00-\$8.00 per sq. ft.	(thirty to forty years)
25. Install concrete patio stones	\$2.00-\$5.00 per sq. ft.	(thirty to forty years)
26. Rebuild exterior basement stairwell	\$3500-\$5000	
27. Install drain at existing basement stairwell	\$500-\$800	
28. Build detached garage: single	\$8000 and up	
double	\$12000 and up	
29. Break wood/soil contact at detached garage	\$25-\$40 per lin. ft. (minimum \$500)	
30. Demolish and remove detached garage	\$1500 and up (very dependent on dumping costs)	
31. Install garage door:		
single metal one-piece	\$600-\$800	
single wood sectional	\$800-\$1000	
double wood sectional	\$1200-\$1500	
32. Install garage door opener	\$300-\$450	(eight to twelve years)
33. Build retaining wall: wood	\$16-\$25 per sq. ft. (minimum \$500)	
concrete	\$30-\$40 per sq. ft. (minimum \$500)	
34. Replace porch steps: wood	\$200-\$300	
concrete	\$300-\$500	
35. Replace porch flooring	\$4.00-\$6.00 per sq. ft.	
36. Replace porch skirting	\$10-\$15 per lin. ft.	
37. Replace step railing	\$100-\$200	
38. Install fencing: wood	\$16-\$50 per lin. ft.	
chain link	\$7.00-\$12.00 per lin. ft.	
39. Lay sod	\$1.00-\$2.00 per sq. ft.	
40. Install lawn sprinkler system	\$1000 and up	

► STRUCTURE

1. Underpin one corner of house	\$3500 and up	
2. Underpin or add foundations	\$300 and up per lin. ft. (minimum \$3000)	
3. Lower basement floor by underpinning and/or bench footings	\$150-\$300 and up per lin. ft. (minimum \$5000)	
4. Replace deteriorating sill beam with concrete.	\$60 and up per lin. ft. (minimum \$500)	
5. Replace main beam in basement (unfinished)	\$1000-\$2000	
6. Re-support joist by sistering another alongside	\$100-\$300 (depends how much wiring, piping or ductwork is in the way)	
7. Install basement support post with proper foundation.	\$300-\$400	
8. Chemical treatment for termites	Roughly \$1300	(ten to twenty years)
9. Termite inspection performed by a specialist	\$125-\$200	
10. Remove or open bearing wall	\$2000 and up (exclusive of decorating)	
11. Remove partition wall	\$500-\$1500 (exclusive of decorating)	
12. Install door opening in interior wall	\$500-\$1000 (exclusive of decorating)	

13. Rebuild arch above window or door opening	\$800 and up
14. Install lintel above opening in masonry wall	\$500 and up
15. Install exterior basement stairwell	\$5000 and up
16. Build an addition: foundation to roof	\$150-\$300 per sq. ft.
additional story	\$100-\$300 per sq. ft.
17. Install collar ties	\$30-\$50 each (minimum \$400)
18. Install lateral bracing on collar ties	\$100-\$200
19. Replace roof sheathing	\$4.00-\$6.00 per sq. ft.

► ELECTRICAL

1. Upgrade electrical service to 100-amps (including new panel and breakers)	\$1000-\$1300
2. Upgrade electrical service to 100-amps (if suitably sized panel already exists)	\$500-\$700
3. Upgrade electrical service to 200-amps	\$1800-\$2200
4. Replace main ground: home on public water system	\$100-\$150
home on private well (Install ground rods)	\$250-\$450
5. Install new breaker panel	\$500-\$900
6. Install auxiliary breaker panel	\$200-\$400
7. Replace circuit breaker (20 amp or less)	\$50-\$100
8. Add 120-volt circuit (microwave, freezer, etc.)	\$150-\$250
9. Install exterior outlet with waterproof cover	\$200-\$300
10. Add 240-volt circuit (dryer, stove etc.)	\$250-\$350
11. Add conventional receptacle	\$75-\$150
12. Add kitchen split receptacle	\$150-\$250
13. Provide ground for conventional receptacle	\$75-\$100
14. Replace conventional receptacle with ground fault circuit interrupter receptacle	\$60-\$90
15. Replace conventional receptacle with aluminum compatible type (CO/ALR)	\$10-\$15 each (assuming several are required)
16. Upgrade entire house with aluminum compatible connectors, receptacles etc.	\$500-\$700
17. Rewire electrical outlet with reversed polarity	\$5.00-\$10.00 each (assuming electrician already there and several are required)
18. Install switches (dimmer, standard, lighted etc.)	\$10-\$20 each (assuming electrician already there)
19. Install standard light fixture	\$100-\$200
20. Install exterior light	\$150-\$250
21. Install fluorescent light fixture	\$150-\$250
22. Rewire entire house during gut or renovations	\$3000 and up

23. Install basement bathroom	\$4000 and up	
24. Replace laundry tubs	\$250-\$500	(fifteen to twenty-five years)
25. Install laundry facilities	\$900 and up	
26. Remodel bathroom completely	\$6000 and up	
27. Install kitchen sink: single	\$300 and up	(fifteen to twenty-five years)
double	\$400 and up	
28. Install dishwasher	\$600-\$1000	(ten to fifteen years)
29. Install garbage disposal	\$400-\$600	(eight to twelve years)
30. Install kitchen stove hood	\$250-\$500	(eight to twelve years)
31. Install solid waste pump	\$1200-\$1800	(five to ten years)
32. Connect waste plumbing system to municipal sewers	\$3000 and up	
33. Snake out obstruction in main sewer line below yard	\$200-\$400	
34. Repair collapsed or damaged section of sewer line below yard	\$1000 and up	
35. Install submersible pump in well	\$800 and up	(ten to fifteen years)
36. Install suction or jet pump for well	\$600-\$800	(ten to fifteen years)
37. Replace water tank for pump	\$250-\$300	
38. Install water softener	\$1000 and up	(five to fifteen years)
39. Install outdoor faucet	\$150-\$250	
40. Replace sump pump	\$150-\$250	(two to seven years)
41. Install sauna	\$3000 and up	

► INTERIOR

1. Add drywall over plaster	\$1.50-\$2.50 per sq. ft.
2. Remove old plaster and install drywall	\$3.50-\$4.50 per sq. ft.
3. Add wire lath and new plaster over existing plaster	\$3.00-\$4.00 per sq. ft.
4. Spray stipple on existing ceiling	\$1.00 per sq. ft.
5. Install suspended tile ceiling	\$3.00-\$5.00 per sq. ft.
6. Install acoustic tile ceiling	\$1.50 per sq. ft.
7. Install drywall on unfinished basement ceiling	\$1.50-\$3.00 per sq. ft.
8. Sand and refinish hardwood floors	\$1.50-\$3.00 per sq. ft.
9. Install hardwood floors:	
3/8" thick	\$6-\$8 per sq. ft.
3/4" thick	\$10-\$12 per sq. ft.
10. Install parquet flooring	\$5-\$7 per sq. ft.
11. Install ceramic floor tiles	\$15 and up per sq. ft.
12. Install vinyl floor tiles	\$3 and up per sq. ft.
13. Install sheet vinyl	\$7-\$12 per sq. ft.
14. Install synthetic wall-to-wall carpet	\$25-\$50 per sq. yard
15. Install wool wall-to-wall carpet	\$60 and up per sq. yard
16. Install underpad	\$5.00 per sq. yard
17. Clean carpets	\$30 per room

18. Replacement Windows:		
Sliding windows	\$35-\$45 per sq. ft.	
Casement windows	\$50 per sq. ft.	
Awning windows	\$50 per sq. ft.	
Double hung	\$40-\$45 per sq. ft.	
Fixed	\$30-\$40 per sq. ft.	
Bay	\$40-\$65 per sq. ft.	
19. Storm windows	\$125-\$250 each	
20. Convert coal-burning fireplace to wood-burning unit	\$1500 and up	
21. Install masonry fireplace: with single flue chimney from rough-in	\$6000 and up \$2000 and up	
22. Install zero clearance fireplace	\$3000 and up	(unknown)
23. Install gas fireplace	\$2500 and up	(unknown)
24. Install glass doors on fireplace	\$300 and up	
25. Clean fireplace chimney flue	\$75-\$100 each	
26. Install fireplace damper	\$200 and up	
27. Install interior hollow-core door	\$150-\$250	
28. Install interior custom wood door (includes casing and hardware)	\$450 and up	
29. Install interior french doors	\$700 and up	
30. Install louvre doors on closet	\$150-\$250	
31. Install sliding mirror doors on closet	\$1000 and up	
32. Install exterior solid wood door	\$600-\$1200	
33. Install exterior insulated metal door	\$600-\$900	
34. Install closer on garage man door	\$100-\$200	
35. Install storm door	\$350-\$700	(ten to twenty years)
36. Replace hardware on metal storm door	\$50-\$100	
37. Install sliding glass doors: brick wall	\$2500-\$3500	
wood frame wall	\$2000-\$2500	
38. Replace sliding glass door	\$1000-\$1700	(ten to twenty years)
39. Install skylight	\$1000-\$3000	
40. Remodel kitchen completely	\$10000 and up	
41. Install roof window or ventilating skylight	\$1500 and up	
42. Install kitchen cabinets	\$250 and up per lin. ft.	
43. Install kitchen counter	\$20 and up per lin. ft.	
44. Install ceiling fan	\$200 and up	
45. Install conventional alarm system	\$1000 and up	
46. Install central vacuum system	\$800-\$2000	
47. Install central vacuum canister only	\$500-\$1000	
48. Paint interior (walls, ceilings, doors, trim) of entire house	\$2000 and up	(five to ten years)
49. Hang wallpaper	\$2.00 and up per sq. ft.	
50. Urethane injection of foundation cracks	\$350-\$500 each	
51. Dampproof foundation walls and install perimeter drains	\$70-\$120 per lin. ft. (minimum \$1000)	

► HEATING

1. Install mid efficiency forced-air furnace	\$1700-\$3000	(twenty to twenty-five years)
2. Install high efficiency forced-air furnace	\$3000-\$5000	(unknown-estimated twenty to twenty-five years)
3. Annual service by heating contractor	\$50-\$100 minimum	
4. Replace blower and/or motor	\$400-\$600	(ten to twenty years)
5. Install humidifier	\$200-\$400	(five to ten years)
6. Install electronic air filter	\$500-\$800	(ten to twenty years)
7. Install mid efficiency boiler	\$2500-\$4000	(twenty to twenty-five years)
8. Install high efficiency boiler	\$5000-\$9000	(unknown-estimated twenty to twenty-five years)
9. Rebuild firepot(refractory) on boiler	\$500-\$800	
10. Install circulating pump	\$400-\$600	(ten to twenty-five years)
11. Install expansion tank	\$250-\$300	
12. Install backflow preventer	\$100-\$150	
13. Install chimney liner (for gas)	\$300-\$700	
14. Install programmable thermostat	\$100-\$300	
15. Remove oil tank: interior	\$400 and up	
underground	\$3000 and up	
16. Replace radiator valve	\$75-\$150	
17. Replace radiator	\$500-\$900	
18. Add electric baseboard heater	\$250-\$350	(fifteen to twenty-five years)
19. Convert oil furnace to gas (if possible)	\$1000-\$1200	
20. Convert from hot water heating to forced air: bungalow	\$8000-\$10000	
two story	\$15000-\$20000	
21. Clean ductwork	\$200-\$500	
22. Ductwork modifications for conversion from gravity fed warm air furnace to forced air	\$1000-\$1500	

► COOLING / HEAT PUMPS

1. Add central air conditioning on existing forced-air system	\$2000-\$3500	(ten to fifteen years)
2. Add heat pump on existing forced-air system	\$4000-\$7000 (dependent on source of heat)	(ten to fifteen years)
3. Replace heat pump or air conditioning condenser	\$1200-\$2500	(ten to fifteen years)
4. Install independent air conditioning system	\$8000-\$15000	(ten to fifteen years)
5. Annual service performed by technician	\$100-\$200	

► INSULATION

1. Insulate open attic area to modern standards	\$.50-\$1.25 per sq. ft.
2. Blow insulation into flat roof, cathedral ceiling or wall cavity	\$2.00-\$3.50 per sq. ft.
3. Improve attic ventilation	\$40-\$50 per vent
4. Removal of UFFI in wood frame walls	\$20-\$35 per sq. ft.
5. Remedial approach to UFFI installation (i.e. caulking and Heat Recovery Ventilator)	\$3000-\$5000
6. Insulate from exterior with rigid insulation prior to residing	\$1.00-\$2.00 per sq. ft.
7. Insulate basement from interior	\$1.00 and up per sq. ft.

► PLUMBING

1. Replace galvanized piping with copper: bungalow with one bathroom bungalow with two bathrooms two story with one bathroom two story with two bathrooms	\$1500-\$2000 \$2000-\$2500 \$2000-\$3000 \$2500-\$3500	NOTE: Figures include some repairs to finishes after disruption
2. Replace water line to house	\$150-\$200 per lin. ft. (min \$1400)	
3. Replace older or damaged main shut off valve	\$150-\$300	
4. Install water heater	\$600-\$800	(eight to twelve years)
5. Typical monthly rental of water heater	\$5.00-\$9.00	
6. Replace toilet	\$300 and up	(thirty to forty years)
7. Replace toilet flush mechanism	\$100-\$150	(eight to twelve years)
8. Unclog or remove obstruction from toilet	\$100-\$200	
9. Replace seal on toilet	\$150-\$250	
10. Install bidet	\$500 and up	(thirty to forty years)
11. Replace basin: vanity pedestal	\$200 and up \$350 and up	(twelve to twenty years)
12. Replace faucet set	\$150 and up	(ten to fifteen years)
13. Replace bathtub, including ceramic tile	\$1500 and up	(twenty to thirty years)
14. Install refinished claw foot bathtub	\$1800 and up	(fifteen to twenty years)
15. Replace bathtub/shower faucet set	\$300 and up	(ten to fifteen years)
16. Install whirlpool bath	\$3000 and up	(fifteen to twenty-five years)
17. Retile bathtub enclosure	\$800-\$1200	(maintenance dependent)
18. Replace leaking shower stall pan	\$1000-\$1600	(unpredictable)
19. Rebuild tile shower stall	\$1500-\$2500	(unpredictable)
20. Install plastic bathtub enclosure	\$200-\$400	(ten to fifteen years)
21. Install plastic shower stall	\$600-\$2000	(ten to fifteen years)
22. Install bathroom exhaust fan	\$250-\$500	(five to ten years)