**STRUCTURE/EXTERIOR**

### Structure

<table>
<thead>
<tr>
<th>Service</th>
<th>Cost Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>Addition (foundation to roof)</td>
<td>$95 – $130/sq.ft.</td>
</tr>
<tr>
<td>Basement entrance</td>
<td>$5250 – $10000</td>
</tr>
<tr>
<td>Basement main beam</td>
<td>$2100</td>
</tr>
<tr>
<td>Basement support post / foundation</td>
<td>$500 – $1000</td>
</tr>
<tr>
<td>Excavation / waterproofing</td>
<td>$125 – $175/sq.ft.</td>
</tr>
<tr>
<td>Foundation cracks (excavation method)</td>
<td>$525 – $1100</td>
</tr>
<tr>
<td>Foundation cracks (injection method) (per crack)</td>
<td>$500</td>
</tr>
<tr>
<td>Masonry wall (single story)</td>
<td>$525 – $800/lin.ft.</td>
</tr>
<tr>
<td>Lower basement</td>
<td>$200 – $425</td>
</tr>
<tr>
<td>Remove bearing wall</td>
<td>$2100 – $3200</td>
</tr>
<tr>
<td>Remove partition wall</td>
<td>$850 – $1700</td>
</tr>
<tr>
<td>Re-support floor joist (sistering)</td>
<td>$325 – $525</td>
</tr>
<tr>
<td>Roof sheathing (replace)</td>
<td>$6 – $8/sq.ft.</td>
</tr>
<tr>
<td>Underpinning</td>
<td>$325 – $525/lin.ft.</td>
</tr>
<tr>
<td>Termite prevention (chemical soil treatment)</td>
<td>$2100</td>
</tr>
</tbody>
</table>

### Wall System

<table>
<thead>
<tr>
<th>Service</th>
<th>Cost Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aluminum siding</td>
<td>$5 – $6/sq.ft.</td>
</tr>
<tr>
<td>Brick veneer</td>
<td>$10 – $25/sq.ft.</td>
</tr>
<tr>
<td>Brick cleaning (unpainted)</td>
<td>$3/sq.ft.</td>
</tr>
<tr>
<td>Brick cleaning (painted)</td>
<td>$6/sq.ft.</td>
</tr>
<tr>
<td>Brick repainting</td>
<td>$6 – $8/sq.ft.</td>
</tr>
<tr>
<td>Cedar siding</td>
<td>$10 – $15/sq.ft.</td>
</tr>
<tr>
<td>Stucco</td>
<td>$10 – $15/sq.ft.</td>
</tr>
<tr>
<td>Vinyl siding</td>
<td>$5 – $6/sq.ft.</td>
</tr>
</tbody>
</table>

### Exterior Door

<table>
<thead>
<tr>
<th>Service</th>
<th>Cost Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aluminum storm door</td>
<td>$375</td>
</tr>
<tr>
<td>Metal insulated door</td>
<td>$675 – $800</td>
</tr>
<tr>
<td>Patio door - replace</td>
<td>$775 – $1600</td>
</tr>
<tr>
<td>Patio door - brick wall (6ft.)</td>
<td>$2600 – $3600</td>
</tr>
<tr>
<td>Patio door - wood wall (6ft.)</td>
<td>$2100 – $3100</td>
</tr>
</tbody>
</table>

### ROOF/EAVE/FLASHING/CHIMNEY

#### Sloped Roofs

<table>
<thead>
<tr>
<th>Service</th>
<th>Cost Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asphalt shingle (over existing)</td>
<td>$2 – $3/sq.ft.</td>
</tr>
<tr>
<td>Asphalt shingle (strip &amp; re-shingle)</td>
<td>$3 – $5/sq.ft.</td>
</tr>
<tr>
<td>Asphalt shingle (high quality)</td>
<td>$5 – $7/sq.ft.</td>
</tr>
<tr>
<td>Cedar shake / shingle</td>
<td>$7 – $10/sq.ft.</td>
</tr>
<tr>
<td>Clay tile</td>
<td>$15 – $20/sq.ft.</td>
</tr>
<tr>
<td>Concrete tile</td>
<td>$9 – $13/sq.ft.</td>
</tr>
<tr>
<td>Wood shake / shingle</td>
<td>$6 – $8/sq.ft.</td>
</tr>
<tr>
<td>Slate tile</td>
<td>$30 – $55/sq.ft.</td>
</tr>
</tbody>
</table>

#### Flat Roofs

<table>
<thead>
<tr>
<th>Service</th>
<th>Cost Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roll roofing asphalt (90lb.)</td>
<td>$2 – $3/sq.ft.</td>
</tr>
<tr>
<td>4 ply (tar and gravel)</td>
<td>$6 – $11/sq.ft.</td>
</tr>
<tr>
<td>Single ply membrane</td>
<td>$6 – $11/sq.ft.</td>
</tr>
</tbody>
</table>

#### Gutters

<table>
<thead>
<tr>
<th>Service</th>
<th>Cost Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gutter cleaning</td>
<td>$175</td>
</tr>
<tr>
<td>Gutter / downspout - aluminum</td>
<td>$7 – $9/lin.ft.</td>
</tr>
<tr>
<td>Gutter / downspout - galvanized</td>
<td>$6 – $7/lin.ft.</td>
</tr>
<tr>
<td>Downspout extension</td>
<td>$16</td>
</tr>
<tr>
<td>Soffits / fascia (aluminum)</td>
<td>$16/lin.ft.</td>
</tr>
</tbody>
</table>

#### Flashing

<table>
<thead>
<tr>
<th>Service</th>
<th>Cost Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chimney flashing (sloped asphalt)</td>
<td>$250 – $500</td>
</tr>
<tr>
<td>Chimney flashing (flat built-up)</td>
<td>$350 – $600</td>
</tr>
<tr>
<td>Metal cricket at chimney</td>
<td>$250 – $500</td>
</tr>
<tr>
<td>Parapet wall flashing</td>
<td>$32/lin.ft.</td>
</tr>
<tr>
<td>Roof vent flashing</td>
<td>$125</td>
</tr>
<tr>
<td>Reflash skylight</td>
<td>$425 – $625</td>
</tr>
<tr>
<td>Valley flashing</td>
<td>$21 – $32/lin.ft.</td>
</tr>
<tr>
<td>Wall flashing</td>
<td>$6 – $7/lin.ft.</td>
</tr>
</tbody>
</table>

#### Chimney

<table>
<thead>
<tr>
<th>Service</th>
<th>Cost Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chimney extension</td>
<td>$150 – $275/lin.ft.</td>
</tr>
<tr>
<td>Chimney repointing</td>
<td>$8 – $11/brick</td>
</tr>
<tr>
<td>Concrete cap (single flue)</td>
<td>$100 – $275</td>
</tr>
<tr>
<td>Concrete cap (double flue)</td>
<td>$200 – $425</td>
</tr>
<tr>
<td>Rain cap</td>
<td>$125</td>
</tr>
<tr>
<td>Reline flue</td>
<td>$45 – $55/lin.ft.</td>
</tr>
</tbody>
</table>
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 garage $1575+

Overhead Doors
- automatic garage door opener $475
- cladboard - single $625 – $850
- cladboard - double $1050 – $1275
- metal - single (one piece) $900
- metal - double (one piece) $1350
- wood - single (one piece) $1050
- wood - double (sectional) $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.

LANDSCAPING/DECK/PATIO/FENCE

Landscaping
- sprinkler system $1200
- retaining wall - concrete $55/sq.ft.
- retaining wall - wood $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

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 $33/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 $50/lin.ft.
- kitchen renovation $7500+
- bathroom renovation $5250+

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Floor
- carpet - clean $125/room
- carpet - outdoor $3/sq.ft.
- carpet and underpad $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

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 – $5/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 casing $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 (3 coats) $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

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+
**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
- breaker panel - main: $775 – $950
- breaker panel - auxiliary: $125 – $325
- circuit breaker (replace): $75 – $125
- knob and tube wiring (replace): $7500 – $13000

**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

**PLUMBING\> Bathroom**

- basin - pedestal type: $375
- basin - vanity: $250
- bathtub - replace / retile: $250+
- 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 - 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 valve: $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

**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 (1 story): $2500 – $3300
- convert hot water to forced air (1 story): $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
- water softener: $925 – $1600
- waste drain lines: $2600 – $4200
- well - suction / jet pump: $600 – $950

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**LIFE EXPECTANCY**

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

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.