STRUCTURE/EXTERIOR

Structure
- addition (foundation to roof) $95 – $130/sq.ft.
- basement entrance $250 – $1000
- 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 siding $10 – $15/sq.ft.
- stucco $10 – $15/sq.ft.
- vinyl siding $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

ROOF/EAVE/FLASHING/CHIMNEY

Sloped Roofs
- asphalt shingle (over existing) $2 – $3/sq.ft.
- asphalt shingle (strip & re-shingle) $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
# 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 $325
- 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 $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 underpad: $6 – $11/sq.ft.
- Ceramic tile: $6 – $11/sq.ft.
- Hardwood - prefinished: $11 – $16/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 - loose: $1 – $2/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
- Drywall over plaster: $3 – $4/sq.ft.
- Plaster (over existing plaster): $3 – $4/sq.ft.
- Stucco / stipple: $3/sq.ft.
- Walls painting (3 coats): $2/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

| Item                                | Cost  
|-------------------------------------|-------
| 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   | $100 – $150  
| with GFCI                            |       
| receptacle - CO/ALR (aluminum)     | $75 – $125  
| receptacle - stove/dryer            | $100 – $150  
| receptacle - rewire reverse polarity with GFCI | $50 – $80  
| standard light fixture              | $125 – $225  

### Air Conditioner/Heat Pump

| Item                                | Cost  
|-------------------------------------|-------
| 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

| Item                                | Cost  
|-------------------------------------|-------
| basin - pedestal type               | $375  
| basin - vanity                      | $250  
| bathtub - replace / retime          | $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

| Item                                | Cost  
|-------------------------------------|-------
| dishwasher                          | $675 – $950  
| garbage disposal                    | $200 – $425  
| range hood                          | $350 – $525  
| sink - porcelain                     | $750 – $900  
| sink - stainless steel               | $650 – $800  

#### Private Plumbing System

| Item                                | Cost  
|-------------------------------------|-------
| 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/lm.ft.  
| well - deep                         | $42/lm.ft.  
| well - submersible pump             | $1275  
| well - suction / jet pump           | $600 – $950  

### Upgrade

| Item                                | Cost  
|-------------------------------------|-------
| 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/lm.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

| Item                                | Cost  
|-------------------------------------|-------
| air duct                            | $4200  
| air duct (new)                      | $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

| Item                                | Cost  
|-------------------------------------|-------
| 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  
| temperature & pressure relief valve | $60 – $100  
| water softener                      | $925 – $1600  
| waste drain lines                   | $2600 – $4200  

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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>
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<tr>
<td>asbestos cement</td>
<td>40-80</td>
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<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>
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<tr>
<td><strong>Heating</strong></td>
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<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>
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<tr>
<td><strong>Cooling</strong></td>
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<tr>
<td>central air</td>
<td>10-15</td>
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<tr>
<td>heat pump</td>
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<tr>
<td>window air conditioning</td>
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<tr>
<td><strong>Plumbing</strong></td>
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<tr>
<td>galvanized water pipe</td>
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<tr>
<td>hot water heater</td>
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<tr>
<td>septic / sewer pump</td>
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<tr>
<td>well pump</td>
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<tr>
<td><strong>Appliances</strong></td>
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<tr>
<td>dishwasher</td>
<td>5-12</td>
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<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.

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