

COST ESTIMATES



National Average Repair/Replacement Costs

The following costs are *very general estimates* for repairs and/or improvements to a typical small home. Costs can vary greatly from location to location, quality of labor and the materials used. The information listed below should be used for basic planning purposes. Always get estimates and have work completed by licensed, insured, and bonded professional contractors. All repairs should strictly adhere to Manufacture Installation Specifications, National, State, Local codes, and the Authority having Jurisdiction. This information is provided for entertainment purpose only **DO NOT** plan or budget without real estimates. Below the costs chart is the expected service life chart. Obvious geographic location, usage and maintenance can and will greatly affect both of these charts.

Roofing / Flashings / Chimneys

Install conventional asphalt shingles over existing shingles	\$1.50 - \$2.50 per sq ft.
Strip and reshingle on medium sloped roof	\$2.50- \$3.50 per sq ft.
Strip and reshingle on steep, high or complex roof	\$4 - \$7 per sq ft.
Strip and re-roof with cedar shingles	\$7 - \$10 per sq ft.
Strip and replace built-up tar and gravel roof	\$8 - \$12 per sq ft. (min. \$1000)
Strip and replace single-ply membrane	\$6 - \$10 per sq ft. (min. \$750)
Reflash typical skylight or chimney	\$300 - \$500
Rebuild typical chimney above roof line	\$150 - \$300 per lin ft. (min. \$300)
Repoint typical chimney above roof line	\$6 - \$8 per sq ft. (min. \$250)

Exterior

Install galvanized or aluminum gutters and downspouts	\$4 - \$5 per lin ft. (min. \$500)
Install aluminum soffits and fascia	\$8 - \$12 per lin ft.
Install aluminum or vinyl siding	\$3.50 - \$5 per sq ft.
Repoint exterior wall (soft mortar)	\$3 - 4.50 per sq ft. (min. \$200)
Repoint exterior wall (hard mortar)	\$6 - \$8 per sq ft. (min. \$200)
Parge foundation walls	\$3 - \$4 per sq ft.
Damp proof foundation walls and install weeping tile	\$150 - \$200 per lin ft. (min. \$1000)
Install a deck	\$25 - \$40 per sq ft. (min. \$1000)
Resurface existing asphalt driveway	\$2.50 - \$4 per sq ft.
Install interlocking brick driveway	\$6 - \$8 per sq ft.
Rebuild exterior basement stairwell	\$3500 - \$5000
Build detached garage (single)	\$8000 plus
Build detached garage (double)	\$12000 plus
Build retaining wall (wood)	\$20 - \$25 per sq ft. (min. \$500)
Build retaining wall (concrete)	\$30 - \$40 per sq ft. (min \$500)
Painting (trim only)	\$1500 - \$2500
Painting (trim and wall surfaces)	\$3000 plus

Structure

Underpin one corner of house	\$3500 plus
Underpin or add foundations	\$300 plus per lin ft. (min. \$3000)
Lower basement floor by underpinning and/or bench footings	\$150 - \$300 per lin ft. (min. \$5000)
Replace deteriorating sill beam with concrete	\$60 plus per lin ft. (min. \$500)
Install basement support post with proper foundation	\$300 - \$500
Perform chemical treatment for termites	\$2000 plus
Repair minor crack in poured concrete foundation	\$400 - \$800

Electrical

Upgrade electrical service to 100 amps (including new panel)	\$1200 - \$2000
Upgrade electrical service to 100 amps (if suitably sized panel already exists)	\$1200 - \$2000
Upgrade electrical service to 200 amps	\$1800 - \$2200
Install new circuit breaker panel	\$500 - \$800
Replace circuit breaker (20 amp or less)	\$50 - \$100
Add 120 volt circuit	\$150 - \$300
Add 240 volt circuit	\$250 - \$400
Add conventional receptacle	\$150 plus
Replace conventional receptacle with ground fault circuit receptacle	\$60 - \$90
Replace conventional receptacle with aluminum compatible type (CO/ALR)(assuming several are required)	\$10 - \$15 ea.
Upgrade entire house with aluminum compatible components.	\$500 - \$1000
Rewire electrical outlet with reversed polarity (assuming electrician already there)	\$5 - \$10 ea.

Heating

Install mid-efficiency forced-air furnace	\$2000 - \$4000
Install high-efficiency forced-air furnace	\$3500 - \$6000
Install humidifier	\$200 - \$400
Install electronic air filter	\$500 - \$800
Install mid-efficiency boiler	\$2500 - \$5000
Install high-efficiency boiler	\$5000 - \$9000
Install circulating pump	\$400 - \$600
Install chimney liner for gas appliance	\$400 - \$800
Install chimney liner for oil appliance	\$700 - \$1800
Install programmable thermostat	\$200 - \$300
Remove oil tank from basement	\$400 plus
Replace indoor oil tank	\$1200 - \$2500
Remove abandoned underground oil tank	\$3000 plus
Replace radiator valve	\$250 - \$500
Add electric baseboard heater	\$250 - \$400
Convert from hot water heating to forced-air (bungalow)	\$8000 - \$10000
Convert from hot water heating to forced-air (two storey)	\$15000 - \$20000
Clean ductwork	\$200 plus

Cooling / Heat Pumps

Add central air conditioning on existing forced-air system	\$3000 plus
Add heat pump to forced-air system	\$4000 - \$5000
Replace heat pump or air conditioning condenser	\$1200 - \$2500
Install independent air conditioning system	\$8000 - \$15000
Install ductless air conditioning system	\$3000 plus

Insulation

Insulate open attic to modern standards	\$0.50 - \$1.25 per sq ft.
Blow insulation into flat roof, cathedral ceiling or wall cavity	\$2 - \$3.50 per sq ft.
Improve attic ventilation	\$40 - \$50 per vent

Plumbing

Replace galvanized piping with copper (2 storey with one bathroom)	\$2000 - \$3000
Replace water line to house	\$2000 plus
Replace toilet	\$400 plus
Replace basin, including faucets	\$500 plus
Replace bathtub, including ceramic tile and faucets	\$2500 plus
Install whirlpool bath, including faucets	\$3000 plus
Retile bathtub enclosure	\$1000 - \$1500
Replace leaking shower stall pan	\$1000 - \$1600
Rebuild tile shower stall	\$1500 - \$2500
Replace laundry tubs	\$250 - \$500
Remodel four-piece bathroom completely	\$6000 plus
Connect waste plumbing system to municipal sewers	\$3000 plus
Install submersible pump	\$800 plus
Install suction or jet pump	\$400 - \$600
Install modest basement bathroom	\$4000 plus

Interior

Add drywall over plaster	\$1.50 - \$2.50 per sq ft.
Sand and refinish hardwood floors	\$1.50 - \$3 per sq ft.
Install replacement windows	\$50 - \$100 per sq ft.
Install storm window	\$100 - \$300
Install masonry fireplace (if flue already roughed-in)	\$2000 plus
Install zero-clearance fireplace (including chimney)	\$3000 plus
Install glass doors on fireplace	\$300 plus
Install skylight	\$3000
Remodel kitchen completely	\$10,000 plus
Install gas fireplace	\$3500 plus