

STRUCTURE/EXTERIOR

STRUCTURE

> addition (foundation to roof)	\$75-\$110/sq.ft.
> basement entrance	\$6,000-\$10,000
> basement main beam	\$1,500
> basement support post/foundation	\$500
> excavation/waterproofing	\$90-\$110/sq.ft.
> foundation cracks (excavation method)	\$300-\$900
> foundation cracks (injection method)	\$350
> lintel (masonry wall)	\$600
> lower basement	\$175-\$300/lin.ft.
> remove bearing wall	\$2,500
> remove partition wall	\$600-\$1,600
> re-support floor joist (sistering)	\$200-\$300
> roof sheathing (replace)	\$5-\$6/sq.ft.
> underpinning	\$300-\$400/lin.ft.
> termite prevention (chemical soil treatment)	\$1400+

WALL SYSTEM

> aluminum siding	\$4-\$5/sq.ft.
> brick veneer	\$8-\$20/sq.ft.
> brick cleaning (unpainted)	\$2.50/sq.ft.
> brick cleaning (painted)	\$5.50/sq.ft.
> brick repointing	\$3-\$7/sq.ft.
> cedar siding	\$7-\$10/sq.ft.
> stucco	\$8-\$10/sq.ft.
> vinyl siding	\$4-\$5/sq.ft.

EXTERIOR DOOR

> aluminum storm door	\$350
> metal insulated door	\$700
> patio door — replace	\$700-\$1,500
> patio door — brick wall (6 ft.)	\$250-\$3,500
> patio door — wood wall (6 ft.)	\$2,000-\$3,000

ROOF/EAVE/FLASHING/CHIMNEY

SLOPED ROOFS

> asphalt shingle (over existing)	\$1.50-\$2.50/sq.ft.
> asphalt shingle (strip & re-shingle)	\$2.50-\$3.50/sq.ft.
> asphalt shingle (high quality)	\$4-\$6/sq.ft.
> cedar shake/shingle	\$6-\$9/sq.ft.
> clay tile	\$10-\$20/sq.ft.
> concrete tile	\$6-\$12/sq.ft.
> wood shake/shingle	\$4-\$6/sq.ft.
> slate tile	\$30-\$50/sq.ft.

FLAT ROOFS

> roll roofing asphalt (90 lb.)	\$1-\$2/sq.ft.
> 4 ply (tar and gravel)	\$6-\$10/sq.ft.
> single ply membrane	\$5-\$10/sq.ft.

GUTTERS

> gutter cleaning	\$100
> gutter/downspout — aluminum	\$5-\$8/lin.ft.
> gutter/downspout — galvanized	\$4-\$5/lin.ft.
> downspout extension	\$15
> soffits/fascia (aluminum)	\$10/lin.ft.

FLASHING

> chimney flashing (sloped asphalt)	\$200-\$400
> chimney flashing (flat built-up)	\$300-\$500
> metal cricket at chimney	\$200-\$400
> parapet wall flashing	\$25/lin.ft.
> roof vent	\$50
> reflash skylight	\$400-\$500
> valley flashing	\$15-\$25/lin.ft.
> wall flashing	\$3-\$4/lin.ft.

CHIMNEY

> chimney extension	\$100-\$250/lin.ft.
> chimney repointing	\$5-\$10/brick
> concrete cap (single flue)	\$100-\$250
> concrete cap (double flue)	\$200-\$350
> rain cap	\$75
> reline flue	\$30-\$40/lin.ft.

GARAGE/DRIVEWAY/WALKWAY

GARAGE

> detached carport	\$4,000+
> detached wood frame — single	\$8,000+
> detached wood frame — double	\$13,000+
> detached block — single	\$18,000+
> detached block — double	\$24,000+
> removal of existing garage	\$1,500+

OVERHEAD DOORS

> automatic garage door opener	\$300
> cladboard — single	\$450-\$650
> cladboard — double	\$750-\$1,000
> metal — single (one piece)	\$700
> metal — double (one piece)	\$1,100
> wood — single (one piece)	\$725
> wood — double (sectional)	\$1,250

DRIVEWAY

> asphalt paving (existing base)	\$3-\$5/sq.ft.
> asphalt paving (new base)	\$3-\$5.50/sq.ft.
> asphalt (seal)	\$50-\$75
> concrete (stamped)	\$5-\$10/sq.ft.
> interlock brick/stone	\$8-\$10/sq.ft.

LANDSCAPING/DECK/PATIO/FENCE

LANDSCAPING

> lay soil & sod	\$1-\$2/sq.ft.
> sprinkler system	\$1,000
> retaining wall — concrete	\$35/sq.ft.
> retaining wall — wood	\$25/sq.ft.

DECK

> pressure treated/cedar	\$10-\$25/sq.ft.
> custom designed & built	\$30-\$50/sq.ft.

PATIO

> concrete	\$10-\$15/sq.ft.
> flagstone/fieldstone	\$16/sq.ft.
> interlock brick/stone	\$8-\$10/sq.ft.
> patio stone	\$3/sq.ft.

PORCH

> flooring	\$5/lin.ft.
> railing	\$150
> skirting	\$15/lin.ft.
> steps — concrete	\$400
> steps — wood	\$250

FENCE

> chain — link (4 ft.)	\$10/lin.ft.
> wood — cedar (5 ft.)	\$15-\$20/lin.ft.
> wood — pressure treated (5 ft.)	\$10-\$15/lin.ft.
> reset post in concrete	\$60

INTERIOR

WINDOWS

> awning	\$45/sq.ft.
> awning/casement (replace)	\$40/sq.ft.
> bay/bow	\$35-\$40/sq.ft.
> casement	\$50/sq.ft.
> double hung	\$40/sq.ft.
> double hung (replace)	\$35/sq.ft.
> skylight	\$250-\$3,000
> slider — aluminum	\$25/sq.ft.
> slider — aluminum (replace)	\$20/sq.ft.
> storm — aluminum	\$45-\$175
> thermal glass (existing frame)	\$25/sq.ft.

CEILING/WALL

> acoustic ceiling (suspended)	\$4/sq.ft.
> baseboard/door/window casing	\$2.50/lin.ft.
> drywall over plaster	\$2-\$3/sq.ft.

> plaster (over existing plaster)	\$2.50/sq.ft.
> stucco/stipple	\$1/sq.ft.
> walls (insulations/drywall)	\$2.50/sq.ft.
> walls painting (3 coats)	\$1.25/sq.ft.
> wallpaper	\$2-\$8/sq.ft.

FLOOR

> carpet — clean	\$35-\$50/room
> carpet — outdoor	\$1.50/sq.ft.
> carpet and underpad	\$3-\$6.50/sq.ft.
> ceramic tile	\$5-\$8/sq.ft.
> hardwood	\$6/sq.ft.
> hardwood (prefinished)	\$8-\$10/sq.ft.
> hardwood — refinish	\$1.75-\$3.50/sq.ft.
> vinyl — sheet	\$2.50-\$8/sq.ft.
> vinyl — tile	\$1-\$8/sq.ft.

DOORS

> bi-fold — louver	\$800
> bi-fold — panel	\$600
> custom with casing/hardware	\$400
> exterior — panel	\$750
> interior panel	\$400
> French	\$700
> patio	\$1,750
> storm — aluminum	\$190-\$300

STAIRS/RAILINGS

> curved stair — oak	\$7,000+
> spiral stair — oak	\$4,700
> standard stair — oak	\$900
> stair railing	\$30-\$50/lin.ft.

INSULATION

> rigid exterior (prior to finish)	\$0.75-\$1.25/sq.ft.
> R20 — batt	\$0.60-\$1.50/sq.ft.
> R20 — loose	\$0.50-\$0.75/sq.ft.
> R32 — batt	\$1.50-\$2/sq.ft.
> R32 — loose	\$1.50-\$4/sq.ft.
> wall/roof cavity	\$1.50-\$4/sq.ft.

FIREPLACES

> damper	\$125
> brick replacement	\$250-\$500
> gas insert	\$2,500-\$3,500
> glass door	\$350+
> hearth extension	\$250
> flue cleaning	\$100
> metal box insert	\$700-\$2,500
> masonry with flue rough-in	\$6,000+
> wood stove	\$1,500-\$2,500

KITCHEN/BATHROOM

> kitchen cabinet	\$40-\$70/lin.ft.
> kitchen counter — laminate	\$30/lin.ft.
> kitchen counter — marble	\$50/lin.ft.
> kitchen renovation	\$6,000+
> bathroom renovation	\$4,000+

SECURITY SYSTEM

> alarm monitoring	\$20/month
> alarm system	\$2,500
> intercom system (retrofit)	\$1,200
> wired system	\$1,300
> wireless motion detectors	\$500

ELECTRICAL

RETROFIT

> attic ventilator — mechanical	\$250
> baseboard heater (4')	\$150-\$450
> ceiling fan	\$200
> doorbell system	\$80-\$100
> dryer duct	\$100-\$150
> hardwired smoke detector	\$60-\$120
> exhaust fan — bathroom	\$135-\$150
> exhaust fan — oven	\$200-\$250
> exterior light fixture	\$100-\$250
> fluorescent light fixture	\$150-\$250
> ground — public system	\$75-\$100
> ground-private system (w/ ground rods)	\$200-\$300
> receptacle — conventional	\$100-\$150
> receptacle — split	\$150-\$250
> receptacle — exterior with cover	\$150-\$250
> receptacle—replace conventional w/GFCI	\$75-\$125
> receptacle — CO/ALR (aluminum)	\$50-\$75
> receptacle — stove/dryer	\$75-\$100
> receptacle — rewire reverse polarity	\$40-\$60
> standard light fixture	\$100-\$200

PANELS

> 100 amp (new panel)	\$1,000-\$1,500
> 100 amp (existing panel)	\$600-\$900
> 200 amp (new panel)	\$1,800-\$2,500
> 200 amp (existing panel)	\$1,000-\$1,200
> 120/240 volt circuit	\$200-\$500
> breaker panel — main	\$600-\$900
> breaker panel — auxiliary	\$100-\$300
> circuit breaker (replace)	\$60-\$100
> knob & tube wiring (replace)	\$6,000-\$12,000

HEATING AND COOLING

AIR DUCTS

> air duct (new)	\$3,500
> air duct (retrofit)	\$5,500
> annual service	\$75-\$150
> blower/motor	\$300-\$500
> clean duct	\$150-\$300
> convert oil to gas (1 story)	\$2,000-\$3,000
> convert hot water to forced air (1 story)	\$6,000-\$10,000

> electronic air filter	\$500-\$900
> gas — mid efficiency	\$2,000-\$2,800
> gas — high efficiency	\$3,000-\$4,500
> humidifier — drum type	\$75-\$150
> humidifier — flow through type	\$350-\$450
> metal lin.ft. (existing chimney flue)	\$500-\$1,000

HOT WATER SYSTEM

> circulating pump	\$500-\$750
> cast iron radiator	\$550-\$650
> expansion tank	\$250-\$300
> gas boiler — standard	\$2,500-\$4,500
> gas boiler — high efficiency	\$5,500-\$10,000
> removal of oil tank from bsmnt	\$350-\$500
> radiator/boiler removal	\$1,500-\$2,000
> radiator	\$500-\$900
> radiator valve	\$100-\$200

AIR CONDITIONER/HEAT PUMP

> air handler 3-ton (vertical)	\$1,200-\$1,500
> air handler 3-ton (horizontal)	\$1,500-\$1,800

> central a/c existing duct	\$1,500-\$3,000
> central a/c attic mounted; separate duct	\$9,000+
> compressor (replace)	\$1,300-\$1,500
> condenser (replace)	\$1,500-\$2,500
> heat recovery ventilator (HRV)	\$1,500-\$2,500
> heat pump	\$4,500-\$6,000

PLUMBING

BATHROOM

> basin — pedestal type	\$300
> basin — vanity	\$200
> bathtub — replace/retile	\$2,200+
> shower connection	\$200
> shower stall — plastic	\$700-\$1,900
> shower stall — ceramic tile	\$2,200-\$3,000
> toilet — flush mechanism	\$100-\$150
> toilet — replace	\$350
> toilet — replace seal	\$100-\$250
> toilet — unclog	\$100-\$200
> tub enclosure — ceramic tile	\$2,200-\$3,000
> tub enclosure — plastic	\$500-\$1,200
> whirlpool bath/faucet	\$3,500

KITCHEN

> dishwasher	\$550-\$890
> garbage disposer	\$175-\$400
> range hood	\$300-\$500
> sink — porcelain	\$650-\$820
> sink — stainless steel	\$550-\$730

SEWER AND WASTE PUMP

> laundry tub and waste pump	\$450-\$800
> septic tank (1000 gal.)	\$2,000-\$5,000
> septic tank cleaning	\$150
> sewage waste pump	\$1,300-\$1,700
> well — shallow	\$25/lin.ft.
> well — deep	\$35/lin.ft.
> well — submersible pump	\$1,000
> well — suction/jet pump	\$500-\$900

CHEMICALS

> hose bibb	\$100-\$150
> hot water tank (40 gal. Electric)	\$400-\$500
> hot water tank (40 gal. Gas)	\$500-\$800
> laundry tub/connection	\$300-\$500
> main water service	\$150-\$200/lin.ft.
> main shut-off valve	\$150-\$300
> sump pump	\$150-\$250
> supply lines-1 story; up to 2 baths	\$1,500-\$2,500
> temperature and relief valve (replace)	\$50-\$90
> water softener	\$800-\$1,500
> waste drain lines	\$2,000-\$4,000

SWIMMING POOL/HOT TUB

> pool — vinyl lined (16 ft. X 40 ft.)	\$7,250+
> pool — concrete lined (16 ft. x 40 ft.)	\$12,700+
> pool heater	\$1,500
> pump/filter	\$1,200
> hot tub fiberglass	\$4,000+

MISCELLANEOUS

> central vacuum (retrofit)	\$800-\$2,000
> central vacuum (canister only)	\$800-\$1,000

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	15-25
▷ metal	60
HEATING	
▷ forced air furnace	10-25
▷ oil tank	20
▷ 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