



RESIDENTIAL CONSTRUCTION AND REMODELING ESTIMATES

Electrical

Retrofit

> receptacle - rewire reverse polarity	\$50-\$75
> standard light fixture	\$125-\$200
> receptacle - replace conventional with GFCI	\$100-\$125
> receptacle-CO/ALR (aluminum)	\$75-\$100
> receptacle - stove/dryer	\$100-\$125
> receptacle-conventional	\$125-\$150
> receptacle-split	\$175-\$250
> receptacle - exterior with cover	\$175-\$250
> fluorescent light fixture	\$180-\$250
> ground-public system	\$90-\$120
> ground-private system (with ground rods)	\$250-\$300
> exhaust fan-bathroom	\$160-\$175
> exhaust fan-oven	\$250-\$300
> exterior light fixture	\$125-\$250
> doorbell system	\$100-\$120
> dryer duct	\$125-\$175
> hardwired smoke detector	\$75-\$125
> attic ventilator-mechanical	\$300
> baseboard heater (4')	\$180-\$550
> ceiling fan	\$250

Upgrade

> breaker panel-auxilliary	\$125-\$300
> circuit breaker (replace)	\$75-\$100
> knob and tube wiring (replace)	\$7,500-\$12,000
> 200 amp (existing panel)	\$1,200-\$1,500
> 120/240 volt circuit	\$250-\$500
> breaker panel-main	\$750-\$900
> 100 amp (new panel)	\$1,200-\$1,500
> 100 amp (existing panel)	\$750-\$1,000
> 200 amp (new panel)	\$2,000-\$2,500

Garage/Driveway/Walkway

Driveway

> concrete (stamped)	\$6-\$10 / sq.ft.
> interlock brick/stone	\$8-\$10 / sq.ft.

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> asphalt paving (existing base)	\$4-\$6 / sq.ft.
> asphalt paving (new base)	\$4-\$7 / sq.ft.
> asphalt (seal)	\$60-\$75

Garage

> detached block-single	\$20,000+
> detached block-double	\$25,000+
> removal of existing garage	\$1,500+
> detached carport	\$5,000+
> detached wood frame-single	\$10,000+
> detached wood frame-double	\$15,000+

Overhead Doors

> wood-double (sectional)	\$1,800
> metal-single (one piece)	\$850
> metal-double (one piece)	\$1,250
> wood-single (one piece)	\$1,000
> automatic garage door opener	\$450
> cladboard-single	\$600-\$800
> cladboard-double	\$1,000-\$1,200

Heating and Cooling

Air Conditioner/Heat Pump

> heat recovery ventilator (HRV)	\$1,800-\$2,500
> heat pump	\$5,000-\$6,000
> central A/C attic mounted;separate duct	\$10,000
> compressor (replace)	\$1,500-\$1,700
> condenser (replace)	\$1,800-\$2,500
> air handler 3-ton (vertical)	\$1,400-\$1,800
> air handler 3-ton (horizontal)	\$1,800-\$2,000
> central a/c existing duct	\$1,800-\$3,000

Forced-Air System

> metal lin.ft.(existing chimney flue)	\$600-\$1,000
> gas-high efficiency	\$3,500-\$4,500
> humidifier-drum type	\$100-\$150
> humidifier-flow through type	\$400-\$450
> convert hot water to forced air (1 story)	\$7,500-\$10,000
> electronic air filter	\$600-\$900
> gas-mid efficiency	\$2,500-\$3,000
> blower/motor	\$350-\$500
> clean duct	\$180-\$300
> convert oil to gas (1 story)	\$2,500-\$3,000
> air duct (new)	\$4,000
> air duct (retrofit)	\$6,000
> annual service	\$100-\$150

Hot Water System

> radiator/boiler removal	\$1,500-\$2,500
> radiator	\$600-\$900
> radiator valve	\$125-\$200

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> gas boiler-standard	\$3,000-\$4,500
> gas boiler-high efficiency	\$6,500-\$10,000
> removal of oil tank from basement	\$400-\$600
> circulating pump	\$600-\$750
> cast iron radiator	\$600-\$700
> expansion tank	\$300-\$400

Interior

Ceiling/Wall

> walls painting (3 coats)	\$1 / sq.ft.
> wallpaper	\$5-\$10 / sq.ft.
> plaster (over existing plaster)	\$2-\$3 / sq.ft.
> stucco / stipple	\$2 / sq.ft.
> walls (insulations/drywall)	\$3 / sq.ft.
> acoustic ceiling (suspended)	\$5 / sq.ft.
> baseboard/door/window casing	\$3 / lin.ft.
> drywall over plaster	\$2-\$3 / sq.ft.

Doors

> patio	\$2,000
> storm-aluminum	\$200-\$300
> exterior - panel	\$1,000
> interior panel	\$500
> french	\$1,000
> bi-fold-louver	\$800
> bi-fold-panel	\$600
> custom with casing / hardware	\$500

Fireplaces

> metal box insert	\$1,000-\$2,500
> masonry with flue rough-in	\$5,000
> wood stove	\$1,500-\$3,000
> glass door	\$500
> hearth extension	\$400
> flue cleaning	\$150
> damper	\$150
> brick replacement	\$400-\$1,000
> gas insert	\$2,500-\$4,000

Floor

> hardwood - refinish	\$2-\$5 / sq.ft.
> vinyl - sheet	\$3-\$8 / sq.ft.
> vinyl - tile	\$3-\$8 / sq.ft.
> ceramic tile	\$5-\$10 / sq.ft.
> hardwood	\$5-\$10 / sq.ft.
> hardwood (prefinished)	\$10-\$15 / sq.ft.
> carpet-clean	\$100 / room
> carpet-outdoor	\$2 / sq.ft.
> carpet and underpad	\$5-\$10 / sq.ft.

Insulation

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> R32 - batt	\$1-\$2 / sq.ft.
> R32 - loose	\$1-\$4 / sq.ft.
> wall/roof cavity	\$1-\$4 / sq.ft.
> rigid exterior (prior to finish)	\$1-\$1 / sq.ft.
> R20 - batt	\$1-\$1 / sq.ft.
> R20 - loose	\$-\$1 / sq.ft.

Kitchen/Bathroom

> kitchen renovation	\$7,500
> bathroom renovation	\$5,000
> kitchen cabinet	\$50-\$100 / lin.ft.
> kitchen counter-laminate	\$40 / lin.ft.
> kitchen counter-marble	\$75 / lin.ft.

Security System

> wired system	\$1,500
> wireless motion detectors	\$500
> alarm monitoring	\$30 / month
> alarm system	\$2,500
> intercom system (retrofit)	\$1,500

Stairs/Railings

> stair railing	\$40-\$60 / lin.ft.
> curved stair - oak	\$7,000+
> spiral stair - oak	\$5,000+
> standard stair - oak	\$1,000+

Windows

> storm-aluminum	\$75-\$175
> thermal glass (existing frame)	\$30 / sq.ft.
> skylight	\$750+
> slider-aluminum	\$30 / sq.ft.
> slider-aluminum (replace)	\$25 / sq.ft.
> casement	\$60 / sq.ft.
> double hung	\$50 / sq.ft.
> double hung (replace)	\$40 / sq.ft.
> awning	\$50 / sq.ft.
> awning/casement (replace)	\$45 / sq.ft.
> bay/bow	\$50-\$60 / sq.ft.

Landscaping/Deck/Patio/Fence

Deck

> pressure treated/cedar	\$15-\$25 / sq.ft.
> custom designed & built	\$50-\$75 / sq.ft.

Fence

> reset post in concrete	\$75
> chain - link (4 ft.)	\$10-\$15 / lin.ft.
> wood - cedar (5 ft.)	\$15-\$25 / lin.ft.
> wood - presure treated (5 ft.)	\$10-\$20 / lin.ft.

Landscaping

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> lay soil & sod	\$2-\$5 / sq.ft.
> Sprinkler system	\$1,000
> retaining wall-concrete	\$50 / sq.ft.
> retaining wall-wood	\$40 / sq.ft.

Patio

> patio stone	\$6 / sq.ft.
> concrete	\$15-\$20 / sq.ft.
> flagstone/fieldstone	\$20 / sq.ft.
> interlock brick/stone	\$10-\$15 / sq.ft.

Porch

> steps-concrete	\$500
> steps-wood	\$300
> flooring	\$7 / lin.ft.
> railing	\$200
> skirting	\$20 / lin.ft.

Miscellaneous

General

> central vacuum (retrofit)	\$1,000-\$2,000
> central vacuum (canister only)	\$1,000-\$1,500

Plumbing

Bathroom

> whirlpool bath/faucet	\$4,000
> toilet-unclog	\$125-\$200
> tub enclosure-ceramic tile	\$2,500-\$3,000
> tub enclosure-plastic	\$600-\$1,200
> toilet-flush mechanism	\$125-\$150
> toilet-replace	\$400
> toilet-replace seal	\$125-\$250
> shower connection	\$250
> shower stall -plastic	\$900-\$1,900
> shower stall-ceramic tile	\$2,500-\$3,000
> basin-pedestal type	\$350
> basin-vanity	\$250
> bathtub-replace-retile	\$2,500

Kitchen

> sink - porcelain	\$750-\$850
> sink - stainless steel	\$600-\$750
> dishwasher	\$650-\$900
> garbage disposer	\$200-\$400
> range hood	\$350-\$500

Private Plumbing System

> well-submersible pump	\$1,200
> well-suction / jet pump	\$600-\$900
> sewage waste pump	\$1,500-\$1,700

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> well-shallow	\$30 / lin.ft.
> well-deep	\$40 / lin.ft.
> laundry tub and waste pump	\$500-\$800
> septic tank (1000 gal.)	\$2,500-\$5,000
> septic tank cleaning	\$180

Upgrade

> water softner	\$900-\$1,500
> waste drain lines	\$2,500-\$4,000
> sump pump	\$175-\$250
> supply lines-1 story; up to 2 baths	\$1,800-\$2,500
> temperature and relief valve (replace)	\$60-\$90
> laundry tub /connection	\$350-\$500
> main water service	\$175-\$200 / lin.ft.
> main shut-off valve	\$175-\$300
> hoss bibb	\$120-\$150
> hot water tank (40 Gal Electric)	\$450-\$500
> hot water tank (40 Gal Gas)	\$600-\$800

Roof/Eave/Flashing/Chimney

Chimney

> Concrete cap (double flue)	\$200-\$400
> rain cap	\$100
> reline flue	\$40-\$50 / lin.ft.
> Chimney extention	\$150-\$250 / lin.ft.
> chimney repointing	\$7-\$10 / brick
> concrete cap (single flue)	\$100-\$250

Flashing

> valley flashing	\$20-\$30 / lin.ft.
> wall flashing	\$5-\$6 / lin.ft.
> parapet wall flashing	\$30 / lin.ft.
> roof vent	\$100
> reflash skylight	\$400-\$600
> chimney flashing (sloped asphalt)	\$250-\$400
> chimney flashing (flat built-up)	\$350-\$500
> metal cricket at chinmney	\$250-\$400

Flat Roofs

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

Gutters

> downspout extension	\$15
> soffits/fascia (Aluminum)	\$15 / lin.ft.
> gutter cleaning	\$150
> gutter/downspout -aluminum	\$6-\$8 / lin.ft.
> gutter/downspout -galvanized	\$5-\$6 / lin.ft.

Sloped Roofs

> wood shake/shingle	\$5-\$7 / sq.ft.
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> Slate tile	\$30-\$50 / sq.ft.
> cedar shake/shingle	\$6-\$9 / sq.ft.
> clay tile	\$15-\$20 / sq.ft.
> concrete tile	\$8-\$12 / sq.ft.
> asphalt shingle (over existing)	\$1-\$2 / sq.ft.
> asphalt shingle (strip & re-shingle)	\$3-\$4 / sq.ft.
> asphalt shingle (high quality)	\$4-\$6 / sq.ft.

Structure/Exterior

Exterior Door

> patio door-brick wall (6ft)	\$2,500-\$3,500
> patio door-wood wall (6ft)	\$2,000-\$3,000
> aluminum storm door	\$350
> metal insulated door	\$650-\$750
> patio door-replace	\$750-\$1,500

Structure

> roof sheathing (replace)	\$5-\$7 / sq.ft.
> underpinning	\$300-\$500 / lin.ft
> termite prevention (chemical soil treatment)	\$2,000
> remove bearing wall	\$2,000-\$3,000
> remove partition wall	\$800-\$1,600
> re-support floor joist (sistering)	\$300-\$500
> foundation cracks (injection method)	\$400
> lintel (masonry wall)	\$500-\$750 / lin.ft
> lower basement	\$200-\$400 / lin.ft
> basement support post/foundation	\$500
> excavation/waterproofing	\$120-\$150 / sq.ft.
> foundation cracks (excavation method)	\$500-\$1,000
> addition (foundation to roof)	\$90-\$120 / sq.ft.
> basement entrance	\$5,000-\$10,000
> basement main beam	\$2,000

Wall System

> brick repainting	\$5-\$7 / sq.ft.
> cedar siding	\$9-\$12 / sq.ft.
> brick veneer	\$9-\$21 / sq.ft.
> brick cleaning (unpainted)	\$2+ / sq.ft.
> brick cleaning (painted)	\$5+ / sq.ft.
> stucco	\$9-\$11 / sq.ft.
> vinyl siding	\$4-\$5 / sq.ft.
> aluminum siding	\$4-\$5 / sq.ft.

Swimming Pool/Hot Tub

General

> pump/filter	\$1,500
> hot tub fiberglass	\$5,000+
> pool-vinyl lined (16 ft. X 40 ft.)	\$10,000+
> pool-concrete lined (16 ft. X 40 ft.)	\$15,000+
> pool heater	\$2,000

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LIFE EXPECTANCY

COMPONENT

AVERAGE LIFE (YRS.)

Roof Covering

> asphalt standard shingle 12-15

Plumbing

> galvanized water pipe 20-25

> hot water heater 5-15

> septic/sewer pump 5-10

> well pump 10

Appliances

> dishwasher 5-12

Heating

> oil tank 20

Cooling

> central air 10-25

Heating

> forced air furnace 10-25

Cooling

> heat pump 10-15

Appliances

> dryer 10-25

Roof Covering

> asphalt premium shingle 15-30

> wood shingle 10-20

Appliances

> garbage disposal 5-12

Cooling

> window air conditioning 10-20

Heating

> water/steam boiler-cast iron 30-50

> water/steam circulating pump 10-25

Appliances

> oven/range 15-20

Roof Covering

> concrete/clay tile 20-40

> asbestos cement 40-80

Appliances

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> washing machine 5-15

Heating

> water/steam boiler-welded steel 15-30

Roof Covering

> slate tile 40-80

> roll roofing 5-15

> tar and gravel 15-25

> metal 60
