

# Home Improvement Costs

The following costs are intended as ballpark estimates for repairs and/or improvements to a typical three bedroom home. Our experience has shown that actual contractor quotations can vary by as much as 300%. Naturally, the quality of workmanship and materials will influence costs. The complexity of the job, accessibility and even economic conditions can also alter actual costs.



## Roofing / Flashings / Chimneys

Install conventional asphalt shingles over existing shingles	\$2. <sup>00</sup> - \$4. <sup>00</sup> per sq.ft.
Strip and reshingle with conventional asphalt shingles	\$2. <sup>75</sup> - \$5. <sup>50</sup> per sq.ft.
Strip and reshingle with premium quality asphalt shingles	\$5. <sup>00</sup> - \$10. <sup>00</sup> per sq .ft.
Strip and re-roof with cedar shingles	\$9. <sup>00</sup> - \$18. <sup>00</sup> per sq .ft.
Strip and replace built-up tar and gravel roof	\$10. <sup>00</sup> - \$20. <sup>00</sup> per sq.ft. (min. \$1000)
Strip and replace single-ply membrane	\$10. <sup>00</sup> - \$20. <sup>00</sup> per sq.ft. (min. \$1000)
Reflash typical skylight or chimney	\$500. <sup>00</sup> - \$1000. <sup>00</sup>
Rebuild typical chimney above roof line	\$25. <sup>00</sup> - \$50. <sup>00</sup> per row of bricks (min. \$400)
Rebuild typical single flue chimney above roof line	\$200. <sup>00</sup> - \$400. <sup>00</sup> per lin.ft. (min. \$1000)

## Exterior

Install galvanized or aluminum gutters and downspouts	\$5. <sup>00</sup> - \$10. <sup>00</sup> per lin.ft. (min. \$500)
Install aluminum soffits and fascia	\$8. <sup>00</sup> - \$16. <sup>00</sup> per lin.ft.
Install aluminum or vinyl siding	\$6. <sup>00</sup> - \$12. <sup>00</sup> per sq.ft.
Repoint exterior wall (soft mortar)	\$3. <sup>00</sup> - 6. <sup>00</sup> per sq.ft. (min. \$500)
Repoint exterior wall (hard mortar)	\$5. <sup>00</sup> - \$10. <sup>00</sup> per sq.ft. (min. \$500)
Parge foundation walls	\$3. <sup>00</sup> - \$6. <sup>00</sup> per sq.ft.
Dampproof foundation walls and install weeping tile	\$150. <sup>00</sup> - \$300. <sup>00</sup> per lin.ft. (min. \$3000)
Install a deck	\$25. <sup>00</sup> - \$50. <sup>00</sup> per sq.ft. (min. \$1000)
Resurface existing asphalt driveway	\$2. <sup>00</sup> - \$4. <sup>00</sup> per sq.ft.
Install interlocking brick driveway	\$8. <sup>00</sup> - \$16. <sup>00</sup> per sq.ft.
Rebuild exterior basement stairwell	\$5000. <sup>00</sup> and up
Build detached garage	\$70. <sup>00</sup> - \$140. <sup>00</sup> per sq.ft.
Build retaining wall (wood)	\$20. <sup>00</sup> - \$40. <sup>00</sup> per sq.ft. (min. \$500)
Build retaining wall (concrete)	\$30. <sup>00</sup> - \$60. <sup>00</sup> per sq.ft. (min \$500)
Painting (trim only)	\$2000. <sup>00</sup> - \$4000. <sup>00</sup> and up
Painting (trim and wall surfaces)	\$5000. <sup>00</sup> and up

## Structure

Underpin one corner of house	\$5000. <sup>00</sup> and up
Underpin or add foundations	\$300. <sup>00</sup> and up per lin.ft. (min. \$3000)
Lower basement floor by underpinning and/or bench footings	\$150. <sup>00</sup> - \$300. <sup>00</sup> per lin.ft. (min. \$5000)
Replace deteriorating sill beam with concrete	\$60. <sup>00</sup> and up per lin.ft. (min. \$2000)

Install basement support post with proper foundation	\$800.00 - \$1600.00
Perform chemical treatment for termites	\$2000.00 and up
Repair minor crack in poured concrete foundation	\$400.00 - \$800.00

## Electrical

Upgrade electrical service to 100 amps (including new panel)	\$1200.00 - \$3000.00
Upgrade electrical service to 100 amps (if suitably sized panel already exists)	\$800.00 - \$1600.00
Upgrade electrical service to 200 amps	\$1700.00 - \$3500.00
Install new circuit breaker panel	\$700.00 - \$1400.00
Replace circuit breaker (20 amp or less)	\$100.00 - \$200.00
Add 120 volt circuit (microwave, freezer, etc.)	\$150.00 - \$300.00
Add 240 volt circuit (dryer, stove, etc.)	\$300.00 - \$600.00
Add conventional receptacle	\$200.00 - \$400.00
Replace conventional receptacle with ground fault circuit receptacle	\$70.00 - \$140.00
Replace conventional receptacle with aluminum compatible type (CO/ALR) (assuming several are required)	\$60.00 - \$120.00 ea.
Upgrade entire house with aluminum compatible receptacles, connectors, etc.	\$1000.00 - \$2000.00
Rewire electrical outlet with reversed polarity (assuming electrician already there)	\$5.00 - \$10.00 ea.
Replace knob & tube wiring with conventional wiring (per room)	\$1000.00 - \$2000.00

## Heating

Install mid-efficiency forced-air furnace	\$2500.00 - \$5000.00
Install high-efficiency forced-air furnace	\$3500.00 - \$7000.00
Install humidifier	\$300.00 - \$600.00
Install electronic air filter	\$800.00 - \$1600.00
Install mid-efficiency boiler	\$3500.00 - \$7000.00
Install high-efficiency boiler	\$6000.00 - \$12000.00
Install circulating pump	\$400.00 - \$600.00
Install chimney liner for gas appliance	\$500.00 - \$1000.00
Install chimney liner for oil appliance	\$700.00 - \$1800.00
Install programmable thermostat	\$200.00 - \$400.00
Replace indoor oil tank	\$1200.00 - \$2500.00
Remove oil tank from basement	\$600.00 and up
Remove abandoned underground oil tank	\$10000.00 and up
Replace radiator valve	\$300.00 - \$600.00
Add electric baseboard heater	\$250.00 - \$500.00
Convert from hot water heating to forced-air (bungalow)	\$10000.00 - \$20000.00
Convert from hot water heating to forced-air (two storey)	\$15000.00 - \$30000.00
Clean ductwork	\$300.00 - \$600.00

## Cooling / Heat Pumps

Add central air conditioning on existing forced-air system	\$3000.00 and up
Add heat pump to forced-air system	\$4000.00 - \$8000.00

Replace heat pump or air conditioning condenser	\$1200. <sup>00</sup> - \$2500. <sup>00</sup>
Install independent air conditioning system	\$10000. <sup>00</sup> - \$20000. <sup>00</sup>
Install ductless air conditioning system	\$3000. <sup>00</sup> - \$7000. <sup>00</sup>

## Insulation

Insulate open attic to modern standards	\$0. <sup>80</sup> - \$1. <sup>60</sup> per sq.ft.
Blow insulation into flat roof, cathedral ceiling or wall cavity	\$2. <sup>00</sup> - \$4. <sup>00</sup> per sq.ft.
Improve attic ventilation	\$30. <sup>00</sup> - \$60. <sup>00</sup> per vent

## Plumbing

Replace galvanized piping with copper (2 storey with one bathroom)	\$2500. <sup>00</sup> - \$5000. <sup>00</sup>
Replace water line to house	\$2000. <sup>00</sup> and up
Replace toilet	\$500. <sup>00</sup> and up
Replace basin, including faucets	\$750. <sup>00</sup> and up
Replace bathtub, including ceramic tile and faucets	\$2500. <sup>00</sup> and up
Install whirlpool bath, including faucets	\$3500. <sup>00</sup> and up
Retile bathtub enclosure	\$1000. <sup>00</sup> - \$2000. <sup>00</sup>
Replace leaking shower stall pan	\$1000. <sup>00</sup> - \$2000. <sup>00</sup>
Rebuild tile shower stall	\$2500. <sup>00</sup> - \$5000. <sup>00</sup>
Replace laundry tubs	\$400. <sup>00</sup> - \$800. <sup>00</sup>
Remodel four-piece bathroom completely	\$6000. <sup>00</sup> - \$50000. <sup>00</sup>
Connect waste plumbing system to municipal sewers	\$5000. <sup>00</sup> and up
Install submersible pump	\$1000. <sup>00</sup> and up
Install suction or jet pump	\$700. <sup>00</sup> and up
Install modest basement bathroom	\$6000. <sup>00</sup> and up

## Interior

Add drywall over plaster	\$4. <sup>00</sup> - \$8. <sup>00</sup> per sq.ft.
Sand and refinish hardwood floors	\$2. <sup>00</sup> - \$4. <sup>00</sup> per sq.ft.
Install replacement windows	\$40. <sup>00</sup> - \$120. <sup>00</sup> per sq.ft.
Install storm window	\$200. <sup>00</sup> - \$400. <sup>00</sup>
Install masonry fireplace (if flue already roughed-in)	\$3000. <sup>00</sup> and up
Install zero-clearance firelace (including chimney)	\$3500. <sup>00</sup> and up
Install glass doors on fireplace	\$300. <sup>00</sup> and up
Install skylight	\$3000. <sup>00</sup>
Remodel kitchen completely	\$10,000. <sup>00</sup> - \$110000. <sup>00</sup>
Install gas fireplace	\$3500. <sup>00</sup> and up



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