



RESIDENTIAL CONSTRUCTION AND REMODELING ESTIMATES

Electrical

Retrofit

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

Upgrade

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

Garage/Driveway/Walkway

Driveway

> concrete (stamped)	\$5-\$10 / sq.ft.
> interlock brick/stone	\$8-\$10 / sq.ft.

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> asphalt paving (existing base)	\$3-\$5 / sq.ft.
> asphalt paving (new base)	\$3-\$6 / sq.ft.
> asphalt (seal)	\$50-\$75

Garage

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

Overhead Doors

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

Heating and Cooling

Air Conditioner/Heat Pump

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

Forced-Air System

> metal lin.ft.(existing chimney flue)	\$500-\$1,000
> gas-high efficiency	\$3,000-\$4,500
> humidifier-drum type	\$75-\$150
> humidifier-flow through type	\$350-\$450
> convert hot water to forced air (1 story)	\$6,000-\$10,000
> electronic air filter	\$500-\$900
> gas-mid efficiency	\$2,000-\$2,800
> blower/motor	\$300-\$500
> clean duct	\$150-\$300
> convert oil to gas (1 story)	\$2,000-\$3,000
> air duct (new)	\$3,500
> air duct (retrofit)	\$5,500
> annual service	\$75-\$150

Hot Water System

> radiator/boiler removal	\$1,500-\$2,000
> radiator	\$500-\$900
> radiator valve	\$100-\$200

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

Interior

Ceiling/Wall

> walls painting (3 coats)	\$1 / sq.ft.
> wallpaper	\$2-\$8 / sq.ft.
> plaster (over existing plaster)	\$3 / sq.ft.
> stucco / stipple	\$1 / sq.ft.
> walls (insulations/drywall)	\$3 / sq.ft.
> acoustic ceiling (suspended)	\$4 / sq.ft.
> baseboard/door/window casing	\$3 / lin.ft.
> drywall over plaster	\$2-\$3 / sq.ft.

Doors

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

Fireplaces

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

Floor

> hardwood - refinish	\$2-\$4 / sq.ft.
> vinyl - sheet	\$3-\$8 / sq.ft.
> vinyl - tile	\$1-\$8 / sq.ft.
> ceramic tile	\$5-\$8 / sq.ft.
> hardwood	\$6 / sq.ft.
> hardwood (prefinished)	\$8-\$10 / sq.ft.
> carpet-clean	\$35-\$50 / room
> carpet-outdoor	\$2 / sq.ft.
> carpet and underpad	\$3-\$7 / sq.ft.

Insulation

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

Kitchen/Bathroom

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

Security System

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

Stairs/Railings

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

Windows

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

Landscaping/Deck/Patio/Fence

Deck

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

Fence

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

Landscaping

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

Patio

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

Porch

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

Miscellaneous

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

Plumbing

Bathroom

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

Kitchen

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

Private Plumbing System

> well-submerisble pump	\$1,000
> well-suction / jet pump	\$500-\$900
> sewage waste pump	\$1,300-\$1,700
> well-shallow	\$25 / lin.ft.
> well-deep	\$35 / lin.ft.

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> laundry tub and waste pump	\$450-\$800
> septic tank (1000 gal.)	\$2,000-\$5,000
> septic tank cleaning	\$150

Upgrade

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

Roof/Eave/Flashing/Chimney

Chimney

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

Flashing

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

Flat Roofs

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

Gutters

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

Sloped Roofs

> wood shake/shingle	\$4-\$6 / sq.ft.
> Slate tile	\$30-\$50 / sq.ft.
> cedar shake/shingle	\$6-\$9 / sq.ft.

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> clay tile	\$10-\$20 / sq.ft.
> concrete tile	\$6-\$12 / sq.ft.
> asphalt shingle (over existing)	\$2-\$3 / 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)	\$250-\$3,500
> patio door-wood wall (6ft)	\$2,000-\$3,000
> aluminum storm door	\$350
> metal insulated door	\$700
> patio door-replace	\$700-\$1,500

Structure

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

Wall System

> stucco	\$8-\$10 / sq.ft.
> vinyl siding	\$4-\$5 / sq.ft.
> brick cleaning (painted)	\$6-\$7 / sq.ft.
> brick repainting	\$3-\$7 / sq.ft.
> cedar siding	\$7-\$10 / sq.ft.
> aluminum siding	\$4-\$5 / sq.ft.
> brick veneer	\$8-\$20 / sq.ft.
> brick cleaning (unpainted)	\$3-\$4 / sq.ft.

Swimming Pool/Hot Tub

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

LIFE EXPECTANCY

COMPONENT

AVERAGE LIFE (YRS.)

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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
> rool roofing	5-15
> tar and gravel	15-25
> metal	60

Heating

> forces 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
> winder-air conditioning	10-20

Plumbing

> glvanized 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 macine	5-15