



**RESIDENTIAL CONSTRUCTION AND REMODELING ESTIMATES**

**Electrical**

**Retrofit**

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

**Upgrade**

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

**Garage/Driveway/Walkway**

**Driveway**

> asphalt paving (existing base)	\$4-\$6 / sq.ft.
> asphalt paving (new base)	\$5-\$7 / sq.ft.

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> asphalt (seal)	\$60-\$75
> concrete (stamped)	\$6-\$10 / sq.ft.
> interlock brick/stone	\$8-\$10 / sq.ft.

## Garage

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

## Overhead Doors

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

## Heating and Cooling

### Air Conditioner/Heat Pump

> 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
> central A/C attic mounted;separate duct	\$10,000
> compressor (replace)	\$1,500-\$1,700
> condenser (replace)	\$1,800-\$2,500
> heat recovery ventilator (HRV)	\$1,800-\$2,500
> heat pump	\$5,000-\$6,000

### Forced-Air System

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

### Hot Water System

> circulating pump	\$600-\$750
> cast iron radiator	\$600-\$700
> expansion tank	\$300-\$400

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

## Interior

### Ceiling/Wall

> acoustic ceiling (suspended)	\$5 / sq.ft.
> baseboard/door/window casing	\$3 / lin.ft.
> drywall over plaster	\$3-\$4 / sq.ft.
> plaster (over existing plaster)	\$3-\$4 / sq.ft.
> stucco / stipple	\$2 / sq.ft.
> walls (insulations/drywall)	\$3 / sq.ft.
> walls painting (3 coats)	\$1 / sq.ft.
> wallpaper	\$5-\$10 / sq.ft.

### Doors

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

### Fireplaces

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

### Floor

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

### Insulation

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

## Kitchen/Bathroom

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

## Security System

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

## Stairs/Railings

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

## Windows

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

## Landscaping/Deck/Patio/Fence

### Deck

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

### Fence

> 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.
> reset post in concrete	\$75

## 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

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

## Porch

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

## Miscellaneous

### General

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

## Plumbing

### Bathroom

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

### Kitchen

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

### Private Plumbing System

> laundry tub and waste pump	\$500-\$800
> septic tank (1000 gal.)	\$2,500-\$5,000
> septic tank cleaning	\$180

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> sewage waste pump	\$1,500-\$1,700
> well-shallow	\$30 / lin.ft.
> well-deep	\$40 / lin.ft.
> well-submerisble pump	\$1,200
> well-suction / jet pump	\$600-\$900

## Upgrade

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

## Roof/Eave/Flashing/Chimney

### Chimney

> Chimney extention	\$150-\$250 / lin.ft.
> chimney repointing	\$8-\$10 / brick
> concrete cap (single flue)	\$100-\$250
> Concrete cap (double flue)	\$200-\$400
> rain cap	\$100
> reline flue	\$40-\$50 / lin.ft.

### Flashing

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

### Flat Roofs

> roll roofing asphalt (90lb)	\$2-\$3 / sq.ft.
> 4 ply (tar and gravel)	\$5-\$10 / sq.ft.
> single ply membrane	\$5-\$10 / sq.ft.

### Gutters

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

### Sloped Roofs

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

## Structure/Exterior

### Exterior Door

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

### Structure

> addition (foundation to roof)	\$90-\$120 / sq.ft.
> basement entrance	\$5,000-\$10,000
> basement main beam	\$2,000
> basement support post/foundation	\$500
> excavation/waterproofing	\$120-\$150 / sq.ft.
> foundation cracks (excavation method)	\$500-\$1,000
> foundation cracks (injection method)	\$400
> lintel (masonry wall)	\$500-\$750 / lin.ft
> lower basement	\$200-\$400 / lin.ft
> remove bearing wall	\$2,000-\$3,000
> remove partition wall	\$800-\$1,600
> re-support floor joist (sistering)	\$300-\$500
> roof sheathing (replace)	\$5-\$8 / sq.ft.
> underpinning	\$300-\$500 / lin.ft
> termite prevention (chemical soil treatment)	\$2,000

### Wall System

> aluminum siding	\$5-\$6 / sq.ft.
> brick veneer	\$10-\$22 / sq.ft.
> brick cleaning (unpainted)	\$3+ / sq.ft.
> brick repainting	\$5-\$7 / sq.ft.
> cedar siding	\$9-\$12 / sq.ft.
> stucco	\$9-\$11 / sq.ft.
> vinyl siding	\$4-\$5 / sq.ft.
> brick cleaning (painted)	\$6+ / sq.ft.

## Swimming Pool/Hot Tub

### General

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

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# 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 and 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 conditioner	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