

## **Approximate Repair and Renovation Costs** (taxes not included)

### **Roofing, Flashings and Chimneys**

Strip and re-roof	\$1.75 - \$3.00 per sq. ft.
Strip/replace tar and gravel flat roof	\$5.00 - \$7.00 per sq. ft.
Repair/replace slates	\$30.00 - \$35.00 each
Install new concrete tiles	\$6.00 and up per sq. ft.
Install cedar shakes/shingles	\$6.25 - \$7.5 per sq. ft.
Install new slate roof	\$6.00 and up per sq. ft.
New flashing for chimney (depending on size)	\$400.00 and up
Install saddle at chimney	\$350.00 - \$450.00
Replace flashings for a standard skylight	\$350.00 - \$400.00
Repair valley flashings	\$20.00 - \$30.00 per lin. ft.
Rebuild masonry chimney from roof up	\$150.00 per lin. ft.
Rebuild masonry chimney from roof up with double flue pipe	\$200.00 per lin. ft.
Repoint masonry chimney	\$70.00 per hour
Install concrete cap	\$225.00 - \$400.00
Install metal cap	\$175.00 - \$350.00
Install metal liner (gas or oil)	\$1,000.00 and up
Install stainless steel insulated flue pipe (wood burning appliance)	\$1,750.00 and up

### **Exterior**

Install aluminum seamless eavestrough	\$2.50 - \$4.00 lin. ft.
Install aluminum/vinyl siding	\$3.75 - \$6.00 sq. ft.
Install cedar siding	\$5.00 - \$7.50 sq. ft.
Install stucco	\$7.00 - \$12.50 sq. ft.
Install bricks	\$14.00 and up per sq. ft.
Install stone	\$25.00 and up per sq. ft.
Install parging	\$5.00 - \$6.50 per sq. ft.
Install cedar deck	\$30.00 and up per sq. ft.
Install a preserved wood deck	\$17.50 and up per sq. ft.
Re-surface asphalt driveway	\$2.00 - \$4.00 per sq. ft.
Install interlock pavers	\$5.00 and up per sq. ft.
Install a drain at the bottom of a sloped driveway	\$1,000.00 and up

### **Structure**

Underpin or add foundations	\$350.00 - \$500.00 per lin. ft.
Replace sill beam	\$75.00 and up per lin. ft.
Replace main basement steel beam	\$1,000.00 - \$1,500.00
Install steel telepost with footing	\$350.00 - \$500.00
Termite inspection	\$250.00 and up
Seal vertical crack in concrete foundation (from inside)	\$600.00 and up
Seal vertical crack in concrete foundation (from outside)	\$800.00 and up
Build an addition	\$150.00 and up per sq. ft.
Build a single garage (siding)	\$12,000.00 and up
Build a double garage (siding)	\$20,000.00 and up
Fill in a swimming pool	\$5,000.00 and up

## **Electrical**

Upgrade to 100 amp service	\$750.00 - \$1,000.00
Upgrade to 200 amp service	\$1,500.00 and up
Install a breaker panel	\$600.00 and up
Install an auxiliary panel	\$500.00 and up
Install a 240v receptacle	\$250.00 - \$350.00
Install a 110v receptacle	\$50.00 - \$75.00
Install a G.F.C.I. receptacle	\$75.00 - \$100.00
Upgrade aluminum with copper pigtails	\$650.00 - \$800.00
Re-wire complete home	\$5,000.00 and up

## **Heating**

Install gas mid-efficiency furnace	\$2,500.00 and up
Install gas high efficiency furnace	\$3,500.00 and up
Install standard oil furnace with oil tank	\$5,500.00 and up
Replace furnace fan	\$300.00 - \$600.00
Replace oil storage tank	\$1,000.00 and up
Remove old oil tank from basement	\$500.00 and up
Remove buried oil tank	\$3,000.00 and up
Install stainless steel flue liner	\$1,000.00 and up
Install complete forced air system	\$8,000.00 and up
Install heat recovery ventilator	\$1,750.00 - \$2,500.00
Ground source heat pump	\$12,500.00 - \$15,000.00
Air source heat pump	\$3,500.00 - \$5,000.00
Air conditioning on existing ductwork	\$2,500.00 - \$3,500.00
Replace A/C compressor	\$900.00 and up
Annual furnace service and maintenance agreement	\$200.00 - \$250.00

## **Insulation**

Insulated attic to R32	\$1.50 - \$2.50 per sq. ft.
Insulate walls (blown in)	\$3.25 - \$4.50 per sq. ft.
Insulate walls from exterior	\$2.00 and up per sq. ft.
Install attic vents	\$150.00 and up each
Install rotary attic vents	\$150.00 and up each

## **Plumbing**

Replace main shut off valve	\$175.00 and up
Replace toilet seal	\$150.00 - \$200.00
Replace electric water heater	\$500.00 and up
Replace mid-efficiency gas water heater	\$1,200.00 and up
Install new septic system	\$10,000.00 and up
Dig up and replace failed septic system	\$12,000.00 and up
Pump out septic tank	\$175.00 and up
Replace service pipes	\$1,500.00 and up
Replace galvanized pipe with copper	\$2,000.00 and up
Install bathroom fan	\$175.00 - \$250.00
Replace leaking shower pan	\$1,000.00 and up
Replace ceramic bathtub enclosure	\$1,500.00 and up
Drill a well	\$30.00 - \$40.00 per ft.
Install submersible pump and pressure tank	\$1,750.00 - \$2,500.00
Replace submersible pump	\$250.00 and up
Replace laundry tub	\$150.00 - \$200.00
Remodel a bathroom	\$5,000.00 and up
Install a basement bathroom	\$3,500.00 and up

Install a water softener \$1,500.00 and up

### **Interior**

Install drywall over plaster	\$2.25 - \$3.50 per sq. ft.
Remove old plaster and install new drywall	\$3.75 - \$5.00 per sq. ft.
Spray stipple ceiling	\$4.00 - \$5.00 per sq. ft.
Install suspended ceiling	\$4.00 - \$5.50 per sq. ft.
Install hardwood floors	\$6.00 and up per sq. ft.
Install good quality laminate floors	\$5.00 and up per sq. ft.
Sand and re-stain hardwood floors	\$2.75 - \$4.00 per sq. ft.
Install parquet flooring	\$5.00 and up per sq. ft.
Install ceramic floors	\$8.00 and up per sq. ft.
Install sheet vinyl flooring	\$6.50 and up per sq. ft.
Install gas fireplace	\$2,500.00 and up
Install wood stove	\$3,000.00 and up
Sweep a chimney	\$75.00 and up
Install central vacuum system	\$800.00 and up
Install a man door closer	\$100.00 - \$150.00
Install automatic garage door opener	\$350.00 and up

### **Special note:**

The prices should be used as a guide only. Prices will vary and inevitably increase over time. I recommend that you obtain three quotes from reputable contractors before proceeding with any project. And, always get a permit. The inspections associated with permits are to ensure the installation is done right. Your safety and your family's safety are what is important.