

# Replacement & Repair Cost Guide 2013

The costs contained in this guide are estimates only. Actual cost will depend on quality of workmanship and materials and the size and complexity of the job.

## EXTERIOR

### LANDSCAPING AND DRAINAGE

Topsoil and sod	\$4-5/sq.ft.
Large tree removal	1,000+
Install metal window well	250-350

### DRIVEWAYS

Asphalt over existing	2-3/sq.ft.
Remove & Install	5-7/sq.ft.
Interlocking paving brick	8-10/sq.ft.

### PATIOS AND WALKWAYS

Patio stone	3/sq.ft.
Flagstone	15-20/sq.ft.
Interlocking brick	6-10/sq.ft.
Poured/stamped concrete	8-10/sq.ft.
Remove/repour concrete walk	15-20/sq.ft.

### FENCES, DECKS

Fencing	Pressure treated	20-30/lin.ft.
	Cedar	30-40/lin.ft.
	Chain link	7-10/lin.ft.
Decks	Pressure Treated	15-20/sq.ft.
	Cedar	20-30/sq.ft.
Concrete stoop rebuild		7,500+

### RETAINING WALLS (<5FT. HIGH)

Interlocking concrete block	20-30/sq.ft.
Poured concrete	30-40/sq.ft.
Concrete block	15-20/sq.ft.
Pressure treated wood	20-30/sq.ft.
>5ft. high structural wall	50+/sq.ft.

### EAVESTROUGHS/DOWNSPOUTS

Aluminum (5")	6-8/lin.ft.
Galvanized steel	7-10/lin.ft.
Aluminum soffits/fascia	9-12/sq.ft.
Clean eavestrough	100-200

### BRICK

Replace damaged bricks	20-30/brick
Clean painted brick	5+/sq.ft.
Clean unpainted brick	2-3/sq.ft.
Tuckpoint missing mortar	2+/sq.ft.
Install brick veneer	10/sq.ft.

### WALL SIDINGS

Aluminum/Vinyl	4-6/sq.ft.
Stucco (Latex)	5-7/sq.ft.
Cedar shingles	8-10/sq.ft.
Wood	5-7/sq.ft.
clapboard	5-7/sq.ft.
board and batten	4-6/sq.ft.
Asphalt shingles	2/sq.ft.

### SLOPED ROOFS

Asphalt	over existing	2-3/sq.ft.
	remove existing	4-6/sq.ft.
	cedar shingles	8-12/sq.ft.
Metal tile		10/sq.ft.
Slate		20-30+/sq.ft.

### FLAT ROOFS

2-ply Membrane	8-12/sq.ft.
Built-up 4-ply Tar and Gravel	8-10/sq.ft.
Rolled asphalt (<10 yr. Life)	2-3/sq.ft.

### ROOF REPAIRS

Valley Flashing	20-30/lin.ft.
Chimney Flashing	200-500
Damaged shingles	10/sq.ft.
General repairs	200+

### CHIMNEYS (MASONRY)

Rebuild	single flue	150-200/lin.ft.
	double flue	200-300/lin.ft.
Liner	for gas (aluminum)	400-600
	for oil (steel)	750-1000
	for fireplace	2,000-3,000
Tuckpoint mortar joints		200-500
Install rain/animal cap		75-100
Concrete cap		250-350
Insulated stainless steel		100/lin.ft.

### WINDOW REPLACEMENT/REPAIR

Wood	50-80/sq.ft.
Vinyl	40-50/sq.ft.
Metal	20-30/sq.ft.
Restore original double hung	300+
Aluminum storm window	150

### SKYLIGHTS

Install in flat roof	1,500+
Install in pitched roof	2,500+

### GARAGE

Single car	wood	8,000
	masonry	12,000
Double car	wood	12,000
	masonry	15,000
Garage door opener		600
Garage door single		1,000
	double	1,500
Install footings under 3 walls		3,000+
Demolish and remove		1,500

## STRUCTURES

### LOWER BASEMENT FLOOR

Underpin footings (1.5 ft. depth)	200+/lin.ft.
(includes new concrete floor)	
Concrete bench (<1 ft. depth)	100+/lin.ft.

### BASEMENT WATER SEEPAGE

Repair crack	600-750
Exterior wall dampproofing w/drain tile	20/sq.ft.
Interior drain tile	40-50/lin.ft.
Install sump pit and pump	1,000-1,500

### TERMITE/PEST CONTROL

Termite inspection	250
Chemical treatment	2,500-3,000
Sever wood/soil contact below porch	750-1000

### NEW CONSTRUCTION-ADDITIONS

Basic addition w/basement	100-150/sq.ft.
Quality addition	150-250/sq.ft.

## ELECTRICAL

### SERVICE & PANEL UPGRADE

60 to 100 amps w/panel (overhead)	1,500-1,800
200-amp service	2,000-3,000
Upgrade fuse panel to circuit breaker	750-1,000
Install auxiliary panel	400-600
Rewire (knob & tube) 2 storey house	5,000-10,000
Rewire bungalow	4,000-7,000
Rewire kitchen	500+
Add 120 volt circuit (one outlet)	250-350
Add 240 volt circuit (stove/dryer)	300-500
Install GFCI at existing outlet	75-100
Interconnected smoke detectors (2)	500-700

## HEATING/COOLING

Circuit board replace	700
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### FURNACES

High efficiency gas	3,500+
Replace fan motor	500
Replace gas valve	500
High-end passive filter - pleated	400
Quality humidifier	400
Service/clean furnace	100+
Replace ductwork in basement	2,000-3,000
Install air duct to 2nd floor	1000
Duct cleaning	300+

### HOT WATER BOILERS

Cast iron boiler	4,500-6,000
Condensing boiler	7,500-10,000
Circulating pump	500-750
Replace failed firewalls	500-1,000
Valve leak	500

### AIR CONDITIONING

2 ton installed	3,000
Replace compressor	1,000
Wall mounted, split coil	3,500
Attic mounted system	10,000-15,000
(for homes with radiators)	
Electric baseboard w/ wiring	600-750

## PLUMBING SYSTEM

### SUPPLY

Upgrade incoming water line	2000+
Replace galvanized steel pipe in basement	750-1,000
Replace piping to 2nd floor washroom	1,000-3,000
Install outdoor faucet	200+

### DRAINS

Replace drains under lawn	200+/lin.ft.
Replace under basement floor	100/lin.ft.
Inspect underground drains	300
Install floor drain	750-1,000
Replace sink trap	100-300
Laundry tub w/drain connect	700-1,000

### WATER HEATERS

Direct-vent gas	1,000-1,200
Chimney-vented gas	600-900
Electric	500-700
On-Demand tankless gas	3,500+

## INSULATION

### ATTIC

Upgrade w/6 inches loose blown	2-3/sq.ft.
Lay 6 inches fiberglass batt	1.50-2/sq.ft.
Install roof vent	100/vent
Install soffit vent	150/vent

## WALLS/CRAWL SPACES

Low/High density foam	3-4/sq.ft.
Blow in cellulose or fiberglass	2/sq.ft.
Ins. crawl space between joists	5-7/sq.ft.

## GENERAL INTERIOR

### WALL/CEILING FINISH

Drywall over existing plaster	2/sq.ft.
Remove plaster and then drywall	5/sq.ft.
Insulate, drywall and tape	2.50/sq.ft.
Install T-bar ceiling	3-4/sq.ft.
Paint walls (calc. based on floor area)	2-3/sq.ft.

### FLOORS

Install 3/4" hardwood (pre-finished)	10-15/sq.ft.
Install 3/8" hardwood & finish	6-8/sq.ft.
Sand & refinish hardwood	1.50-2/sq.ft.
with stain	3/sq.ft.
Vinyl PVC tiles	2.50-3/sq.ft.
Sheet vinyl	7+/sq.ft.
Ceramic or marble tile	10-20/sq.ft.
Plywood underlay	2/sq.ft.

### DOORS/TRIM

Exterior solid insulated	750+
Exterior solid wood	1,000
Interior wood w/jamb and hardware	200
Aluminum storm door	500
Replace sliding doors	1,500
Patio door through masonry wall	3,000
Patio door through framed wall	2,000

### HANDRAILS/STAIRS

Oak runner mounted to wall	200-300
Oak rail/bannister	75+/lin.ft.
Basement stairs	750+

### FIREPLACES

Gas with insert for existing fireplace	2,500
Direct vent gas fireplace w/mantle	4,000+
Wood stove w/exterior metal flue	4,000+
Clean flue	150
Construct wood burning fireplace with masonry chimney (2 storey)	10,000
Install damper	400-600
Repair hearth	500

### KITCHENS

Quality kitchen renovation w/appl.	20,000+
Basic kitchen (no appliances)	5,000-10,000
Replace kitchen sink	500-700
Replace counter/cabinets	300/lin.ft.
Connect dishwasher	300
Install gas piping for stove	300

### BATHROOMS

Quality bathroom (4-piece)	10,000+
Basement bathroom	5,000
Build 2 piece on main floor	5,000
Replace toilet	300-500
Replace bathtub tile	1,500-2,000
Install vinyl tub enclosure	500-700
Replace shower stall tile	2,000-3,000

### VENTILATION

Exhaust fan	kitchen	750-1,000
	bathroom	600-750
HRV (heat recovery ventilator)		3,000+
Dryer duct to exterior		300

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RESIDENTIAL AND COMMERCIAL  
BUILDING INSPECTIONS  
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