

Renovation & Building Costs

Use the following information to get a good idea of the costs associated with this comprehensive list of small to large renovation and construction projects. If you have any other prices you think should be added or changed, please email us with any updates and or changes. All rights are reserved and this list is copyrighted but it can be used for personal use and any other use will only be allowed upon written permission from OntarioContractors.com.

Roofing & Flashing

Removal of existing material, disposal & clean-up.	\$0.50 - 2.00 sq.ft.
Garbage Bin - small	\$250
Garbage Bin - large	\$475

* additional \$50 per pick-up and dumping fee from your local dump (tonnage) will be added to the above charges.

Roofing (material & labour)

1. Asphalt Shingles - felt base \$1.50 - 1.75 sq.ft.

2. Roofing Labour only

another rule of thumb is using the pitch number and multiplying it by the number of bundles to come up with the cost of labour plus 10 % - no removal of existing material. i.e. pitch * bundles = labour (+ 10 %)

3. Asphalt Shingles - fibreglass base	\$2.00 - 3.00 sq.ft.
4. Cedar Shakes - hand split	\$2.60 - 2.80 sq.ft.
5. Cedar Shingles - saw cut	\$2.40 - 3.00 sq.ft.
6. Steel shingles - painted	\$4.00 - 5.00 sq.ft.
7. Steel shingles - vinyl coated	\$4.00 - 5.00 sq.ft.
8. Steel roof - sheeting	3 times cost of asphalt shingles
9. Aluminum shingles - paint finish	\$5.50 - 5.25 sq.ft.
10. Plastic Shakes - colour through	\$3.50 - 5.25 sq.ft.
11. Tiles - Concrete or Clay	\$4.00 - 5.00 sq.ft.
12. New slate roof	\$10.00 - 30.00 sq.ft.
13. Slate roof - with replacement	\$30.00 - 50.00 sq.ft.
14. New roof sheeting - plywood or waferboard	\$1.50 - 2.00 sq.ft.
15. Roll roofing	\$1.10 - 2.20 sq.ft.
16. Built up Tar & Gravel roof	\$4.00 - 6.00 sq.ft.
17. Membrane roof	n/a
18. Sprayed Polyurethane foam	\$1.60 - 2.50 sq.ft.

19. Painted Membrane

\$0.55 - 1.50 sq.ft.

* Contractor call out for repair - \$300 minimum

Flashing

It is advisable to replace all roof flashing at the time a new roof is installed. The cost of installations at that time is minimal, compared to possible problems old flashing may cause if they remained. Counter flashing may be installed at any time over existing step or chimney flashing and can be colour coordinated to a homes exterior.

Step Flashing	usually included w/roof price
Counter Flashing - galvanized sheet metal	\$1.50 - 2.50 lin.ft.
Counter Flashing - sheet aluminum	\$3.00 - 6.00 lin.ft.
Drip Edge - usually included	\$1.00 - 2.00 lin.ft.
Chimney Flashing - galvanized	usually included
Chimney Cricket - aluminum or galvanized	\$200.00 - 500.00
Skylight Flashing - aluminum or galvanized	\$200.00 - up
Vinyl Flashing - patch repair only	\$175.00 - 275.00
Replace Parapet wall flashing	\$10.00 - 40.00 lin.ft.
Plumbing Vent flashing	\$95.00 - \$155 each

Chimneys

Reconstruction of any Chimney is difficult to assess and no repair can be called typical, since many factors such as height, required scaffolding etc. will have to be taken into consideration. Therefore it is recommended that you call three contractors for estimates and base your choice not on price but the contractors reputation and references.

Re-brick Chimney above roofline - single flue	\$150.00 - up lin.ft.
Re-brick Chimney above roofline - double flue	\$200.00 - up lin.ft.
Replace Prefabed Chimney section	\$65.00 - 150.00 per section
Repoint Masonry - above roofline	\$20.00 - 50.00 per row
Install Chimney Cap	\$125.00 - 500.00 each
Chimney/rain Cap	\$35.00 - 100.00 each

Gutters & Downpipes

Gutters & downpipes - aluminum	\$1.50 - 4.00 lin.ft.
Supply extruded gutter only	\$2.00-3.00 lin.ft.
Gutters & downpipes - vinyl	\$2.50 - 4.00 lin.ft.
Gutters & downpipes - copper	\$10.00 - 25.00 lin.ft.
Downpipe Extension - replace	\$15.00 - 75.00 each

Eaves cleaning - end of fall \$150.00 - 250.00

Fascia, Soffit & Exterior Trim - Supply & installed

All aluminum & vinyl soffit or fascia is usually installed over a solid base like plywood-extra is required for prefabrication.

Wood Fascia Board - non painted	\$2.00 - 3.75 lin.ft.
Aluminum fascia	\$1.80 - 3.50 lin.ft.
Vinyl fascia	\$1.70 - 3.00 lin.ft.
Aluminum soffits	\$1.70 - 3.00 lin.ft.
Vinyl soffits	\$1.70 - 3.00 lin.ft.
Decorative trims - wall mouldings	\$6.00 - up lin.ft.
Decorative & functional vents	\$85.00 - \$150 each

Exterior Finishes

* Pricing is per square foot of "board" not per square foot of house space.

Aluminum siding-non insulated \$1.90 - 3.00 sq.ft.

(if you were making the exterior truly maintenance free then you would have to add the costs for fascia, soffit, gutter & downpipe installation for the total price for a complete upgrade to aluminum siding-watch out for these pricing tricks or "extra's" - see above pricing)

Aluminum siding - some insulation \$2.40 - 4.80 sq.ft.

Aluminum siding - R2000 \$3.60 - 7.20 sq.ft.

Vinyl siding - not insulated \$1.80 - 3.60 sq.ft.

Hardboard Siding - non insulated \$3.60 - 7.20 sq.ft.

Wood siding - paint grade \$1.80 - 4.80 sq.ft.

Wood siding - clear cedar \$3.60 - 7.20 sq.ft.

Vinyl shakes \$1.80 - 3.60 sq.ft.

Aluminum cladding - of windows, sills, posts etc. \$1.80 - 12.00 lin.ft.

Exterior Stucco - sand & cement \$7.00 - 10.00 sq.ft.

Exterior Stucco - Latex based \$7.00 - 10.00 sq.ft.

Repointing - brick work \$7.00 - 10.00 sq.ft.

Brick - new installation \$7.00 - 10.00 sq.ft.

Brick extra's - arches over windows, coined corners \$24.00 - up each

Brick -cost per 1,000 (average); approx 3.33/sq.ft. \$440.00 - 850.00

Brick -labour cost per 1,000; you supply sand \$550.00 - up

Replace brick \$18.00 - up sq.ft.

Parapet Wall - reconstruction \$25.00 - up sq.ft.

Stone Work - Man made stone	\$12.00 - 13.40 sq.ft.
Stone Work - Natural stone	\$20.00 - 36.00 sq.ft.
Brick cleaning-Chemical wash	\$2.40 - 7.20 sq.ft.
Brick Sealing -after cleaning	\$0.65 - 1.80 sq.ft.
Exterior painting- fascia, soffit, doors, windows	\$1,200.00- up
Exterior painting- including trims & walls	\$2,500.00 - up
Foundation Parging	\$2.00 - 2.50 sq.ft.
Exterior foundation damp proofing	\$4,000.00 - up
Damp proofing - new house construction	\$1,200.00 - 1,500.00
* includes perimeter drainage tile, 3/4 gravel, tar spray & plastic membrane skirt - usually this is included in the foundation price	
Perimeter drainage tiles, O-pipe	\$4,000.00 - up
Foundation Cracks -wet basement	\$400.00 - 500.00
Interior foundation damp proofing /French Drain installation	\$2,200.00 - up / - up
Yard drainage	\$250.00 - up
Storm Windows - supplied & installed	\$175.00 - up each
Storm doors	\$375.00 - up each
Resurface existing Asphalt driveway	\$2.00 - 3.00 sq.ft.
Asphalt driveway - new construction	\$1.00 - 1.25 sq.ft.
Seal Asphalt driveway	\$75.00 - up
Install interlocking paving stone driveway	\$2.00 - 7.00 sq.ft.
New concrete driveway - plain	\$4.00 - 7.00 sq.ft.
New concrete driveway - stamped; stampcrete	\$7.00 - 10.00 sq.ft.
Install wooden deck	\$1,200.00 - up
Deck - Supply and Install	\$20.00 sq.ft.
Concrete patio	\$6.00 - 10.00 sq.ft.
Concrete patio stones	\$2.00 - 5.00 sq.ft.
Exterior basement stairway restoration	\$1,500 - up
Exterior basement stairway installation	\$4,000.00 - up
Exterior basement stairway installation - new house	\$1,200.00 - 1,500.00 each
Existing Exterior basement stairway - drainage	\$500.00 - up
Demolition and removal of detached garage	\$2,300 - up
Construction of a new detached garage - single	\$10,000.00 - up
Construction of a new detached garage - double	\$15,000.00 - up

Garage doors - single	\$800.00 - 1,500.00
Garage doors - double	\$1000.00 - 2,000.00
* eg. 2 maintenance free aluminum insulated doors for a new house construction or rough - in ready installation costs \$1,200.00 in the London Area.	
Garage door opener	\$350.00 - 500.00
Replace porch or deck flooring	\$3.00 - up
Replace porch or deck skirting	\$3.00 - up
Replace porch stairs - wood	\$200.00 - up
Replace porch stairs - concrete	\$300.00 - up
Replace porch stair railings	\$200.00 - up
Replace porch railings	\$8.00 - up lin.ft.
Retaining wall - wood	\$20.00 - up sq.ft.
Retaining wall - concrete	\$30.00 - up sq.ft.
Retaining wall - gabion;rock basket	\$25.00 - up sq.ft. /-up lin ft
Retaining wall - steel erosion control	\$130.00 -up lin.ft.
Property fencing - wood	\$15.00 - up lin.ft.
Property fencing - chain link	\$8.00 - up lin.ft.
Lawn - New sod	\$1.50 - 2.50 sq.ft.
Lawn - New seed; seeding - 1/4 acre lot	\$500.00 - up
Lawn sprinkler system	\$1,000.00 - up

Structure Modifications & Renovations

Foundation - Underpin one corner of house	\$3,000.00 - up
Foundation - Underpin or add	\$3,000.00 - up
Foundation - Lower basement floor by underpinning	\$5,000.00 - up
Lower basement floor with bench footings	\$5,000.00 - up
Replace load bearing basement beam	\$1,600.00 - up
Install additional joist along side for support	\$110.00 - up
Jackpost - install	\$325.00 - 550.00
Termite treatment - chemical	\$1,200.00 - up
Termite inspection	\$150.00 - 200.00
Opening or Removal of bearing wall	\$750.00 - 1,500.00
Opening & Installing door in interior wall	\$600.00 - up
Rebuild arch over door or window openings	\$500.00 - up

Install lintel in masonry wall opening	\$350.00 - up
Construct exterior basement stairwell	\$5,000.00 - up
Collar Ties	\$300.00 - up
Collar Tie bracing	\$150.00 - 250.00
Building an addition - basic quality	\$70.00 - 90.00 sq.ft.
Building an addition - good quality	\$90.00 - 110.00 sq.ft.
Building an addition - Custom quality	\$110.00 - up sq.ft.

Interior Renovations

Remove old plaster & install drywall	\$2.50 - 5.00 sq.ft.
Install drywall over exiting plaster	\$1.50 - 3.00 (board) sq.ft.
New Plaster	\$8.00 - 11.00 sq.ft.
Install drywall in an unfinished area -supply and install/no insulation	\$7.00 - 9.00 sq.ft. floor space/.14 sq.ft. board
Texture spray ceiling	\$1.00 - up sq.ft.

* New house construction- 080 sq.ft. board -board, mud/tape, labour only.

Suspended Ceiling Tile Installation	\$2.50 - 6.00 sq.ft.
Acoustic Ceiling Tile Installation	\$1.50 - 5.00 sq.ft.
Sand & Finish existing wood floors	\$2.00 - 4.00 sq.ft.
Wood floor installation	\$5.50 - 12.00 sq.ft.
Ceramic Tile - Supply & install	\$10.00 - up sq.ft.
Ceramic Tile - labour only	\$5.50 - 8.00 sq.ft.
Underlay - installation only	\$1.50 - 2.00 sq.ft.
Vinyl floor tiles - supply & install	\$2.00 - up sq.ft.
Vinyl sheet flooring/linoleum	\$6.00 - up sq.yd.
Carpet - synthetic	\$15.00 - up sq.yd.
Carpet - natural wool	\$50.00 - up sq.yd.
Carpet - underpadding	\$5.00 - up sq.yd.
Carpet - cleaning/steam/chemical	\$30.00 - up per room
Windows-replacement - 1,800 sq.ft. house	\$10,000.00 approx.

* amount may vary depending upon the situation.

Windows - sliders, casement, awning, doublehung - installed	\$140.00 - up
Windows - fixed, bay, bow, round - installed	\$1,200.00- up
Doors - exterior, insulated, metal	\$750.00 - up

Doors - exterior, solid wood	\$850.00 - up
Doors - exterior, fibreglass	\$900.00 - up
Doors - exterior, double, insul., metal	\$1,200.00 - up
Doors - exterior, double, solid wood	\$1,500.00 - up
Doors - exterior, double, fibreglass	\$2,000.00 - up
Replace entrance door latch & lock set	\$150.00 - up
Install decorative glass in entrance door	\$500.00 - up
New Storm door	\$450.00 - up
Install patio doors - brick wall	\$2,500.00 - up
Install patio doors - wood frame wall	\$2000.00 - up
Replace existing patio doors	\$1000.00 - 2000.00
Install basic skylight	\$1,000.00 - up
Install venting skylight	\$1,500.00 - up
Fireplace - Masonry	\$2,500.00 - up

* Note: Ont. Building Code for new house construction may require CO detector & fresh air exchanger (\$2,500.00 - up) for wood burning fireplaces-gas does not require this.

Fireplace - Zero clearance	\$2,000.00 - up
Fireplace - Natural Gas	\$2,300.00 - up
Glass fireplace doors	\$250.00 - up
Install Fireplace damper	\$250.00 - up
Chimney cleaning	\$200.00 - 375.00
Video Chimney inspection	\$250.00 - up
Video Plumbing inspection	\$150.00 - up

* Video inspections start at \$110/hr - plumbing, chimney - whatever the case.

Interior door - hollow core, hardware incl	\$150.00 - up
Interior door - solid core, hardware incl.	\$400.00 - up
French doors	\$600.00 - up
Bifold doors	\$75.00 - up
Louvred Bifold doors	\$150.00 - up
Sliding closet doors	\$200.00 - up
Sliding mirror closet doors	\$350.00 - up
Kitchen renovation - full	\$7,000.00 - up
Kitchen Cabinets - replace	\$150.00 - up lin.ft.
Kitchen counter - replace	\$25.00 - up lin.ft.

Stove fan-venting outside	\$475.00 - up
Ceiling fan - installed	\$200.00 - up
Painting - interior - whole house	\$1,500.00 - up
Wallpaper - hanging	\$2.00 - up sq.ft.
Central vacuum system	\$800.00 - up
Security System - you own	\$600.00 - up
Heating, Ventilation & Air Conditioning	
Mid efficiency Furnace - supply & install	\$2,500.00 - 3,500.00
High efficiency furnace - supply & install	\$3,500.00 - 4,500.00
Boiler System	\$3,500.00 - up
Humidifier	\$400.00 - 500.00
Electronic air cleaner	\$500.00 - 1,000.00
New circulating pump	\$450.00 - 700.00
Expansion tank	\$360.00 - 650.00
New Chimney liner	\$330.00 - 700.00
Remove old oil tank	\$300.00 - 800.00
Replace radiator	\$300.00 - 1,000.00
Replace radiator control valve	\$150.00 - 300.00
Install baseboard heaters	\$150.00 - 300.00
Convert furnace from oil to natural gas (if possible)	\$900.00 - 1,500.00
Change heating from Hot water to gas - single level	\$7,500.00 - 9,500.00
Change heating from Hot water to gas - double level	\$15,000.00 - 20,000.00
Change ducts from gravity to forced air	\$1,000.00 - 1,500.00
Duct cleaning	\$250.00 - 350.00
Annual Service	\$150.00 - 250.00
Air Conditioning - add to existing forced air	\$1,700.00 - 3,000.00
Heat Pump - add to existing / Geothermal	\$2,500.00 - 4,000.00 / ,000 & up
Replace compressor on heat pump/air conditioner	\$800.00 - 1,400.00
Air conditioning - independent system	\$8,000.00 - 15,000.00

Electrical

* Installation & supply is assumed, and the contractor is on the site for more than one electrical job listed below, otherwise sufficient allowances for travel time and increased costs/opportunity costs, should be made.

Upgrade service to 100 amps - incl. New breaker panel	\$850.00 - 1100.00
Upgrade service to 100 amps - no breaker panel	\$800.00 - 1200.00
Upgrade service to 200 amps	\$1,000.00 - 1,500.00
Replace main ground - public water sytem	\$200.00 - 350.00
Replace main ground - private well to ground rods	\$275.00 - 500.00
New Breaker Panel	\$700.00 - 1200.00
Auxiliary Panel	\$300.00 - 600.00
Replace circuit breaker - 20 amps or less	\$80.00 - 110.00
Add 120 V circuit - ie fridge, freezer etc	\$250.00 - 400.00
Install exterior outlet	\$250.00 - 400.00
Add 240 V circuit - ie. Stove, dryer	\$350.00 - 650.00
Add Kitchen split receptacle	\$250.00 - 450.00
Supply ground for std. receptacles	\$75.00 - 150.00
Replace receptacles with GFI (Ground Fault Interrupt)	\$90.00 - 120.00 each
Correct reversed polarity	\$15.00 - 25.00 each
Install switches	\$20.00 - 40.00 each
Install light fixture	\$100.00 - 250.00
Exterior light fixture	\$175.00 - 250.00
Plumbing	
Replace old (galvanized or steel) piping w/ copper /Pex	\$1,500.00 - 4,000.00
Replace main water line to residence	\$1,900.00 - 4,000.00
Replace interior main shut off valve	\$275.00 - 375.00
Replace water heater	\$550.00 - 1,200.00
* or lease-may not cost you except monthly charges as low as \$20/mth	
Average monthly water heater rental	\$20/mth-up
Unclogging Toilet	\$150.00 - 200.00
Toilet Replacement -supply & install	\$300.00 - up
Replace toilet seal	\$100.00 - 200.00
Replace flushing mechanism	\$125.00 - 175.00
Supply & install bidet	\$500.00 - up
Replace vanity & counter - single basin	\$300.00 - up
Replace vanity & counter - double Basin	\$500.00 - up
Replace basin - vanity	\$175.00 - up

Replace basin - pedestal	\$325.00 - up
Replace faucets	\$150.00 - up
Replace bathtub & new ceramic tiles	\$1,500.00 - up
Refinish existing tub	\$1000.00 - up
Replace shower & tub faucets	\$325.00 - up
Replace tile tub area	\$800.00 - up
Replace caulk bathtub	\$175.00 - 350.00
Replace leaking shower stall pan	\$1,000.00 - 2000.00
Reconstruction of ceramic tile shower stall	\$1,500.00 - up
New installation of ceramic tile shower stall	\$1,500.00 - up
Installation of new plastic tub enclosure	\$550.00 - 850.00
Install PVC or fibreglass shower stall	\$1200.00 - 2,000.00
Install Whirlpool / Jacuzzi tub	\$2,000.00 - up
Install exhaust fan	\$375.00 - 500.00
Complete bathroom renovation	\$9,000.00 - up
Construction of a basement bathroom -plumbing only	\$3,600.00 - up
Install laundry tub	\$350.00 - 500.00
Install laundry facilities - water supply, drain	\$1,000.00 - up
Supply & install kitchen sink - single	\$350.00 - up
Supply & install kitchen sink - double	\$400.00 - up
Supply & install dishwasher	\$500.00 - 1,000.00
Dishwasher hook-up - rough-in complete	\$145.00 - 195.00
Dishwasher hook-up - no rough-in /electrical needed e.g.	\$195.00 - 350.00
Supply & install garbage disposal	\$300.00 - 600.00
Install stove hood	\$150.00 - up
Install solid waste pump	\$1,600.00 - 2,000.00
Connect waste piping to municipal sewers	\$2,000.00 - up
Clear out obstructions in sewer line	\$195.00 - up
Repair collapsed sewer line section	\$1200.00 - up
Video observation / investigation	\$110.00 / hr - up
Install submersible well pump	\$800.00 - up
Install suction or jet pump	\$600.00 - 1,000.00
Replace sewage ejector pump	\$500.00 - 800.00
Replace pump tank	\$250.00 - 500.00

Install water softener	\$1,000.00 - up
* Rental or lease - installation usually free w/ contract of approx. \$20.00 /mth	
Water softener rental or lease	\$20.00 - up /mth.
Outdoor hose / water valve / sediment faucet	\$150.00 - 300.00 each
Replace sump pump	\$295.00 - 385.00

Insulation

Insulate attic to current standards	\$0.50 - 2.50 sq.ft.
Insulation blown into flat roof or wall cavity	\$2.00 - 5.00 sq.ft.
Add attic vents	\$40.00 - 250.00 each
UFFI removal	\$10,000.00 - up
Exterior insulation using rigid boards	\$1,500.00 - up
Insulate basement interior	\$0.50 - up sq.ft.
Sprayed foam / urethane foam	\$?

[<< back](#)

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