

## 2005 Home Improvement Costs

### ROOFING/FLASHINGS/CHIMNEYS

Install conventional asphalt shingles over existing shingles .....	\$ 1.50 - \$ 2.50 per sq. ft.
Strip and reshingle on low to medium sloped roof .....	\$ 2.50 - \$ 3.50 per sq. ft.
Strip and reshingle on steep, high or complex roof.....	\$ 4.00 - \$ 7.00 per sq. ft.
Strip and re-roof with cedar shingles.....	\$ 7.00 - \$ 10.00 per sq. ft.
Strip and replace built-up tar and gravel roof.....	\$ 8.00 - \$ 12.00 per sq. ft. (min. \$ 1000)
Strip and install single-ply roof membrane.....	\$ 6.00 - \$ 10.00 per sq. ft. (min. \$ 1000)
Reflash typical skylight or chimney.....	\$ 300.00 - \$ 500.00
Repaint typical chimney above roof line .....	\$ 6.00 - \$ 8.00 per sq. ft. (min. \$ 250)
Rebuild typical single flue chimney above roof line .....	\$ 150.00 - \$ 300.00 per lin. ft. (min. \$ 500)

### EXTERIOR

Install galvanized or aluminum gutters and downspouts.....	\$ 4.00 - \$ 5.00 per lin.ft. (min. \$ 500)
Install aluminum soffits and fascia.....	\$ 8.00 - \$ 12.00 per lin. ft.
Install aluminum or vinyl siding .....	\$ 3.50 - \$ 5.00 per sq. ft.
Repaint exterior wall: soft mortar .....	\$ 3.00 - \$ 4.50 per sq. ft. (min. \$ 500)
hard mortar.....	\$ 6.00 - \$ 8.00 per sq. ft. (min. \$ 500)
Parge foundation walls .....	\$ 3.00 - \$ 4.00 per sq. ft.
Dampproof foundation walls and install weeping tiles.....	\$ 150.00 - \$ 200.00 per lin. ft. (min. \$ 1000)
Install a deck.....	\$ 25.00 - \$ 40.00 per sq. ft. (min. \$ 1000)
Resurface existing asphalt driveway.....	\$ 2.50 - \$ 4.00 per sq. ft.
Install interlocking brick driveway.....	\$ 6.00 - \$ 8.00 per sq. ft.
Rebuild exterior basement stairwell .....	\$ 3500.00 - \$ 5000.00
Build detached garage: single.....	\$ 8000.00 and up
double.....	\$ 12000.00 and up
Build retaining wall: wood.....	\$ 20.00 - \$ 25.00 per sq. ft. (min. \$ 500)
concrete.....	\$ 30.00 - \$ 40.00 per sq. ft. (min. \$ 500)
Painting: trim only .....	\$ 1500.00 - \$ 2500.00
trim and wall surfaces.....	\$ 3000.00 and up

### STRUCTURE

Underpin one corner of house.....	\$ 3500.00 and up
Underpin or add foundations .....	\$ 300.00 and up per lin. ft. (min. \$ 3000)
Lower basement floor by underpinning and/or bench footings .....	\$ 150.00 - \$ 300.00 per lin. ft. (min. \$ 5000)
Replace deteriorating sill beam with concrete .....	\$ 60.00 and up per lin. ft. (min. \$ 500)
Install basement support post with proper footing.....	\$ 300.00 - \$ 500.00
Perform chemical treatment for termites .....	\$ 1700.00 and up
Repair minor crack in poured concrete foundation .....	\$ 400.00 - \$ 800.00

### ELECTRICAL

Upgrade electrical service to 100-amps (including new panel).....	\$ 1000.00 - \$ 1300.00
Upgrade electrical service to 100-amps (if suitably sized panel already exists).....	\$ 500.00 - \$ 800.00
Upgrade electrical service to 200-amps .....	\$ 1800.00 - \$ 2200.00
Install new circuit breaker panel .....	\$ 500.00 - \$ 800.00
Replace circuit breaker (20 amp or less) .....	\$ 50.00 - \$ 100.00
Add 120-volt circuit (microwave, freezer, etc.).....	\$ 150.00 - \$ 300.00
Add 240-volt circuit (dryer, stove, etc.).....	\$ 250.00 - \$ 400.00 ?
Add conventional receptacle.....	\$ 150.00 - \$ 300.00
Replace conventional receptacle with ground fault circuit interrupter receptacle.....	\$ 60.00 - \$ 90.00
Replace conventional receptacle with aluminum compatible type (CO/ALR) (assuming several are required).....	\$ 10.00 - \$ 15.00 each
Upgrade entire house with aluminum compatible connectors, receptacles, etc.....	\$ 500.00 - \$ 1000.00
Rewire electrical outlet with reversed polarity (assuming electrician is already there).....	\$ 5.00 - \$ 10.00 each

### HEATING

Install mid efficiency forced-air furnace.....	\$ 2000.00 - \$ 4000.00
Install high efficiency forced-air furnace.....	\$ 3500.00 - \$ 6000.00
Install humidifier.....	\$ 200.00 - \$ 400.00
Install electronic air filter .....	\$ 500.00 - \$ 800.00
Install mid efficiency boiler.....	\$ 2500.00 - \$ 6000.00
Install high efficiency boiler.....	\$ 5000.00 - \$ 9000.00
Install circulating pump .....	\$ 400.00 - \$ 600.00
Install chimney liner for gas appliance.....	\$ 400.00 - \$ 800.00
Install chimney liner for oil appliance .....	\$ 700.00 - \$ 1800.00
Install programmable thermostat.....	\$ 200.00 - \$ 300.00
Replace indoor oil tank .....	\$ 1200.00 - \$ 2500.00
Remove oil tank from basement .....	\$ 400.00 and up
Remove abandoned underground oil tank.....	\$ 3000.00 and up
Replace radiator valve.....	\$ 250.00 - \$ 500.00
Add electric baseboard heater.....	\$ 250.00 - \$ 400.00
Convert from hot water heating to forced air: bungalow .....	\$ 8000.00 - \$ 10000.00
two storey .....	\$ 15000.00 - \$ 20000.00
Clean ductwork .....	\$ 200.00 and up

### COOLING/HEAT PUMPS

Add central air conditioning on existing forced-air system.....	\$ 2000.00 - \$ 3000.00
Add heat pump on existing forced-air system .....	\$ 4000.00 - \$ 5000.00
Replace heat pump or air conditioning condenser.....	\$ 1200.00 - \$ 2500.00
Install independent air conditioning system.....	\$ 8000.00 - \$ 15000.00
Install ductless air conditioning system .....	\$ 3000.00 and up

### INSULATION

Insulate open attic area to modern standards.....	\$ 0.50 - \$ 1.25 per sq. ft.
Blow insulation into flat roof, cathedral ceiling or wall cavity.....	\$ 2.00 - \$ 3.50 per sq. ft.
Improve attic ventilation.....	\$ 40.00 - \$ 50.00 per vent

### PLUMBING

Replace galvanized piping with copper: (2 storey with one bathroom) .....	\$ 2000.00 - \$ 3000.00
Replace water line to house.....	\$ 2000.00 and up
Replace toilet .....	\$ 400.00 and up
Replace basin, including faucets .....	\$ 500.00 and up
Replace bathtub, including ceramic tile and faucets.....	\$ 2500.00 and up
Install whirlpool bath, including faucets.....	\$ 3000.00 and up
Retile bathtub enclosure .....	\$ 800.00 - \$ 1200.00
Replace leaking tile shower stall pan .....	\$ 1000.00 - \$ 1600.00
Rebuild tile shower stall .....	\$ 1500.00 - \$ 2500.00
Replace laundry tub .....	\$ 250.00 - \$ 500.00
Remodel bathroom completely (4 pc.) .....	\$ 6000.00 and up
Connect waste plumbing system to municipal sewers .....	\$ 3000.00 and up
Install submersible pump .....	\$ 800.00 and up
Install suction or jet pump.....	\$ 400.00 to \$ 600.00
Install modest basement bathroom.....	\$ 4000.00 and up

### INTERIOR

Add drywall over plaster .....	\$ 1.50 - \$ 2.50 per sq. ft.
Sand and refinish hardwood floors .....	\$ 1.50 - \$ 3.00 per sq. ft.
Install replacement windows.....	\$ 50.00 - \$ 100.00 per sq. ft.
Install storm windows.....	\$ 100.00 - \$ 300.00 each
Install masonry fireplace (if flue already roughed in).....	\$ 2000.00 and up
Install "factory built" fireplace (including chimney, cosmetics extra).....	\$ 3000.00 and up
Install glass doors on fireplace.....	\$ 300.00 and up
Install skylight .....	\$ 1500.00 - \$ 3000.00
Remodel kitchen completely.....	\$ 10,000.00 and up
Install gas fireplace (Cosmetics extra).....	\$ 2500.00 and up

The following costs are estimates for repairs and/or improvements to a typical three bedroom home. Our experience has shown that actual contractor quotations can vary by as much as 300%. Naturally, the quality of workmanship and materials will influence costs. The complexity of the job, accessibility, and even economic conditions can also alter actual costs.