REPORT

Home Improvement Costs

The following costs are intended as ball park estimates for repairs and/or improvements to a typical three bedroom home. The costs are based on information obtained in the Southern Ontario area. 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.

ROOFING/FLASHINGS/CHIMNEYS

Install conventional asphalt shingles over existing shingles	$ 2.00 - $ 4.00 per sq. ft.
Strip and reshingle with conventional asphalt shingles	$ 2.75 - $ 5.50 per sq. ft.
Strip and reshingle with premium quality asphalt shingles	$ 5.00 - $ 10.00 per sq. ft.
Strip and re-roof with cedar shingles	$ 9.00 - $ 18.00 per sq. ft.
Strip and replace built-up tar and gravel roof	$ 10.00 - $ 20.00 per sq. ft. (min. $ 1000)
Strip and install single-ply roof membrane	$ 10.00 - $ 20.00 per sq. ft. (min. $ 1000)
Reflash typical skylight or chimney	$ 500.00 - $ 1000.00
Repoint typical chimney above roof line	$ 25.00 - $ 50.00 per row of bricks (min. $ 400)
Rebuild typical single flue chimney above roof line	$ 200.00 - $ 400.00 per lin. ft. (min. $ 500)

EXTERIOR

Install galvanized or aluminum gutters and downspouts	$ 5.00 - $ 10.00 per lin.ft. (min. $ 500)
Install aluminum soffits and fascia	$ 8.00 - $ 16.00 per lin. ft.
Install aluminum or vinyl siding	$ 6.00 - $ 12.00 per sq. ft.
Repoint exterior wall: soft mortar	$ 3.00 - $ 6.00 per sq. ft. (min. $ 500)
hard mortar	$ 5.00 - $ 10.00 per sq. ft. (min. $ 500)
Parge foundation walls	$ 3.00 - $ 6.00 per sq. ft.
Dampproof foundation walls and install weeping tiles	$ 150.00 - $ 300.00 per lin. ft. (min. $ 3000)
Install a deck	$ 25.00 - $ 50.00 per sq. ft. (min. $ 1000)
Resurface existing asphalt driveway	$ 2.00 - $ 4.00 per sq. ft.
Install interlocking brick driveway	$ 8.00 - $ 16.00 per sq. ft.
Rebuild exterior basement stairwell	$ 5000.00 and up
Build detached garage:	$ 70.00 - $ 140.00 per sq. ft.
Build retaining wall: wood	$ 20.00 - $ 40.00 per sq. ft. (min. $ 500)
concrete	$ 30.00 - $ 60.00 per sq. ft. (min. $ 500)
Painting: trim only	$ 2000.00 - $ 4000.00 and up
trim and wall surfaces	$ 5000.00 and up

STRUCTURE

Underpin one corner of house	$ 5000.00 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. $ 200)
Install basement support post with proper footing	$ 800.00 - $ 1600.00
Perform chemical treatment for termites	$ 2000.00 and up
Repair minor crack in poured concrete foundation	$ 400.00 - $ 800.00

ELECTRICAL

Upgrade electrical service to 100-amps (including new panel)	$ 1500.00 - $ 3000.00
Upgrade electrical service to 100-amps (if suitably sized panel already exists)	$ 800.00 $ 1600.00
Upgrade electrical service to 200-amps	$ 1700.00 - $ 3500.00
Install new circuit breaker panel	$ 700.00 - $ 1400.00
Replace circuit breaker (20 amp or less)	$ 100.00 - $ 200.00
Add 120-volt circuit (microwave, freezer, etc.)	$ 150.00 - $ 300.00
Add 240-volt circuit (dryer, stove, etc.)	$ 300.00 - $ 600.00

Over ►

Add conventional receptacle (assuming electrician is already there)	$150.00 - $ 400.00
Replace conventional receptacle with ground fault circuit interrupter receptacle	$ 70.00 - $ 140.00
Replace conventional receptacle with aluminum compatible type (CO/ALR) (assuming several are required)	$ 60.00 - $ 120.00 each
Upgrade entire house with aluminum compatible connectors, receptacles, etc.	$ 1000.00 - $ 2000.00
Rewire electrical outlet with reversed polarity (assuming electrician is already there)	$ 5.00 - $ 10.00 each
Replace knob & tube wiring with conventional wiring (typical 3 bdrm home)	$8000.00 - $12000.00

HEATING

Install mid efficiency forced-air furnace	$ 2000.00 - $ 4000.00
Install high efficiency forced-air furnace	$ 3500.00 - $ 7000.00
Install humidifier	$ 300.00 - $ 600.00
Install electronic air filter	$ 800.00 - $ 1600.00
Install mid efficiency boiler	$ 3500.00 - $ 7000.00
Install high efficiency boiler	$ 6000.00 - $ 12000.00
Install circulating pump	$ 400.00 - $ 600.00
Install chimney liner for gas appliance	$ 500.00 - $ 1000.00
Install chimney liner for oil appliance	$ 700.00 - $ 1800.00
Install programmable thermostat	$ 200.00 - $ 400.00
Replace indoor oil tank	$ 1200.00 - $ 2500.00
Remove oil tank from basement	$ 600.00 and up
Remove abandoned underground oil tank	$ 10000.00 and up
Replace radiator valve	$ 300.00 - $ 600.00
Add electric baseboard heater	$ 250.00 - $ 400.00
Convert from hot water heating to forced air: bungalow	$ 10000.00 - $ 20000.00
two storey	$ 15000.00 - $ 30000.00
Clean ductwork	$ 300.00 - $ 600.00

COOLING/HEAT PUMPS

Add central air conditioning on existing forced-air system	$ 3000.00 and up
Add heat pump on existing forced-air system	$ 4000.00 - $ 8000.00
Replace heat pump or air conditioning condenser	$ 1200.00 - $ 2500.00
Install independent air conditioning system	$ 8000.00 - $ 20000.00
Install ductless air conditioning system	$ 3000.00 - $ 7000.00

INSULATION

Insulate open attic area to modern standards	$ 0.80 - $ 1.60 per sq. ft.
Blow insulation into flat roof, cathedral ceiling or wall cavity	$ 2.00 - $ 4.00 per sq. ft.
Improve attic ventilation (supplied while re-roofing)	$ 30.00 - $ 60.00 per vent

PLUMBING

Replace galvanized piping with copper: (2 storey with one bathroom,finishing extra)	$ 2500.00 - $ 5000.00
Replace water line to house	$ 2000.00 and up
Replace toilet	$ 500.00 and up
Replace basin, including faucets	$ 750.00 and up
Replace bathtub, including ceramic tile and faucets	$ 2500.00 and up
Install whirlpool bath, including faucets	$ 3500.00 and up
Retile bathtub enclosure	$ 1000.00 - $ 2000.00
Replace leaking tile shower stall pan	$ 1000.00 - $ 2000.00
Rebuild tile shower stall	$ 2500.00 - $ 5000.00
Replace laundry tub	$ 400.00 - $ 800.00
Remodel bathroom completely (4 pc.)	$ 6000.00 - $ 50000.00
Connect waste plumbing system to municipal sewers	$ 5000.00 and up
Install submersible pump	$ 1000.00 and up
Install suction or jet pump	$ 700.00 and up
Install modest basement bathroom	$ 6000.00 and up

INTERIOR

Add drywall over plaster	$ 4.00 - $ 8.00 per sq. ft.
Sand and refinish hardwood floors	$ 2.00 - $ 4.00 per sq. ft.
Install replacement windows	$ 40.00 - $ 120.00 per sq. ft.
Install storm windows	$ 200.00 - $ 400.00 each
Install masonry fireplace (if flue already roughed in)	$ 3000.00 and up
Install "factory built" fireplace (including chimney, cosmetics extra)	$ 3500.00 and up
Install glass doors on fireplace	$ 300.00 and up
Install skylight	$ 3000.00 and up
Remodel kitchen completely	$ 10,000.00 - $ 110,000.00
Install gas fireplace (cosmetics extra)	$ 3500.00 and up

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