**RESIDENTIAL CONSTRUCTION AND**

**REMODELING ESTIMATES**

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| Electrical | |
| **Retrofit** | |
| Receptacle - rewire reverse polarity | $50-$75 |
| Standard light fixture | $125-$200 |
| Receptacle - replace conventional with GFCI | $100-$125 |
| Receptacle-CO/ALR (aluminum) | $75-$100 |
| Receptacle - stove/dryer | $100-$125 |
| Receptacle-conventional | $125-$150 |
| Receptacle-split | $175-$250 |
| Receptacle - exterior with cover | $175-$250 |
| Fluorescent light fixture | $180-$250 |
| Ground-public system | $90-$120 |
| Ground-private system (with ground rods) | $250-$300 |
| Exhaust fan-bathroom | $160-$175 |
| Exhaust fan-oven | $250-$300 |
| Exterior light fixture | $125-$250 |
| Doorbell system | $100-$120 |
| Dryer duct | $125-$175 |
| Hardwired smoke detector | $75-$125 |
| Attic ventilator-mechanical | $300 |
| Baseboard heater (4') | $180-$550 |
| Celing fan | $250 |
| **Upgrade** | |
| Breaker panel-auxilliary | $125-$300 |
| Circuit breaker (replace) | $75-$100 |
| Knob and tube wiring (replace) | $7,500-$12,000 |
| 200 amp (existing panel) | $1,200-$1,500 |
| 120/240 volt circuit | $250-$500 |
| Breaker panel-main | $750-$900 |
| 100 amp (new panel) | $1,200-$1,500 |
| 100 amp (existing panel) | $750-$1,000 |
| 200 amp (new panel) | $2,000-$2,500 |
| Garage/Driveway/Walkway | |
| **Driveway** | |
| Concrete (stamped) | $6-$10 / sq.ft. |
| Interlock brick/stone | $8-$10 / sq.ft. |
| Asphalt paving (existing base) | $4-$6 / sq.ft. |
| Asphalt paving (new base) | $4-$7 / sq.ft. |
| Asphalt (seal) | $60-$75 |
| **Garage** | |
| Detached block-single | $20,000+ |
| Detached block-double | $25,000+ |
| Removal of existing garage | $1,500+ |
| Detached carport | $5,000+ |
| Detached wood frame-single | $10,000+ |
| Detached wood frame-double | $15,000+ |
| **Overhead Doors** | |
| > wood-double (sectional) $1,800 |  |
| > metal-single (one piece) $850 |  |
| > metal-double (one piece) $1,250 |  |
| > wood-single (one piece) $1,000 |  |
| > automatic garage door opener $450 |  |
| > cladboard-single $600-$800 |  |
| > cladboard-double $1,000-$1,200 |  |
| Heating and Cooling | |
| **Air Conditioner/Heat Pump** | |
| Heat recovery ventilator (HRV) | $1,800-$2,500 |
| Heat pump | $5,000-$6,000 |
| Central A/C attic mounted;separate duct | $10,000 |
| Compressor (replace) | $1,500-$1,700 |
| Condenser (replace) | $1,800-$2,500 |
| Air handler 3-ton (vertical) | $1,400-$1,800 |
| Air handler 3-ton (horiziontal) | $1,800-$2,000 |
| Central a/c existing duct | $1,800-$3,000 |
| **Forced-Air System** | |
| Metal lin.ft.(existing chimney flue) | $600-$1,000 |
| Gas-high efficiency | $3,500-$4,500 |
| Humidifier-drum type | $100-$150 |
| Humidifier-flow through type | $400-$450 |
| Convert hot water to forced air (1 story) | $7,500-$10,000 |
| Electronic air filter | $600-$900 |
| Gas-mid efficiency | $2,500-$3,000 |
| Blower/motor | $350-$500 |
| Clean duct | $180-$300 |
| Convert oil to gas (1 story) | $2,500-$3,000 |
| Air duct (new) | $4,000 |
| Air duct (retrofit) | $6,000 |
| Annual service | $100-$150 |
| **Hot Water System** | |
| Radiator/boiler removal | $1,500-$2,500 |
| Radiator | $600-$900 |
| Radiator valve | $125-$200 |
| Gas boiler-standard | $3,000-$4,500 |
| Gas boiler-high efficiency | $6,500-$10,000 |
| Removal of oil tank from basement | $400-$600 |
| Circulating pump | $600-$750 |
| Cast iron radiator | $600-$700 |
| Expansion tank | $300-$400 |
| Interior | |
| **Ceiling/Wall** | |
| Walls painting (3 coats) | $1 / sq.ft. |
| Wallpaper | $5-$10 / sq.ft. |
| Plaster (over existing plaster) | $2-$3 / sq.ft. |
| Stucco / stipple | $2 / sq.ft. |
| Walls (insulations/drywall) | $3 / sq.ft. |
| Acoustic ceiling (suspended) | $5 / sq.ft. |
| Baseboard/door/window casing | $3 / lin.ft. |
| Drywall over plaster | $2-$3 / sq.ft. |
| **Doors** | |
| Patio | $2,000 |
| Storm-aluminum | $200-$300 |
| Exterior - panel | $1,000 |
| Interior panel | $500 |
| French | $1,000 |
| Bi-fold-louver | $800 |
| Bi-fold-panel | $600 |
| Custom with casing / hardware | $500 |
| **Fireplaces** | |
| Metal box insert | $1,000-$2,500 |
| Masonry with flue rough-in | $5,000 |
| Wood stove | $1,500-$3,000 |
| Glass door | $500 |
| Hearth extension | $400 |
| Flue cleaning | $150 |
| Damper | $150 |
| Brick replacement | $400-$1,000 |
| Gas insert | $2,500-$4,000 |
| **Floor** | |
| Hardwoord - refinish | $2-$5 / sq.ft. |
| Vinyl - sheet | $3-$8 / sq.ft. |
| Vinyl - tile | $3-$8 / sq.ft. |
| Ceramic tile | $5-$10 / sq.ft. |
| Hardwood | $5-$10 / sq.ft. |
| Hardwood (prefinished) | $10-$15 / sq.ft. |
| Carpet-clean | $100 / room |
| Carpet-outdoor | $2 / sq.ft. |
| Carpet and underpad | $5-$10 / sq.ft. |
| **Insulation** | |
| R32 - batt | $1-$2 / sq.ft. |
| R32 - loose | $1-$4 / sq.ft. |
| Wall/roof cavity | $1-$4 / sq.ft. |
| Rigid exterior (prior to finish) | $1-$1 / sq.ft. |
| R20 - batt | $1-$1 / sq.ft. |
| R20 - loose | $-$1 / sq.ft. |
| **Kitchen/Bathroom** | |
| Kitchen renovation | $7,500 |
| Bathroom renovation | $5,000 |
| Kitchen cabinet | $50-$100 / lin.ft. |
| Kitchen counter-laminate | $40 / lin.ft. |
| Kitchen counter-marble | $75 / lin.ft. |
| **Security System** | |
| Wired system | $1,500 |
| Wirless motion detectors | $500 |
| Alarm monitoring | $30 / month |
| Alarm system | $2,500 |
| Intercom system (retrofit) | $1,500 |
| **Stairs/Railings** | |
| Stair railing | $40-$60 / lin.ft. |
| Curved stair - oak | $7,000+ |
| Spiral stair - oak | $5,000+ |
| Standard stair - oak | $1,000+ |
| **Windows** | |
| Storm-aluminum | $75-$175 |
| Thermal glass (existing frame) | $30 / sq.ft. |
| Skylight | $750+ |
| Slider-aluminum | $30 / sq.ft. |
| Slider-aluminum (replace) | $25 / sq.ft. |
| Casement | $60 / sq.ft. |
| Double hung | $50 / sq.ft. |
| Double hung (replace) | $40 / sq.ft. |
| Awning | $50 / sq.ft. |
| Awning/casement (replace) | $45 / sq.ft. |
| Bay/bow | $50-$60 / sq.ft. |
| Landscaping/Deck/Patio/Fence | |
| **Deck** | |
| Pressure treated/cedar | $15-$25 / sq.ft. |
| Custom designed & built | $50-$75 / sq.ft. |
| **Fence** | |
| Reset post in concrete | $75 |
| Chain - link (4 ft.) | $10-$15 / lin.ft. |
| Wood - cedar (5 ft.) | $15-$25 / lin.ft. |
| Wood - presure treated (5 ft.) | $10-$20 / lin.ft. |
| **Landscaping** | |
| Lay soil & sod | $2-$5 / sq.ft. |
| Sprinkler system | $1,000 |
| Retaining wall-concrete | $50 / sq.ft. |
| Retaining wall-wood | $40 / sq.ft. |
| **Patio** | |
| Patio stone | $6 / sq.ft. |
| Concrete | $15-$20 / sq.ft. |
| Flagstone/fieldstone | $20 / sq.ft. |
| Interlock brick/stone | $10-$15 / sq.ft. |
| **Porch** | |
| Steps-concrete | $500 |
| Steps-wood | $300 |
| Flooring | $7 / lin.ft. |
| Railing | $200 |
| Skirting | $20 / lin.ft. |
| Miscellaneous | |
| **General** | |
| Central vacuum (retrofit) | $1,000-$2,000 |
| Central vacuum (canister only) | $1,000-$1,500 |
| Plumbing | |
| **Bathroom** | |
| Whirlpool bath/faucet | $4,000 |
| Toilet-unclog | $125-$200 |
| Tub enclosure-ceramic tile | $2,500-$3,000 |
| Tub enclosure-plastic | $600-$1,200 |
| Toilet-flush mechanism | $125-$150 |
| Toilet-replace | $400 |
| Toilet-replace seal | $125-$250 |
| Shower connection | $250 |
| Shower stall -plastic | $900-$1,900 |
| Shower stall-ceramic tile | $2,500-$3,000 |
| Basin-pedestal type | $350 |
| Basin-vanity | $250 |
| Bathtub-replace-retile | $2,500 |
| **Kitchen** | |
| Sink - porcelain | $750-$850 |
| Sink - stainless steel | $600-$750 |
| Dishwasher | $650-$900 |
| Garbage disposer | $200-$400 |
| Range hood | $350-$500 |
| **Private Plumbing System** | |
| Well-submerisble pump | $1,200 |
| Well-suction / jet pump | $600-$900 |
| Sewage waste pump | $1,500-$1,700 |
| Well-shallow | $30 / lin.ft. |
| Well-deep | $40 / lin.ft. |
| Laundry tub and waste pump | $500-$800 |
| Septic tank (1000 gal.) | $2,500-$5,000 |
| Septic tank cleaning | $180 |
| **Upgrade** | |
| Water softner | $900-$1,500 |
| Waste drain lines | $2,500-$4,000 |
| Sump pump | $175-$250 |
| Supply lines-1 story; up to 2 baths | $1,800-$2,500 |
| Temperature and relief valve (replace) | $60-$90 |
| Laundry tub /connection | $350-$500 |
| Main water service | $175-$200 / lin.ft. |
| Main shut-off valve | $175-$300 |
| Hoss bibb | $120-$150 |
| Hot water tank (40 Gal Electric) | $450-$500 |
| Hot water tank (40 Gal Gas) | $600-$800 |
| Roof/Eave/Flashing/Chimney | |
| **Chimney** | |
| Concrete cap (double flue) | $200-$400 |
| Rain cap | $100 |
| Reline flue | $40-$50 / lin.ft. |
| Chimney extention | $150-$250 / lin.ft. |
| Chimney repointing | $7-$10 / brick |
| Concrete cap (single flue) | $100-$250 |
| **Flashing** | |
| Valley flashing | $20-$30 / lin.ft. |
| Wall flashing | $5-$6 / lin.ft. |
| Parapet wall flashing | $30 / lin.ft. |
| Roof vent | $100 |
| Reflash skylight | $400-$600 |
| Chimney flashing (sloped asphalt) | $250-$400 |
| Chimney flashing (flat built-up) | $350-$500 |
| Metal cricket at chimney | $250-$400 |
| **Flat Roofs** | |
| > roll roofing asphalt (90lb) | $1-$2 / sq.ft. |
| > 4 ply (tar and gravel) | $5-$10 / sq.ft. |
| > single ply membrane | $5-$10 / sq.ft. |
| **Gutters** | |
| Downspout extension | $15 |
| Soffits/fascia (Aluminum) | $15 / lin.ft. |
| Gutter cleaning | $150 |
| Gutter/downspout -aluminum | $6-$8 / lin.ft. |
| Gutter/downspout -galvanized | $5-$6 / lin.ft. |
| **Sloped Roofs** | |
| Wood shake/shingle | $5-$7 / sq.ft. |
| Slate tile | $30-$50 / sq.ft. |
| Cedar shake/shingle | $6-$9 / sq.ft. |
| Clay tile | $15-$20 / sq.ft. |
| Concrete tile | $8-$12 / sq.ft. |
| Asphalt shingle (over existing) | $1-$2 / sq.ft. |
| Asphalt shingle (strip & re-shingle) | $3-$4 / sq.ft. |
| Asphalt shingle (high quality) | $4-$6 / sq.ft. |
| Structure/Exterior | |
| **Exterior Door** | |
| Patio door-brick wall (6ft) | $2,500-$3,500 |
| Patio door-wood wall (6ft) | $2,000-$3,000 |
| Aluminum storm door | $350 |
| Metal insulated door | $650-$750 |
| Patio door-replace | $750-$1,500 |
| **Structure** | |
| Roof sheathing (replace) | $5-$7 / sq.ft. |
| Underpinning | $300-$500 / lin.ft |
| Termite prevention (chemical soil treatment) | $2,000 |
| Remove bearing wall | $2,000-$3,000 |
| Remove partition wall | $800-$1,600 |
| Re-support floor joist (sistering) | $300-$500 |
| Foundation cracks (injection method) | $400 |
| Lintel (masonry wall) | $500-$750 / lin.ft |
| Lower basement | $200-$400 / lin.ft |
| Basement support post/foundation | $500 |
| Excavation/waterproofing | $120-$150 / sq.ft. |
| Foundation cracks (excavation method) | $500-$1,000 |
| Addition (foundation to roof) | $90-$120 / sq.ft. |
| Basement entrance | $5,000-$10,000 |
| Basement main beam | $2,000 |
| **Wall System** | |
| Brick repainting | $5-$7 / sq.ft. |
| Cedar siding | $9-$12 / sq.ft. |
| Brick veneer | $9-$21 / sq.ft. |
| Brick cleaning (unpainted) | $2+ / sq.ft. |
| Brick cleaning (painted) | $5+ / sq.ft. |
| Stucco | $9-$11 / sq.ft. |
| Vinyl siding | $4-$5 / sq.ft. |
| Aluminum siding | $4-$5 / sq.ft. |
| Swimming Pool/Hot Tub | |
| **General** | |
| Pump/filter | $1,500 |
| Hot tub fiberglass | $5,000+ |
| Pool-vinyl lined (16 ft. X 40 ft.) | $10,000+ |
| Pool-concrete lined (16 ft. X 40 ft.) | $15,000+ |
| Pool heater | $2,000 |

LIFE EXPECTANCY

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|  | COMPONENT AVERAGE LIFE (YRS.) |
| **Plumbing** | |
| Glavanized water pipe | 20-25 |
| Hot water heater | 5-15 |
| Septic/sewer pump | 5-10 |
| Well pump | 10 |
| **Appliances** | |
| Dishwasher | 5-12 |
| Dryer | 10-25 |
| Garbage disposal | 5-12 |
| Oven/range | 15-20 |
| Washing machine | 5-15 |
| **Cooling** | |
| Central air | 10-25 |
| Heat pump | 10-15 |
| Window air conditioning | 10-20 |
| **Heating** | |
| Water/steam boiler-cast iron | 30-50 |
| Oil tank | 20 |
| Water/steam circulating pump | 10-25 |
| Water/steam boiler-welded steel | 15-30 |
| Forced air furnace | 10-25 |
| **Roof Covering** | |
| Asphalt standard shingle | 12-15 |
| Asphalt premium shingle | 15-30 |
| Wood shingle | 10-20 |
| Concrete/clay tile | 20-40 |
| Asbestos cement | 40-80 |
| Slate tile | 40-80 |
| Roll roofing | 5-15 |
| Tar and gravel | 15-25 |
| Metal | 60 |