**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 |