

## COSTS OF REMODELING OR REPAIR

The prices quoted below include a range of prices based on a typical metropolitan area. Individual prices from contractors can vary substantially from these ranges. **DO NOT RELY ON THESE PRICES... WE RECOMMEND GETTING A MINIMUM OF THREE ESTIMATES ON ANY WORK EXCEEDING \$500 DOLLARS.**

<b>STRUCTURE</b>	<b>ESTIMATED PRICE</b>
<u>Addition (Foundation to roof)</u>	\$150 - \$250 sq. ft
<u>Foundation Cracks (Injection method)</u>	\$500 - \$1000
<u>Remove load bearing wall</u>	\$3000 - \$5000
<u>Remove partition wall</u>	\$1000 - \$1800
<u>Re-support floor joist (Sistering)</u>	\$400 - \$600
<u>Roof Sheathing replacement</u>	\$8.00 – 10.50 sq ft
<u>Underpinning</u>	\$500 - \$700/ lin. Ft.
<b>EXTERIOR</b>	
<u><b>WALL SYSTEM</b></u>	
<u>Brick Veneer</u>	\$12.50 - \$25.00/sq. ft.
<u>Brick re-painting</u>	\$10 - \$15/sq. ft.
<u>Wood siding</u>	\$8 - \$20/sq. ft.
<u>Stucco siding</u>	\$12 - \$15/sq.ft.
<u><b>EXTERIOR DOOR</b></u>	
<u>Aluminum storm door</u>	\$500 - \$800
<u>Metal Insulated door</u>	\$750 - \$1200
<u>Patio Door replacement</u>	\$1000 - \$3000
<u>Wood door replacement (Dual Front doors)</u>	\$3,000 - \$12,000
<u><b>DRAINAGE</b></u>	
<u>Install French drain</u>	\$5,000 - \$20,000
<u>Exterior minor excavation (reversing minor negative slope)</u>	\$500 - \$1200
<u>Installing yard drainage</u>	\$1,200 - \$2,800
<b>ROOF SYSTEM</b>	
<u>Asphalt Shingle (Over existing where permitted)</u>	\$5.50 \$7.00/sq.ft.
<u>Asphalt Shingle (Strip &amp; re-shingle)</u>	\$8.50 \$15.00/sq.ft.
<u>Clay tile</u>	\$18.00 - \$24.00/sq.ft.
<u>Cement tile</u>	\$14.00 - \$20.00/sq.ft.
<u>Wood Shake &amp; Shingle</u>	\$8.50 – 10.00/sq. ft.
<u>Slate tile</u>	\$60 - \$100/sq.ft.
<u>Tar &amp; Gravel (4- ply)</u>	\$8.00 - \$15.00/sq.ft.
<u><b>GUTTERS</b></u>	
<u>Gutter cleaning</u>	\$125 - \$200
<u>Gutter/downspout – Aluminum</u>	\$7.00 - \$9.00/lin.ft.
<u>Gutter/downspout – Galvanized</u>	\$5.00 - \$7.00/lin.ft.
<u>Downspout extensions</u>	\$15 - \$20
<u><b>FLASHING</b></u>	
<u>Chimney flashing</u>	\$350 - \$500
<u>Metal Cricket at Chimney</u>	\$300 - \$400
<u>Parapet wall flashing</u>	\$40/lin. ft

Roof vent flashing	\$100
Skylight re-flashing	\$400 - \$600
Valley flashing	\$25 - \$35/lin. ft.
Wall flashing	\$10 - \$12/lin. ft.

**CHIMNEY- EXTERIOR**

Chimney Flue cleaning	\$150 - \$200
Chimney extension	\$300 - \$400/lin. ft.
Chimney re-pointing	\$10 - \$15/brick
Concrete Cap	\$100 - \$400
Rain Cap	\$100 - \$150
Reline Flue	\$60 - \$80/lin. ft.
Spark Arrestor	\$100 - \$150

**GARAGE**

Automatic garage door opener	\$500 - \$700
Garage door spring replacement	\$100 - 150
Garage utility door replacement	\$250 - \$300
Garage fire door replacement	\$400 - \$500
Garage fire door hinge replacement	\$150 - \$200
Detached carport	\$5,000 - \$12,000
Detached single wood framed	\$10,000 - \$15,000
Detached double wood framed	\$15,000 - \$20,000
Garage door single- metal	\$600 - \$850
Garage door double- metal	\$1,200 - \$1500
Garage door single -wood	\$1,000 - \$1,200
Garage door double -wood	\$2,000 - \$5,500

**DRIVEWAY**

Asphalt Paving	\$5.00 - \$8.00/sq. ft.
Concrete stamped	\$12.00 - \$20.00/sq. ft.
Interlock- Pavers/brick	\$15.00 - \$20.00/sq. ft.

**RETAINING WALL/FENCE/DECK/PATIO**

Concrete retaining wall	\$55 - \$75/sq.ft.
Wood retaining wall	\$40 - \$55/sq.ft.
Cedar wood fence	\$30 - \$35/lin. ft.
Reset post in concrete	\$125 - \$150
Concrete patio	\$25 - \$45/sq. ft.
Interlocking pavers/brick	\$15.00 - \$25.00/sq. ft.

**ELECTRICAL**

**UPGRADE**

125 Amp upgrade (new panel)	\$1,500 - \$1,800
200 Amp upgrade (new panel)	\$2,200 - \$2,700
120/240 volt circuit	\$300 - \$500
Breaker panel – main	\$800 - \$1,000
Breaker panel – Sub panel	\$150 - \$300
Circuit breaker replacement	\$100 - \$150
Knob & Tube wiring replacement	\$8,000 - \$15,000

**RETROFIT**

Ceiling fan	\$300 - \$400 each
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<u>Doorbell System</u>	\$200 - \$300
<u>Dryer duct</u>	\$150 - \$400
<u>Hardwired smoke alarm</u>	\$125 - \$175 each
<u>Exterior light fixture</u>	\$150 - \$200 each
<u>Fluorescent light fixture</u>	\$200 - \$250 each
<u>Ground public system</u>	\$100 - \$150
<u>Ground private system (with ground rods)</u>	\$400 - \$600
<u>Receptacle</u>	\$150 - \$250 each
<u>Receptacle replacement</u>	\$50 - \$85 each
<u>Receptacle replacement with GFCI (already grounded)</u>	\$75 - \$100 each
<u>Receptacle for stove/dryer</u>	\$150 - \$200
<u>Receptacle- rewire reverse polarity</u>	\$50 - \$75
<u>Terminate electrical wires in box</u>	\$50 - \$75
<u>Replace Anti- Oxidant in Main and Sub panels</u>	\$35 - \$60 each panel

## HEATING & COOLING

<u>Air ducts (new)</u>	\$4,000
<u>Air duct cleaning</u>	\$200 - \$300
<u>Air duct repair</u>	\$125 - \$300
<u>Blower motor replacement</u>	\$350 - \$500
<u>Electronic Air Filter</u>	\$600 - \$1,000
<u>Gas Furnace replacement – High Efficiency</u>	\$3,500 - \$6,000
<u>Air Conditioning- Central system with existing duct</u>	\$1,800 - \$3,000
<u>Compressor replacement</u>	\$1,500 - \$1,800
<u>Condenser replacement</u>	\$1,800 - \$2,800
<u>Heat pump</u>	\$5,000 - \$6,000

## INSULATION/VENTALATION

<u>Rigid exterior (prior to finish)</u>	\$1.50 - \$2.00/sq. ft
<u>R20-batt</u>	\$1.50 - \$2.00/sq.ft.
<u>R20-loose</u>	\$1.00 - \$1.50/sq.ft.
<u>R32-batt</u>	\$2.00 - \$2.50/sq.ft.
<u>R32-loose</u>	\$2.50 - \$4.50/sq.ft.
<u>Wall &amp; Roof cavity</u>	\$2.50 - \$5.50/sq.ft
<u>Attic fan – mechanical</u>	\$300 - \$400
<u>Exhaust Fan- Bathroom or Oven</u>	\$250 - \$400
<u>Replace screens for eave &amp; crawl space vents</u>	\$50 - \$85 each
<u>Add vents in eaves and crawl space</u>	\$200 - \$350 each

## PLUMBING

<u>Air gap for dishwasher</u>	\$125 - \$250
<u>Replace cartridge/valve in faucets</u>	\$60 - \$120 each
<u>Kitchen faucet</u>	\$120 - \$400
<u>Main water service line</u>	\$200 - \$300/lin ft.
<u>Main shut-off valve</u>	\$250 - \$350
<u>Main water regulator</u>	\$350 - \$500
<u>Supply lines – 1 story</u>	\$1,900 - \$3,000
<u>Waste drain lines</u>	\$2,800 - \$4,500
<u>Hose bibb/Air Gap</u>	\$150 - \$250
<u>Sump pump</u>	\$300 - \$500

**HOT WATER TANK**

Clean and adjust burner	\$45 - 50
2 - Straps- Hot water tank – 52gal and less	\$150 - \$250
3 - Straps – Hot water tank – 75 gal or more	\$175 - \$250
Hot water tank – 40 gal replacement	\$600 - \$800
Hot water tank - 50 gal replacement	\$750 - \$950
Circulating pump	\$600 - \$750
Expansion Tank	\$300 - \$400
Temperature & Pressure Relief Valve – replace	\$85 - \$100

**BATHROOM**

Basin – Pedestal type	\$350 - \$450
Basin – Vanity	\$250 - \$350
Bathtub- replace/retile	\$2,500 - \$5,000
Shower connection	\$275 - \$300
Shower stall – plastic	\$900 - \$1,900
Shower stall – ceramic tile	\$2,500 - \$3,500
Sink drain trap cleaning	\$35 - \$60
Sink – Porcelain replacement	\$750 - \$850
Sink – Stainless steel replacement	\$650 - \$750
Toilet flush mechanism	\$125 - \$150
Toilet – flapper seal	\$40 - \$60
Toilet - replace	\$350 - \$450
Toilet – wax ring	\$125 - \$250
Toilet – unclog	\$125 - \$200

**INTERIOR**

**WINDOWS**

Replace rollers	\$50 - \$75 each
Replace screens	\$35 - \$75 each
Awning	\$50 - \$60/sq. ft.
Bay/bow	\$50 - \$60/sq. ft.
Casement	\$50 - \$60/sq. ft.
Slider - vinyl	\$30 - \$40/sq. ft.

**CEILING/WALL**

Acoustic ceiling	\$75 - \$10/sq. ft.
Baseboard/door/window casing	\$6/lin. ft.
Drywall	\$5.00 – 6.00/sq. ft.
Stucco/stipple	\$5/sq. ft.
Wall painting	\$1.50/sq. ft.
Wall paper	\$5.00 – 10/sq. ft.

**FLOOR**

Carpet cleaning	\$100/room
Carpet and underpad	\$5 - \$10/sq. ft.
Ceramic tile	\$5. - \$10/sq. ft.
Hardwood	\$10. - \$15/sq ft.
Hardwood prefinished	\$15 – \$20/sq. ft.
Hardwood laminated	\$8. - \$12/sq ft.
Hardwood refinished	\$5.- \$8/sq. ft.
Vinyl sheet	\$3. - \$8/sq. ft.

**DOORS**

Lockset/deadbolt	\$250 - \$500
Replace seal shower door	\$55 - \$85

Bi-fold louver	\$800 - \$900
Bi-fold panel	\$600 - \$800
Custom with casing and hardware	\$500 - \$800
Exterior panel	\$1,000 - \$3,000
Interior solid panel	\$500 - \$600
Interior hollow core panel	\$100 - \$200
French door	\$1,200 - \$3,600
Patio	\$2,000 - \$4,000

**STAIRS/RAILINGS**

Curved stair- oak (7 risers)	\$7,000 - \$7,500
Spiral stair – oak	\$5,000 - \$8,000
Standard stair – oak	\$1,000 - \$1200
Stair railing	\$40 - \$60/lin. ft.

**FIREPLACE**

Clean and inspect fireplace	\$149 - \$185
Damper	\$150 - 250
Seal minor fire wall cracks	\$35 - \$85
Replace rigid gas line	\$85 - \$125
Brick replacement	\$400 - \$1,000
Gas insert	\$2,500 - \$4,000
Glass doors	\$250 - \$1,000
Metal box insert	\$1,000 - 2,500
Masonry with flue rough-in	\$6,000 - \$10,000
Wood stove	\$1,500 - \$4,000

**KITCHEN/ BATHROOM**

Kitchen cabinet	\$50 - \$150/lin.ft.
Kitchen counter top – laminate	\$40 - \$50/lin. ft.
Kitchen counter top – granite	\$100 - \$300/lin ft.
Kitchen renovation	\$10,000 - \$40,000
Bathroom renovation	\$5,000 - \$10,000

**SECURITY SYSTEMS**

Alarm monitoring	\$30 - \$40./mth
Alarm system	\$100 - \$2,500
Intercom system	\$1,500 - \$2,500
Wireless motion detectors	\$500 - \$800

**MISC**

Central vacuum	\$1,500 - \$2,500
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**APPLIANCES**

Dishwasher installed	\$650 - \$900
Garbage disposal installed	\$200 - \$400
Range hood	\$350 - 600
Microwave	\$600 - \$1,000
Refrigerator	\$800 - \$2,000
Stove/Oven	\$800 - \$1,200

**A good source of receiving costs is from The Home Depot and Lowes special order desk. They can not only supply material but arrange to have repairs or remodeling completed by pre-screened contractors.**