

Estimated Repair, Replacement, and Upgrade Costs

Description	Estimated cost
Electrical	
Attic ventilator-mechanical	\$250
Baseboard heater (4')	\$150-\$400
Ceiling fan	\$200
Doorbell system	\$80-\$100
Dryer duct	\$100-\$150
Hardwired smoke detector	\$60-\$120
Exhaust Fan-Bathroom	
Exhaust fan-oven	\$200-\$250
Exterior light fixture	\$100-\$250
Fluorescent light fixture	\$150-\$250
Ground - public system	\$75-\$100
ground-private system(w/ ground rods)	\$200-\$300
Receptacle - conventional	\$100-\$150
Receptacle - split	\$150-\$250
Receptacle - exterior with cover	\$150-\$250
Receptacle-replace conventional w/GFCI	\$75-\$125
Receptacle - CO/ALR (aluminum)	\$50-\$75
Receptacle - stove/dryer	\$75-\$100
Receptacle - rewire reverse polarity	\$40-\$60
Standard light fixture	\$100-\$200
Upgrade	
100 amp (new panel)	\$1,000-\$1,500
100 amp (existing panel)	\$600-\$900
200 amp (new panel)	\$1,800-\$2,500
200 amp (existing panel)	\$1,000-\$1,200
120/240 volt circuit	\$200-\$500
Breaker panel - main	\$600-\$900
Breaker panel - auxiliary	\$100-\$300
Circuit breaker (replace)	\$60-\$100
Knob & tube wiring (replace)	\$6,000-\$12,000
Heating And Cooling	
Forced-Air System	
Air duct (new)	\$3,500
Air duct (retrofit)	\$5,500
Annual service	\$75-\$150
Blower/motor	\$300-\$500
Clean duct	\$150-\$300
Convert oil to gas (1 story)	\$2,000-\$3,000
Convert hot water to forced air (1 story)	\$6,000-\$10,000
Electronic air filter	\$500-\$900
Gas-mid efficiency	\$2,000-\$2,800
Gas-high efficiency	\$3,000-\$4,500
Humidifier - drum type	\$75-\$150
Humidifier - flow through type	\$350-\$400
Metal lin. ft. (existing chimney flue)	\$500-\$1,000
Hot Water System	
Circulating pump	\$500-\$750
Cast iron radiator	\$550-\$650
Expansion tank	\$250-\$300
Gas boiler - standard	\$2,500-\$4,500
Gas boiler - high efficiency	\$5,500-\$10,000
Removal of oil tank from basement	\$350-\$500
Radiator/boiler removal	\$1,500-\$2,000
Radiator	\$500-\$900
Radiator valve	\$100-\$200

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Heating And Cooling	
Air Conditioner / Heat Pump	
Air handler 3-ton (vertical)	\$1,200-\$1,500
Air handler 3-ton (horizontal)	\$1,500-\$1,800
Central a/c existing duct	\$1,500-\$3,000
Central a/c attic mounted; separate duct	\$9,000+
Compressor (replace)	\$1,300-\$1,500
Condenser (replace)	\$1,500-\$2,500
Heat recovery ventilator(HRV)	\$1,500-\$2,500
Heat pump	\$4,500-\$6,000
Plumbing	
Bathroom	
Basin - pedestal type	\$300
Basin - vanity	\$200
Bathtub - replace - retile	\$2,200+
Shower connection	\$200
Shower stall - plastic	\$700-\$1,900
Shower stall - ceramic tile	\$2,200-\$3,000
Toilet - flush mechanism	\$100-\$150
Toilet - replace	\$350
Toilet - replace seal	\$100-\$250
Toilet - unclog	\$100-\$200
Tub enclosure - ceramic tile	\$2,200-\$3,000
Tub enclosure - plastic	\$500-\$1,200
Whirlpool bath/faucet	\$3,500
Kitchen	
Dishwasher	\$550-\$890
Garbage disposer	\$175-\$400
Range hood	\$300-\$500
Sink - porcelain	\$650-\$820
Sink - stainless steel	\$550-\$73
Private Plumbing System	
Laundry tub and waste pump	\$400-\$800
Septic tank (1000 gal.)	\$2,000-\$5,000
Septic tank cleaning	\$150
Sewage waste pump	\$1,300-\$1,700
Well - shallow	\$25/lin. ft.
Well - deep	\$35/lin. ft.
Well - submersible pump	\$1,000
Well - suction / jet pump	\$500-\$900
Upgrade	
Hose bibb	\$100-\$150
Hot water tank (40 gal. Electric)	\$400-\$500
Hot water tank (40 gal. Gas)	\$500-\$800
Laundry tub/connection	\$300-\$500
Main water service	\$150-\$200/lin. ft.
Main shut-off valve	\$150-\$300
Sump pump	\$150-\$250
Supply lines-1 story; up to 2 baths	\$1,500-\$2,500
Temperature and relief valve (replace)	\$50-\$90
Water softener	\$800-\$1,500
Waste drain lines	\$2,000-\$4,000
Swimming Pool / Hot Tub	
Pool - vinyl lined (16 ft. X 40 ft.)	\$7,250+
Pool - concrete lined (16 ft. x 40 ft.)	\$12,700+
Pool heater	\$1,500
Pump / filter	\$1,200
Hot tub fiberglass	\$4,000+

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Description	Estimated cost
Miscellaneous	
Central vacuum (retrofit)	\$800-\$2,000
Central vacuum (canister only)	\$800-\$1,000
Structure & Exterior	
Addition (foundation to roof)	\$75-\$110/sq. ft.
Basement entrance	\$6,000-\$10,000
Basement main beam	\$1,500
Basement support post/foundation	\$500
Excavation/waterproofing	\$90-\$110/sq. ft.
Foundation cracks (excavation method)	\$300-\$900
Foundation cracks (injection method)	\$350
Lintel (masonry wall)	\$600
Lower basement	\$175-\$300/lin. ft.
Remove bearing wall	\$2,500
Remove partition wall	\$600-\$1,600
Re - support floor joist (sistering)	\$200-\$300
Roof sheathing (replace)	\$5-\$6/sq. ft.
Underpinning	\$300-\$400/lin. ft.
Termite prevention (chemical soil treatment)	\$1400+
Wall System	
Aluminum siding	\$4-\$5/sq. ft.
Brick veneer	\$8-\$20/sq. ft.
Brick cleaning (unpainted)	\$2.50/sq. ft.
Brick cleaning (painted)	\$5.50/sq. ft.
Brick repainting	\$3-\$7/sq. ft.
Cedar siding	\$7-\$10/sq. ft.
Stucco	\$8-\$10/sq. ft.
Vinyl siding	\$4-\$5/sq. ft.
Exterior Door	
Aluminum storm door	\$350
Metal insulated door	\$700
Patio door - replace	\$700-\$1,500
Patio door - brick wall (6 ft.)	\$250-\$3,500
Patio door - wood wall (6 ft.)	\$2,000-\$3,000
Roof, Eaves, Flashing, & Chimney	
Sloped Roofs	
Asphalt shingle (over existing)	\$1.50-\$2.50/sq. ft.
lt shingle (strip & re-shingle)	\$2.50-\$3.50/sq. ft.
Asphalt shingle aspha (high quality)	\$4-\$6/sq. ft.
Cedar shake/shingle	\$6-\$9/sq. ft.
Clay tile	\$10-\$20/sq. ft.
Concrete tile	\$6-\$12/sq. ft.
Wood shake/shingle	\$4-\$6/sq. ft.
Slate tile	\$30-\$50/sq. ft.
Flat Roofs	
Roll roofing asphalt (90 lb.)	\$1-\$2/sq. ft.
4 ply (tar and gravel)	\$6-\$10/sq. ft.
Single ply membrane	\$5-\$10/sq. ft.
Gutters	
Gutter cleaning	\$100
Gutter/downspout - aluminum	\$5-\$8 lin. ft.
Gutter/downspout - galvanized	\$4-\$5/ lin. ft.
Downspout extension	\$15
Soffits/fascia (aluminum)	\$10/ lin. ft.
Flashing	
Chimney flashing (sloped asphalt)	\$200-\$400
Chimney flashing (flat built-up)	\$300-\$500

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Description	Estimated cost
Metal cricket at chimney	\$200-\$400
Parapet wall flashing	\$25/lin. ft.
Roof vent	\$50
Reflash skylight	\$400-\$500
Valley flashing	\$15-\$25/lin. ft.
Wall flashing	\$3-\$4/lin. ft.

Chimney

Chimney extension	\$100-\$250/lin. ft.
Chimney repointing	\$5-\$10/brick
Concrete cap (single flue)	\$100-\$250
Concrete cap (double flue)	\$200-\$350
Rain cap	\$75
Reline flue	\$30-\$40 lin. ft.

Garage, Driveway, & Walkway

Garage

Detached carport	\$4,000+
Detached wood frame - single	\$8,000+
Detached wood frame - double	\$13,000+
Detached block - single	\$18,000+
Detached block - double	\$24,000+
Removal of existing garage	\$1,500+

Overhead Doors

Automatic garage door opener	\$300
Cladboard - single	\$400-\$650
Cladboard - double	\$750-\$1,000
Metal - single (one piece)	\$700
Metal - double (one piece)	\$1,100
Wood - single (one piece)	\$725
wood - double (sectional)	\$1,250

Driveway

asphalt paving (existing base)	\$3-\$5/sq. ft.
asphalt paving (new base)	\$3-\$5.50/sq. ft.
asphalt (seal)	\$50-\$75
asphalt paving (existing base)	\$3-\$5/sq. ft.
asphalt paving (new base)	\$3-\$5.50/sq. ft.

Landscaping, Deck, Patio, & Fence

Lay soil and sod	\$1-\$2/sq. ft.
Sprinkler system	\$1,000
Retaining wall-concrete	\$35/sq. ft.
Retaining wall-wood	\$25/sq. ft.

Deck

Pressure treated/cedar	\$10-\$25/sq. ft.
Custom designed & built	\$30-\$50/sq. ft.

Patio

Concrete	\$10-\$15/sq. ft.
Flagstone/fieldstone	\$16/sq. ft.
Interlock brick/stone	\$8-\$10/sq. ft.
Patio stone	\$3/sq. ft.

Porch

Flooring	\$5/lin. ft.
Railing	\$150
Skirting	\$15/lin. ft.
Steps - concrete	\$400
Steps - wood	\$250

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Description	Estimated cost
Fence	
Chain - link (4 ft.)	\$10/lin. ft.
Wood - cedar (5 ft.)	\$15-\$20/lin. ft.
Wood - pressure treated (5 ft.)	\$10-\$15/lin. ft.
Reset post in concrete	\$60
Interior Windows	
Awning	\$45/sq. ft.
Awning/casement (replace)	\$40/sq. ft.
Bay/bow	\$35-\$40/sq. ft.
Casement	\$50/sq. ft.
Double hung	\$40/sq. ft.
Double hung (replace)	\$35/sq. ft.
Skylight	\$250-\$3,000
Slider - aluminum	\$25/sq. ft.
Slider - aluminum (replace)	\$20/sq. ft.
Storm - aluminum	\$45-\$175
Thermal glass (existing frame)	\$25/sq. ft.
Ceiling/Wall	
Acoustic ceiling (suspended)	\$4/sq. ft.
Baseboard/door/window casing	\$2.50/lin. ft.
Drywall over plaster	\$2-\$3/sq. ft.
Plaster (over existing plaster)	\$2.50/sq. ft.
Stucco/stipple	\$1/sq. ft.
Walls (insulations/drywall)	\$2.50/sq. ft.
Walls painting (3 coats)	\$1.25/sq. ft.
Wallpaper	\$2-\$8/sq. ft.
Floor	
Carpet - clean	\$35-\$50/room
Carpet - outdoor	\$1.50/sq. ft.
Carpet and under pad	\$3-\$6.50/sq. ft.
Ceramic tile	\$5-\$8/sq. ft.
Hardwood	\$6/sq. ft.
Hardwood (prefinished)	\$8-\$10/sq. ft.
Hardwood - refinish	\$1.75-\$3.50/sq. ft.
Vinyl - sheet	\$2.50-\$8/sq. ft.
Vinyl - tile	\$1-\$8/sq. ft.
Doors	
Bi-fold - louver	\$800
Bi-fold - panel	\$600
custom with casing/hardware	\$400
Exterior - panel	\$750
Interior panel	\$400
French	\$700
Patio	\$1,750
Storm - aluminum	\$190-\$300
Stairs/Railings	
Curved stair - oak (7 risers)	\$7,000+
Spiral stair - oak	\$4,700
Standard stair - oak (7 risers)	\$900
Stair railing	\$30-\$50/lin. ft.
Insulation	
Rigid exterior (prior to finish)	\$0.75-\$1.25/sq. ft.
R20 - batt	\$0.60-\$1.50/sq. ft.
R20 - loose	\$0.50-\$0.75/sq. ft.
R32 - batt	\$1.50-\$2/sq. ft.
R32 - loose	\$1.50-\$4/sq. ft.

Estimated Life Expectancies

Description	Average Life (Years)
Roof Covering, Heating, Cooling, Plumbing, & Appliances	
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 & gravel	15-25
Metal	60
Heating	
Forced air furnace	10-25
Oil tank	40
Water/steam boiler-welded steel	15-30
Water steam boiler-cast iron	30-50
Water/steam circulating pump	10-25
Cooling	
Central air	10-15
Heat pump	10-15
Window air conditioning	10-20
Plumbing	
Galvanized 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