



Home Improvement and Repair Cost Guide



AMERISPEC
HOME INSPECTION SERVICE

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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.

Exterior

Install galvanized or aluminum gutters and downspouts.....	\$ 5-10 per lin.ft.
Install aluminum soffits and fascia	\$ 8-16 per lin. ft.
Install aluminum or vinyl siding	\$ 6-12 per sq. ft.
Repaint exterior wall:	
Soft mortar	\$ 3-6 per sq. ft.
Hard mortar	\$ 5-10 per sq. ft.
Parge foundation walls	\$ 3-6 per sq. ft.
Dampproof foundation walls and install weeping tiles	\$ 150-300 per lin. ft.
Install a deck	\$ 25-50 per sq. ft.
Resurface existing asphalt driveway.....	\$ 2-4 per sq. ft.
Install interlocking brick driveway	\$ 8-16 per sq. ft.
Rebuild exterior basement stairwell.....	\$ 5,000 +
Build detached garage	\$ 70-140 per sq. ft.
Build retaining wall:	
Wood	\$ 20-40 per sq. ft.
Concrete	\$ 30-60 per sq. ft.
Painting:	
Trim only	\$ 2,000-4,000 +
Trim and wall surfaces	\$ 5,000 +

Roofing/Flashing/Chimneys

Install conventional asphalt shingles over existing shingles.....	\$ 2-4 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	\$ 5-10 per sq. ft.
Strip and re-roof with cedar shingles...	\$ 9-18 per sq. ft.
Strip and replace built-up tar and gravel roof	\$ 10-20 per sq. ft.
Strip and install single-ply roof membrane.....	\$ 10-20 per sq. ft.
Reflash typical skylight or chimney.....	\$ 500-1,000
Repaint typical chimney above roof line	\$ 25-50 per row of bricks
Rebuild typical single flue chimney above roof line	\$ 200-400 per lin. ft.

Structure

Underpin one corner of house	\$ 5,000 +
Underpin or add foundations	\$ 300 + per lin. ft.
Lower basement floor by underpinning and/or bench footings.....	\$ 150-300 per lin. ft.
Replace deteriorating sill beam with concrete	\$ 60 + per lin. ft.
Install basement support post with proper footing	\$ 800-1,600
Perform chemical treatment for termites	\$ 2,000 +
Repair minor crack in poured concrete foundation.....	\$ 400-800

Electrical

Upgrade electrical service to 100 amps (including new panel)	\$ 1,500-3,000
Upgrade electrical service to 100 amps (if suitably sized panel already exists)	\$ 800-1,600
Upgrade electrical service to 200 amps	\$ 1,700-3,500
Install new circuit breaker panel	\$ 700-1,400
Replace circuit breaker (20 amp or less).....	\$ 100-200
Add 120-volt circuit (microwave, freezer, etc.)	\$ 150-300
Add 240-volt circuit (dryer, stove, etc.)	\$ 300-600
Add conventional receptacle (assuming electrician is already there)	\$150-400
Replace conventional receptacle with ground fault circuit interrupter receptacle	\$ 70-140
Replace conventional receptacle with aluminum compatible type (CO/ALR) (assuming several are required).....	\$ 60-120 each
Upgrade entire house with aluminum compatible connectors, receptacles, etc	\$ 1,000-2,000

Electrical (continued)

Rewire electrical outlet with reversed polarity (assuming electrician is already there)	\$ 5-10 each
Replace knob & tube wiring with conventional wiring (typical 3 bdrm home)	\$ 8,000-12,000

Heating

Install mid efficiency forced-air furnace	\$ 2,000-4,000
Install high efficiency forced-air furnace	\$ 3,500-7,000
Install humidifier	\$ 300-600
Install electronic air filter	\$ 800-1,600
Install mid efficiency boiler	\$ 3,500-7,000
Install high efficiency boiler.....	\$ 6,000-12,000
Install circulating pump	\$ 400-600
Install chimney liner for gas appliance	\$ 500-1,000
Install chimney liner for oil appliance	\$ 700-1,800
Install programmable thermostat.....	\$ 200-400
Replace indoor oil tank	\$ 1,200-2,500
Remove oil tank from basement	\$ 600 +
Remove abandoned underground oil tank.....	\$ 10,000 +
Replace radiator valve	\$ 300-600
Add electric baseboard heater	\$ 250-400
Convert from hot water heating to forced air:	
Bungalow	\$ 10,000-20,000
Two storey.....	\$ 15,000-30,000
Clean ductwork	\$ 300-600

Cooling/Heating Pumps

Add central air conditioning on existing forced-air system	\$ 3,000 +
Add heat pump on existing forced-air system.....	\$ 4,000-8,000
Replace heat pump or air conditioning condenser.....	\$ 1,200-2,500
Install independent air conditioning system	\$ 8,000-20,000
Install ductless air conditioning system	\$ 3,000-7,000

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	\$ 2-4 per sq. ft.
Improve attic ventilation (supplied while re-roofing)	\$ 30-60 per vent

Plumbing

Replace galvanized piping with copper: (2 storey with one bathroom, finishing extra).....	\$ 2,500-5,000
Replace water line to house.....	\$ 2,000 +
Replace toilet.....	\$ 500 +
Replace basin, including faucets.....	\$ 750 +
Replace bathtub, including ceramic tile and faucets	\$ 2,500 +
Install whirlpool bath, including faucets.....	\$ 3,500 +
Retile bathtub enclosure	\$ 1,000-2,000

Plumbing (continued)

Replace leaking tile shower stall pan	\$ 1,000-2,000
Rebuild tile shower stall	\$ 2,500-5,000
Replace laundry tub.....	\$ 400-800
Remodel bathroom completely (4 pc.)	\$ 6,000-50,000
Connect waste plumbing system to municipal sewers.....	\$ 5,000 +
Install submersible pump	\$ 1,000 +
Install suction or jet pump.....	\$ 700 +
Install modest basement bathroom.....	\$ 6,000 +

Interior

Add drywall over plaster	\$ 4-8 per sq. ft.
Sand and refinish hardwood floors	\$ 2-40 per sq. ft.
Install replacement windows.....	\$ 40-120 per sq. ft.
Install storm windows	\$ 200-400 each
Install masonry fireplace (if flue already roughed in)	\$ 3,000 +
Install "factory built" fireplace (including chimney, cosmetics extra)	\$ 3,500 +
Install glass doors on fireplace	\$ 300 +
Install skylight	\$ 3,000 +
Remodel kitchen completely	\$ 10,000-110,000
Install gas fireplace (cosmetics extra)	\$ 3,500 +

Information provided by

