

ESTIMATING & BUDGET GUIDE 2009**Roofing/Flashings/Chimneys**

Install conventional asphalt shingles over existing shingles	\$1.50-\$2.50 per sq. ft.
Strip and re-roof with conventional asphalt shingles	\$2.50-\$4.50 per sq. ft.
Strip and re-roof with top-quality asphalt shingles	\$4.00-\$8.00 per sq. ft.
Strip and re-roof with low-slope asphalt shingles	\$3.00-\$5.00 per sq. ft.
Strip and re-roof with cedar shingles	\$8.00-\$10.00 per sq. ft.
Strip and re-roof with cedar shakes	\$10.00-\$18.00 per sq. ft.
Strip and re-roof with steel shingles	\$6.00-\$8.00 per sq. ft.
Strip and re-roof with aluminium shingles	\$5.50-\$7.25 per sq. ft.
Strip and re-roof with plastic shakes	\$5.50-\$7.25 per sq. ft.
Install concrete tile roofing (assuming no structural reinforcement)	\$8.00-\$16.00 per sq. ft.
Steel sheet roofing	\$6.00-\$10.00 and up per sq. ft.
Install new slate roof	\$12.00-\$24.00 per sq. ft.
Repair loose slates or tiles	\$30.00 per slate/tiles
Install asphalt roll roofing	\$2.10-\$4.20 per sq. ft.
Strip and replace built-up tar and gravel roof	\$10.00-\$20.00 per sq. ft. (min. \$1500)
Strip and install modified bitumen roof membrane	\$8.00-\$16.00 per sq. ft. (min. \$1500)
Synthetic rubber membrane	\$12.00-\$16.00 per sq. ft.
Improve flat roof drainage prior to installation of new membrane	\$2.00-\$4.00 per sq. ft.
Paint modified bitumen membrane	\$0.50-\$1.50 per sq. ft. (min. \$200)
Install sheet metal on small roof surfaces	\$10.00-\$20.00 per sq. ft. (min. \$500)
Re-flash typical skylight or chimney on asphalt roof	\$500.00-\$800.00
Re-flash skylight or chimney on built-up or bitumen roof	\$600.00-\$900.00
Install metal cricket for wide chimney	\$400.00-\$800.00
Repair valley flashings on existing roof	\$25.00-\$50.00 per lin. ft. (min. \$500)
Replace parapet wall flashing	\$30.00-\$50.00 per lin. ft. (min. \$500)
Rebuild typical single-flue chimney above roof line	\$150.00-\$300.00 per lin.ft. (min. \$500)
Rebuild typical double-flue chimney above roof line	\$200.00-\$400.00 per lin.ft. (min. \$500)
Repoint typical single-flue chimney above roof line	\$20.00-\$30.00 per row (min. \$350)
Repoint typical double-flue chimney above roof line	\$25.00-\$40.00 per row (min. \$350)
Install concrete cap on typical single-flue chimney	\$250.00-\$500.00
Install concrete cap on typical double-flue chimney	\$500.00-\$700.00
Install rain cap on typical chimney	\$150.00-\$200.00 each
Replace roof sheathing (plywood or waferboard)	\$1.50-\$2.00 per sq. ft.

Exterior

Install galvanized or aluminum gutters and downspouts	\$4.00-\$5.00 per lin.ft. (min. \$500)
Provide downspout extensions	\$15.00-\$25.00 each
Clean gutters in fall or spring	\$50.00-\$150.00
Install copper gutters and downspouts	\$15.00-\$30.00 per lin. ft.
Install aluminium soffit and fascia	\$8.00-\$16.00 per lin. ft.
Install aluminium siding	\$5.00-\$8.00 per sq. ft.
Install vinyl siding	\$6.50-\$12.00 per sq. ft.
install cedar siding	\$8.00-\$16.00 per sq. ft.
Install paint grade siding	\$6.00-\$12.50 per sq. ft.
Install stucco	\$8.00-\$12.00 per sq. ft.
Re-point exterior wall (soft mortar)	\$3.00-6.50 per sq. ft. (min. \$500)
Re-point exterior wall (hard mortar)	\$6.00-\$10.00 per sq. ft. (min. \$500)
Replace deteriorated bricks	\$25.00-\$50.00 per sq. ft.
Rebuild parapet wall	\$25.00-\$50.00 per sq. ft.
Chemical cleaning of unpainted brick	\$2.00-\$3.00 per sq.ft. (min. \$1000)
Chemical cleaning of painted brick	\$4.00-\$6.00 per sq.ft. (min. \$1000)
Sealing of brickwork	\$0.75-\$1.00 per sq. ft.
Paint exterior trim (not including any repairs)	\$1500.00-\$2500.00 and up
Paint trim and wall surfaces (not including any repairs)	\$3000.00 and up
Parge foundation walls	\$3.00-\$4.00 per sq.ft.
Damp-proof foundation walls and install weeping tile	\$150.00-\$200.00 per lin.ft. (min. \$1000)
Install a deck	\$12.00-\$25.00 per sq. ft.

Install deck on a flat roof	\$25.00-\$40.00 per sq. ft.
Resurface existing asphalt driveway	\$2.50-\$4.00 per sq. ft.
Seal asphalt driveway	\$50.00 and up
Install interlocking brick driveway	\$6.00-\$8.00 per sq. ft.
Install a concrete driveway	\$6.00-\$10.00 per lin. ft.
Install drain at bottom of sloped driveway	\$1000.00-\$1500.00
Install concrete slab patio	\$5.00-\$8.00 per sq.ft.
Install concrete patio stones	\$2.00-\$5.00 per sq.ft.
Rebuild exterior basement stairwell	\$3500.00-\$5000.00
Install drain at existing basement stairwell	\$500.00-\$800.00
Build detached garage (single)	\$8000.00 and up
Build detached garage (double)	\$12000.00 and up
Break wood-soil contact at detached garage	\$25.00-\$40.00 per lin.ft. (min. \$500)
Demolish and remove detached garage (dependent on dumping costs)	\$1500.00 and up
Install garage door (single, metal, one-piece)	\$600.00-\$800.00
Install garage door (single, wood, sectional)	\$800.00-\$1000.00
Install garage door (double, wood, sectional)	\$1200.00-\$1500.00
Install garage door opener	\$300.00-\$450.00
Build retaining wall (wood)	\$20.00-\$25.00 per sq. ft. (min. \$500)
Build retaining wall (concrete)	\$30.00-\$40.00 per sq. ft. (min \$500)
Replace porch steps (wood)	\$200.00-\$300.00
Replace porch steps (concrete)	\$300.00-\$500.00
Replace porch flooring	\$4.00-\$6.00 per sq. ft.
Replace porch skirting	\$10.00-\$15.00 per lin. ft.
Replace step railing	\$100.00-\$200.00
Install wooden fencing	\$16.00-\$50.00 per lin. ft.
Install chain link fencing	\$7.00-\$12.00 per lin. ft.
Lay sod	\$1.00-\$2.00 per sq. ft.
Install lawn sprinkler system	\$1000.00 and up

Structure

Underpin one corner of house	\$3500.00 and up
Underpin or add foundations	\$300.00 and up per lin. ft. (min. \$3000)
Lower basement floor by underpinning and/or bench footings	\$150.00-\$300.00 per lin. ft. (min. \$5000)
Replace deteriorating sill beam with concrete	\$60.00 and up per lin. ft. (min. \$500)
Replace main beam in (unfinished) basement	\$1000.00-\$2000.00
Re-support (sister) a floor joist	\$100.00-\$300.00 (unobstructed)
Install basement support post with proper foundation	\$300.00-\$500.00
Perform chemical treatment for wood-boring insects	\$1700.00 and up
Pest inspection performed by licensed specialist	\$150.00-\$300.00
Remove or open load-bearing wall	\$2000.00 and up (excluding decorating)
Remove partition wall	\$500.00-\$1500.00 (excluding decorating)
Install door opening in interior wall	\$500.00-\$1000.00
Rebuild arch above window or door opening	\$800.00 and up
Install lintel above opening in masonry wall	\$500.00 and up
Install exterior basement stairwell	\$5000.00 and up
Repair minor crack in poured concrete foundation	\$400.00-\$800.00
Build an addition, foundation to roof	\$150.00-\$300.00 per sq. ft.
Build an additional storey	\$100.00-\$300.00 per sq. ft.
Install collar ties	\$30.00-\$50.00 each
Install lateral bracing on collar ties	\$100.00-\$200.00
Replace roof sheathing	\$4.00-\$6.00 per sq. ft.

Electrical

Upgrade electrical service to 100 amps (including new panel)	\$1000.00-\$1300.00
Upgrade electrical service to 100 amps (if new panel not required)	\$500.00-\$800.00
Upgrade electrical service to 200 amps	\$1800.00-\$2200.00
Replace main ground (grounded to conductive water main)	\$100.00-\$150.00
Replace main ground (rural, install ground rods)	\$250.00-\$450.00
Install new circuit breaker panel	\$500.00-\$900.00
Install auxiliary breaker panel	\$200.00-\$400.00
Replace circuit breaker (20 amp or less)	\$50.00-\$100.00
Add 120 volt circuit	\$150.00-\$300.00

Add 240 volt circuit	\$250.00-\$400.00
Add exterior outlet with waterproof cover	\$200.00-\$300.00
Add conventional receptacle	\$150.00-\$300.00
Add kitchen split receptacle	\$150.00-\$250.00
Provide ground for conventional receptacle	\$75.00-\$100.00
Replace conventional receptacle with ground fault circuit receptacle	\$60.00-\$90.00
Replace conventional receptacle with aluminium compatible type (CO/ALR)(assuming several are required)	\$10.00-\$15.00 ea.
Upgrade entire house with aluminium compatible receptacles, connectors, etc.	\$500.00-\$1000.00
Rewire outlet with reversed polarity (assuming electrician already there)	\$5.00-\$10.00 each
Install switches (assuming electrician already there)	\$10.00-\$20.00 each
Install standard light fixture	\$100.00-\$200.00
Install exterior light fixture	\$150.00-\$250.00
Install fluorescent light fixture	\$150.00-\$250.00
Rewire entire house during gut or renovations	\$3000.00 and up
Heating	
Install mid-efficiency forced-air furnace	\$2000.00-\$4000.00
Install high-efficiency forced-air furnace	\$3500.00-\$6000.00
Annual service by heating contractor	\$100.00-\$150.00 minimum
Replace blower or motor	\$400.00-\$600.00
Install humidifier	\$200.00-\$400.00
Install electronic air filter	\$500.00-\$800.00
Install mid-efficiency boiler	\$2500.00-\$5000.00
Install high-efficiency boiler	\$5000.00-\$9000.00
Rebuild fire pot (refractory) on boiler	\$500.00-\$800.00
Install circulating pump	\$400.00-\$600.00
Install expansion tank	\$250.00-\$300.00
Install backflow preventer	\$100.00-\$150.00
Install chimney liner for gas appliance	\$400.00-\$800.00
Install chimney liner for oil appliance	\$700.00-\$1800.00
Install programmable thermostat	\$200.00-\$300.00
Replace indoor fuel oil storage tank	\$1200.00-\$1500.00
Remove indoor fuel oil storage tank	\$400.00 and up
Remove abandoned underground fuel oil storage tank	\$3000.00 and up
Replace radiator valve	\$250.00-\$500.00
Replace radiator	\$500.00-\$900.00
Add electric baseboard heater	\$250.00-\$400.00
Convert from hot water heating to forced-air (bungalow)	\$8000.00-\$10000.00
Convert from hot water heating to forced-air (two storey)	\$15000.00-\$20000.00
Clean ductwork	\$250.00-\$500.00
Duct conversion from gravity to forced-air furnace	\$1000.00-\$1500.00
After-warranty parts and service plans	\$150.00-\$400.00 per year
Cooling/Heat Pumps	
Add central air conditioning to existing forced-air system	\$2000.00-\$3000.00
Add heat pump to existing forced-air system	\$4000.00-\$7000.00
Replace heat pump or air conditioning condenser	\$1200.00-\$2500.00
Install independant air conditioning system	\$8000.00-\$15000.00
Install ductless split-system air conditioning	\$3000.00 and up
Insulation	
Insulate open attic area to modern standards	\$0.50-\$1.25 per sq. ft.
Blow insulation into flat roof, cathedral ceiling or wall cavity	\$2.00-\$3.50 per sq. ft.
Improve attic ventilation	\$40.00-\$50.00 per vent
Remove UFFI in wood-frame walls	\$20.00-\$35.50 per sq. ft.
Remedial approach to UFFI (caulking, heat-recovery ventilator)	\$3000.00-\$5000.00
Insulate exterior walls with rigid foam board, prior to re-siding	\$1.00-\$2.00 per sq. ft.
Insulate basement from interior	\$2.00 per sq. ft. and up
Plumbing	
Replace galvanized piping (varies w/fixtures, storeys, sq. footage & finishes)	\$500.00-\$3500.00
Replace water line to house	\$150.00-\$200.00 per lin. ft. (min. \$2000)
Replace main water shut-off valve	\$150.00-\$300.00
Install new water heater	\$600.00-\$800.00

Water heater rent or lease	\$10.00-\$20.00 monthly
Replace toilet	\$400.00 and up
Replace toilet flush mechanism	\$100.00-\$150.00
Unclogging toilet	\$100.00-\$200.00
Replace toilet seal	\$150.00-\$250.00
Install bidet	\$500.00 and up
Replace vanity basin	\$200.00 and up
Replace pedestal basin	\$350.00 and up
Replace faucet set	\$150.00 and up
Replace bathtub, including ceramic tile	\$1500.00 and up
Replace bath or shower faucet set	\$300.00 and up
Install refinished claw foot bathtub	\$1800.00 and up
Install whirlpool bath	\$3000.00 and up
Retile bathtub enclosure	\$800.00-\$1200.00
Install plastic bathtub enclosure (tub-surround)	\$200.00-\$400.00
Rebuild tile shower stall	\$1500.00-\$2500.00
Replace leaking shower stall pan	\$1000.00-\$1600.00
Install plastic shower stall	\$600.00-\$2000.00
Install bathroom exhaust fan	\$250.00-\$500.00
Remodel four-piece bathroom completely	\$6000.00 and up
Install modest basement bathroom	\$4000.00 and up
Replace laundry tubs	\$250.00-\$500.00
Install laundry facilities	\$900.00 and up
Install single kitchen sink	\$300.00 and up
Install double kitchen sink	\$400.00 and up
Install dishwasher	\$600.00-\$1000.00
Install garbage disposal	\$400.00-\$600.00
Install kitchen range hood	\$250.00-\$500.00 and up
Install solid waste pump	\$1200.00-\$1800.00
Connect waste plumbing system to municipal sewers	\$3000.00 and up
Clear obstruction in main sewer line (to street or septic tank)	\$200.00-\$400.00 and up
Repair collapsed or damaged section of sewer line	\$1000.00 and up
Install submersible well pump	\$800.00 and up
Install suction or jet pump	\$400.00-\$800.00
Replace pressure system tank	\$250.00-\$500.00
Install water softener	\$1000.00 and up
Install outdoor faucet	\$150.00-\$250.00
Replace sump pump	\$150.00-\$250.00
Install sauna	\$3000.00 and up
Interior	
Add drywall over plaster	\$1.50-\$3.00 per sq. ft.
Remove old plaster and install drywall	\$3.50-\$4.50 per sq. ft.
Add wire lath and new plaster over existing plaster	\$3.00-\$4.00 per sq. ft.
Spray stipple on existing ceiling	\$1.00-\$1.50 per sq. ft.
Install suspended tile ceiling	\$3.00-\$5.00 per sq. ft.
Install acoustic tile ceiling	\$1.50-\$2.00 per sq. ft.
Sand and refinish hardwood floors	\$1.50-\$3.00 per sq. ft.
Install 3/8" thick hardwood strip flooring	\$6.00-\$8.00 per sq. ft.
Install 3/4" thick hardwood strip flooring	\$10.00-\$12.00 per sq. ft.
Install hardwood parquet flooring	\$5.00-\$7.00 per sq. ft.
Install ceramic floor tiles	\$10.00 and up per sq. ft.
Install vinyl floor tiles	\$3.00 and up per sq. ft.
Install vinyl roll flooring	\$7.00 and up per sq. yd.
Install synthetic wall-to-wall carpet	\$20.00 and up per sq. yd.
Install wool wall-to-wall carpet	\$50.00 and up per sq. yd.
Install carpet underpad	\$5.00 per sq. yd.
Professional carpet cleaning	\$30.00 per room
Install replacement (sliding) windows	\$35.00-\$45.00 per sq. ft.
Install replacement (casement) windows	\$50.00 and up per sq. ft.
Install replacement (awning) windows	\$50.00 and up per sq. ft.
Install replacement (double-hung) windows	\$40.00-\$45.00 per sq. ft.

Install replacement (fixed)windows	\$30.00-\$40.00 per sq. ft.
Install replacement (bay) windows	\$40.00-\$65.00 per sq. ft.
Install storm window	\$100.00-\$300.00 each
Convert coal-burning fireplace to wood-burning unit (not including chimney relining or replacement)	\$2000.00 and up
Install masonry fireplace (if flue already roughed-in)	\$2000.00 and up
Install masonry fireplace with single-flue chimney	\$6000.00 and up
Install zero-clearance fireplace (including chimney)	\$3000.00 and up
Install gas fireplace	\$2500.00 and up
Install glass doors on fireplace	\$300.00 and up
Chimney cleaning	\$100.00-\$175.00 each
Install fireplace damper	\$200.00 and up
Install interior hollow core door	\$150.00-\$200.00
Install interior custom wood door (including casing and hardware)	\$450.00 and up
Install interior French doors	\$700.00 and up
Install louvre doors on closet	\$150.00-\$250.00
Install sliding mirror doors on closet	\$350.00 and up
Install exterior solid wood door	\$700.00 and up
Install exterior insulated metal door	\$500.00 and up
Install closer on garage man door	\$150.00-\$250.00
Install metal storm door	\$350.00 and up
Replace hardware on metal storm door	\$100.00-\$150.00
Install sliding glass door (brick wall)	\$2500.00-\$3500.00
Install sliding glass door (wood frame wall)	\$2000.00-\$2500.00
Replace sliding glass door	\$1000.00-\$1700.00
Install basic skylight	\$1000.00 and up
Install roof window or ventilating skylight	\$1500.00 and up
Remodel kitchen completely	\$10,000.00 and up
Install kitchen cabinets	\$200.00 and up per lin. ft.
Install kitchen counter	\$20.00 and up per lin. ft.
Install ceiling fan	\$200.00 and up
Install conventional alarm system	\$1000.00 and up
Install central vacuum system	\$800.00-\$2000.00
Install central vacuum canister only	\$500.00-\$1000.00
Paint interior (walls, ceilings, door, trim) of entire house	\$1500.00 and up
Hang wallpaper	\$2.00 and up per sq. ft.
Urethane injection of leaking basement cracks	\$350.00-\$500.00 each
Damp-proof foundation walls and install perimeter drains	\$70.00-\$120.00 per lin. ft.