Home Improvement and Repair Cost Guide

AmeriSpec Home Inspection Service

Canada’s Leading Home Inspection Company
Home Improvement and Repair Cost Guide

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.
- Repoint 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.

### Roofing/Flashings/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
- Repoint typical chimney above roof line: $25-50 per row of bricks
- Rebuild typical single flue chimney above roof line: $200-400 per lin. ft.

### Painting

- Trim only: $2,000-4,000 +
- Trim and wall surfaces: $5,000 +
**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

<table>
<thead>
<tr>
<th>Service Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Add central air conditioning on existing forced-air system</td>
<td>$3,000 +</td>
</tr>
<tr>
<td>Add heat pump on existing forced-air system</td>
<td>$4,000-8,000</td>
</tr>
<tr>
<td>Replace heat pump or air conditioning condenser</td>
<td>$1,200-2,500</td>
</tr>
<tr>
<td>Install independent air conditioning system</td>
<td>$8,000-20,000</td>
</tr>
<tr>
<td>Install ductless air conditioning system</td>
<td>$3,000-7,000</td>
</tr>
</tbody>
</table>

### Insulation

<table>
<thead>
<tr>
<th>Service Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Insulate open attic area to modern standards</td>
<td>$0.80-1.60 per sq. ft.</td>
</tr>
<tr>
<td>Blow insulation into flat roof, cathedral ceiling or wall cavity</td>
<td>$2-4 per sq. ft.</td>
</tr>
<tr>
<td>Improve attic ventilation (supplied while re-roofing)</td>
<td>$30-60 per vent</td>
</tr>
</tbody>
</table>

### Plumbing (continued)

<table>
<thead>
<tr>
<th>Service Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replace leaking tile shower stall pan</td>
<td>$1,000-2,000</td>
</tr>
<tr>
<td>Rebuild tile shower stall</td>
<td>$2,500-5,000</td>
</tr>
<tr>
<td>Replace laundry tub</td>
<td>$400-800</td>
</tr>
<tr>
<td>Remodel bathroom completely (4 pc.)</td>
<td>$6,000-50,000</td>
</tr>
<tr>
<td>Connect waste plumbing system to municipal sewers</td>
<td>$5,000 +</td>
</tr>
<tr>
<td>Install submersible pump</td>
<td>$1,000 +</td>
</tr>
<tr>
<td>Install suction or jet pump</td>
<td>$700 +</td>
</tr>
<tr>
<td>Install modest basement bathroom</td>
<td>$6,000 +</td>
</tr>
</tbody>
</table>

### Interior

<table>
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<th>Service Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Add drywall over plaster</td>
<td>$4-8 per sq. ft.</td>
</tr>
<tr>
<td>Sand and refinish hardwood floors</td>
<td>$2-40 per sq. ft.</td>
</tr>
<tr>
<td>Install replacement windows</td>
<td>$40-120 per sq. ft.</td>
</tr>
<tr>
<td>Install storm windows</td>
<td>$200-400 each</td>
</tr>
<tr>
<td>Install masonry fireplace (if flue already roughed in)</td>
<td>$3,000 +</td>
</tr>
<tr>
<td>Install “factory built” fireplace (including chimney, cosmetics extra)</td>
<td>$3,500 +</td>
</tr>
<tr>
<td>Install glass doors on fireplace</td>
<td>$300 +</td>
</tr>
<tr>
<td>Install skylight</td>
<td>$3,000 +</td>
</tr>
<tr>
<td>Remodel kitchen completely</td>
<td>$10,000-110,000</td>
</tr>
<tr>
<td>Install gas fireplace (cosmetics extra)</td>
<td>$3,500 +</td>
</tr>
</tbody>
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Information provided by CarsonDunlop Consulting Engineers

www.amerispec.ca 1 (866) 284-6010