



800.848.6171

Residential ConstRuCtion and Remodeling CoST guide

Electrical

Service Upgrade

> 150 amp service upgrade	\$1750-\$2000
> 200 amp service upgrade	\$1900-\$2200
> replace service entrance cable 200 amp	\$800-\$1000
> replace service entrance cable 150 amp	\$700-\$900
> replace service entrance cable 100 amp	\$700-\$900
> replace meter pan 100 amp	\$550-\$650
> replace meter pan 150 or 200 amp	\$650-\$750
> replace knob and tube wiring	\$7500-\$12k
> install exterior grounding rod	\$100-\$200
> install grounding wire to water main	\$100-\$200

Miscellaneous Updates

> install copper connectors for alum wiring	\$25-\$45ea
> standard receptacle	\$50-\$75
> receptacle interior GFCI	\$100-\$125
> receptacle exterior GFCI w/cover	\$175-\$250
> standard light fixture	\$180-\$250
> fluorescent light fixture	\$150-\$225
> exhaust fan-bathroom	\$175-\$300
> exhaust fan-oven	\$250-\$400+
> exterior light fixture	\$125-\$250
> doorbell system	\$250-\$500
> attic exhaust fan	\$300-\$450
> ceiling fan	\$250-\$500
> install hard wired smoke detector	\$175-\$250
> install battery powered smoke detector	\$50-\$100
> install exterior spotlights	\$150-\$300
> install phone or cable jack	\$150-\$350

Heating and Cooling

Air Conditioner/Heat Pump

> central a/c system	\$10,000-\$12,000
> compressor (replace)	\$3,500-\$5,000
> air handler	\$2,200-\$3,500
> ductless split system a/c	\$3,200-\$4,500
> a/c heat pump compressor	\$4,000-\$6,000

Forced-Air System

> gas-high efficiency	\$6,500-\$8,500
> gas/oil-mid efficiency	\$5,500-\$7,000
> central humidifier	\$450-\$600
> electronic air filter	\$600-\$900
> metal chimney flue liner	\$1500-\$2,000
> condensation pump	\$250-\$325
> clean ducts	\$300-\$900
> annual service	\$140-\$180

Hot Water System

> gas boiler-standard	\$5,500-\$7,000
> gas/oil boiler-high efficient	\$7,000-\$10,000
> oil boiler-standard	\$6,000-\$7,500
> removal basement oil tank	\$800-\$1,100
> abandon buried oil tank	\$1,200-\$1,600
> install new 275 gal oil tank	\$1,200-\$1,500
> annual service	\$140-\$180
> circulating pump	\$250-\$350
> expansion tank	\$250-\$350
> pilot thermal couple	\$125-\$175
> existing boiler removal	\$1,500-\$2,500
> baseboard radiator	\$600-\$900
> programmable thermostat	\$125-\$175

Plumbing

Common Services

> replace toilet	\$300-\$500
> replace bathtub	\$750+
> replace shower pan /floor	\$1200-\$2600
> install whirlpool bathtub	\$3000+
> rebuild tile bathtub enclosure	\$1500-\$3000
> rebuild tile shower enclosure	\$1500-\$2500
> complete 4-piece bathroom	\$8000+
> complete 3-piece bathroom	\$6500+
> basic basement bathroom	\$4000+
> replace bath/kitchen sink	\$250+
> replace sink faucet	\$175+
> replace tub/shower faucet	\$600+
> replace laundry tub sinks	\$350-\$500
> sewage waste pump	\$1500-\$2750
> replace galvanized with pvc	\$900-\$2500
> replace water main line	\$90-\$110 (lf)
> connect to municipal sewers	\$4000+
> cesspool/septic service	\$250-\$400
> cesspool replacement	\$4000+
> submersible sump pump	\$1200-\$1500
> toilet-flush mechanism	\$125-\$175
> toilet-secure & re-seal	\$125-\$250
> install hose bibb	\$225-\$300

Hot Water Delivery

> hot water tank (80 Gal Elec)	\$950-\$1250
> hot water tank (40 Gal Gas)	\$750-\$900
> hot water tank (50 Gal Gas)	\$850-\$1100
> hot water tank (40 Gal Oil)	\$740-\$900
> hot water tank (50 Gal Oil)	\$850-\$1100
> hot water tank (75 Gal Oil)	\$1200-\$1500
> storage tank (indirect 40 Gal)	\$750-\$900
> storage tank (indirect 50 Gal)	\$850-\$1100
> tankless water heater (Gas)	\$1050-\$1450

Building Envelope

Gutters/Fascias/Soffits

> downspout extension	\$15ea
> soffits/fascia (vinyl/alum)	\$15 /lf
> paint wood soffits/fascia	\$1-\$2/lf
> gutter/downspout -alum	\$6-\$8 /lf
> gutter/downspout -copper	\$10-\$12 /lf
> gutter cleaning	\$150+

Roofing

> asphalt shingle (no strip)	\$2-\$3/sf.
> asphalt shingle (strip)	\$4-\$5/ sf.
> asphalt shingle (high quality)	\$5-\$7/ sf.
> wood shingle	\$8-\$10/sf.
> slate tile/shingle	\$30-\$50/sf.
> clay tile	\$15-\$20/sf.
> roll roofing asphalt (90lb)	\$2-\$3 / sf.
> 4 ply (tar and gravel)	\$8-\$10 / sf.
> single ply rubber membrane	\$6-\$8 / sf.
> roof shingle repair	\$50-\$75 ea
> roof sheathing (replace)	\$5-\$7/sf

Accessories/Flashing

> skylight	\$1000+ea.
> re-flash/seal skylight	\$300-\$500
> roof vent	\$200-\$250ea
> attic exhaust fan	\$450-\$600
> electric mast	\$1200-\$1500
> antenna removal	\$100-\$150

Chimney

> concrete crown (single flue)	\$100-\$250
> concrete crown (double flue)	\$200-\$400
> std. rain cap	\$100-\$150
> reline clay flue	\$60-\$80 /lf
> chimney extention	\$200-\$250 /lf
> chimney repointing	\$200-\$250 /lf
> steel chimney flue liner	\$1500-\$2,000

Wall Siding Materials

> stacked stone	\$15-\$20/sf
> cedar shingle	\$8-\$10/sf
> brick	\$15-\$20/sf
> stucco	\$12-\$15/sf
> vinyl siding	\$5-\$7/sf
> wood/hardboard	\$10-\$15/sf
> composite shingle	\$5-\$7/sf
> power-wash	\$250-\$400
> re-paint/stain wood siding	\$3500+
> wood shingle repair	\$25-\$35ea
> secure loose vinyl siding	\$50-\$75ea
> re-point brickwork	\$2-\$4/sf
> repair/prime wood siding	\$2-\$4/sf

Windows

> vinyl frame thermal	\$250-\$300ea
> wood thermal (HQ)	\$400-\$600ea
> bay/bow thermal	\$2500+
> screens	\$45-\$90ea
> aluminum frame storm	\$75-\$100ea
> aluminum capping	\$75-\$100ea
> re-caulking	\$5-\$10ea
> failed seal repair	\$150+
> restore vintage windows	\$350+ea

Entry Doors

> patio door-brick wall (6ft)	\$2,500-\$3,500
> patio door-wood wall (6ft)	\$2,000-\$3,000
> single french door	\$850-\$1200
> metal insulated door	\$650-\$750
> fiberglass insulated door	\$950-\$1250
> wood door	\$950-\$1500
> aluminum storm door	\$350
> new lock-set w/dead bolt	\$250+

Overhead Sectional Garage Doors

> wood-double	\$1,800+
> wood-single	\$1,400+
> metal-single	\$850
> metal-double	\$1,250
> automatic opener	\$450
> safety stop upgrade	\$125-\$150



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These estimates are updated annually and reflect the average cost for building materials and labor in your area. Prices may vary depending on specific materials selected and individual contractors labor rates. It is strongly recommended that you obtain three or more written quotes from licensed local professionals to verify pricing prior to engaging a home services company.

Structure/Waterproof/Insulation

Structure/Water Proofing

> addition (foundation to roof)	\$190+ sf
> remove bearing wall	\$2,000-\$3,000
> remove partition wall	\$800-\$1,600
> reinforce floor joists	\$1300-\$1500
> replace sill plates	\$90-\$110/lf
> basement support posts	\$\$350-\$500ea
> basement main beam	\$4,000+
> steel lintel (masonry wall)	\$500-\$750ea
> basement egress	\$3500+

Foundation Cracks

> epoxy injection method	\$400ea
> exterior excavation method	\$500-\$1,000
> excavation/waterproofing	\$120-\$150/lf.
> interior french drain	\$90-\$110/lf
> drylock sealant application	\$850+
> dehumidifier w/drain line	\$350-\$400

Insulation

> R32 - batt	\$3-\$4/lf
> R32 - loose	\$3-\$4 / sq.ft.
> R20 - batt attic	\$2-\$3/lf
> R20 - loose attic	\$2-\$3/sf
> crawl space insulation	\$5+/lf
> blown-in ceiling/wall cavity	\$3-\$4/sf.
> high density spray foam	\$4-\$5/sf.
> rigid exterior styro	\$1-\$2/sf

Exterior Masonry & Decks

Walkway/Porch

> concrete walkway	\$150-\$200/syd
> paving stone walk	\$200-\$250/syd
> brick walkway	\$150-\$200/syd
> entry porch brick/stone	\$2250+
> entry porch concrete	\$1100+
> entry porch wood	\$950+
> entry porch railing	\$25-\$75/lf

Driveway

> concrete (stamped)	\$12-\$15/sf.
> interlock brick/stone	\$8-\$10/sf
> asphalt paving (new base)	\$5-\$7/sf
> asphalt seal coat	\$110+

Patio

> paving stone patio	\$15-\$20/sf
> concrete patio	\$12-\$15/sf
> interlock brick	\$15-\$20/sf

Deck

> composite/wood frame	\$25-\$30/sf
> pressure treated/cedar	\$15-\$25/sf
> custom designed & built	\$30-\$50/sf

Retaining Wall

> stone	\$15-\$20/sf
> concrete	\$20-\$25/sf
> brick	\$20-\$25/sf
> wood	\$15-\$20/sf

Bulk Head/Sea Wall

> concrete	\$125-\$150/lf
> wood	\$150-\$175/lf
> reinforced pvc	\$175-\$200/lf
> steel	\$150-\$175/lf

Interior

Ceiling/Wall

> interior painting (2 coats)	\$1 / sq.ft.
> wallpaper	\$5-\$10/sf
> skim-coat plaster	\$2-\$3/sf.
> Install drywall	\$25/panel
> suspended tile ceiling	\$5-\$7/sf
> baseboard molding	\$10+/lf
> crown molding	\$15+/lf

Flooring

> hardwood – refinish	\$3-\$5/sf
> vinyl – one piece	\$4+/sf
> vinyl - tile	\$3+/sf
> ceramic tile	\$5-\$10/sf
> hardwood	\$5-\$10/sf.
> hardwood (prefinished)	\$10-\$15/sf
> carpet and underpad	\$5-\$10/sf
> carpet-clean	\$100/room

Kitchen

> kitchen renovation	\$15,000+
> kitchen cabinet	\$50-\$100/lf
> kitchen counter-laminate	\$40/lf
> counter-marble/granite	\$45-\$75/lf
> counter-solid surface	\$35-\$65/lf
> tile backsplash	\$5-\$10/sf

Appliances

> stove cook-top/oven	\$800-\$3500+
> refrigerator/freezer	\$900-\$5000+
> dishwasher	\$400-\$1000+
> microwave	\$350-\$950+
> sink disposal	\$350-\$500
> wine cooler	\$750-\$1000+
> clothes washer/dryer	\$350-\$1500ea

Miscellaneous

Fireplaces

> pre-fab box w/vent	\$3000-\$4000
> masonry w/flue	\$7500-\$10000
> wood/coal stove	\$1500-\$3000
> gas insert w/remote	\$2500-\$4000
> flue cleaning	\$150
> damper repair	\$200-\$400
> glass/mesh doors	\$250-\$500
> repoint fire box	\$2500-\$4000

Private Well Water System

> well-submersible pump	\$2200-\$3000
> well-suction / jet pump	\$800-\$1100
> pressure tank	\$1300-\$1500
> well-drill shallow	\$30/lf
> well-drill deep	\$40/lf
> filtration system	\$1000-\$2500

Fencing

> chain - link (4 ft.)	\$10-\$15/lf
> wood - cedar/treated (6 ft.)	\$15-\$25 /lf
> pvc (6 ft.)	\$20-\$25/lf
> reset post in concrete	\$50-\$75ea

Swimming Pool

> pump/filter	\$1500-\$2000
> pool-vinyl lined (16x40)	\$18,000+
> pool-gunite (16x40)	\$25,000+
> pool heater	\$2000-\$4000

Irrigation System

> zone supply lines w/heads	\$1500/.25 acre
> timer control	\$700-\$1000
> rain sensor	\$150-\$225
> back-flow valve	\$350-\$500
> replace sprinkler head	\$75-\$100ea
> winterize system	\$75-\$125

Pest Control

> application termites/ants	\$1000-\$1500
> baiting station system	\$1200-\$2500
> wildlife removal/treatment	\$500+

Tree Removal

> mature tree w/stump grinding	\$600-\$1500+
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Average Life Cycle/YRS.

Roof Covering

	<u>Years</u>
> std asphalt shingle	20-25
> hq asphalt shingle	25-30
> slate tile	80-100
> clay tile	60-75
> wood shingle	40-45
> roll roofing	12-15
> tar and gravel	15-25

Central A/C Components

Heating	15-20
> gas/oil boiler	35+
> gas/oil furnace	25-30
> a/c-heat pump	15-20
> hvac disposable filters	1-3months

Insulation

Insulation	20-25
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Water Heater (gas/oil)

Water Heater (gas/oil)	12-15
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Appliances (typical)

Appliances (typical)	10-15
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Well Water Components

Well Water Components	15-20
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Tub/Shower Enclosure

Tub/Shower Enclosure	15-20
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Smoke & CO detectors

Smoke & CO detectors	3-5
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