

Home Improvement Costs

The following costs are "ball park" estimates for repairs and/or improvements to a typical three bedroom home. The costs were based on the Southern Ontario area. Actual quotations may vary as much as 300% depending on quality of workmanship, materials and the job complexity.



ROOFING/FLASHINGS/CHIMNEYS

Install conventional asphalt shingles over existing shingles.....	\$1.50 - \$2.50 per sq. ft.
Strip and re-shingle on low to medium sloped roof.....	\$2.50 - \$3.50 per sq. ft.
Strip and re-shingle on steep, high, or complex roof.....	\$4.00 - \$7.00 per sq. ft.
Strip and re-roof with cedar shingles.....	\$7.00 - \$10.00 per sq. ft.
Strip and replace built-up tar and gravel roof.....	\$8.00 - \$12.00 per sq. ft.(min.\$1,000)
Strip and install single-ply roof membrane.....	\$6.00 - \$10.00 per sq. ft.(min.\$1,000)
Re-flash typical skylight or chimney.....	\$300.00 - \$500.00
Re-point typical chimney above roof line.....	\$6.00 - \$8.00 per sq. ft.(min.\$250)
Rebuild typical single flue chimney above roof line.....	\$150.00 - \$300.00 per lin. ft.(min.\$500)

EXTERIOR

Install galvanized or aluminum gutters and downspouts.....	\$4.00 - \$5.00 per lin. ft.(min.\$500)
Install aluminum soffits and fascia.....	\$8.00 - \$12.00 per lin. ft.
Install aluminum or vinyl siding.....	\$3.50 - \$5.00 per sq. ft.
Repoint exterior wall: soft mortar.....	\$3.00 - 4.50 per sq. ft.(min.\$500)
hard mortar.....	\$6.00 - \$8.00 per sq. ft.(min\$500)
Parge foundation walls.....	\$3.00 - \$4.00 per sq. ft.
Damproof foundation walls and install weeping tiles.....	\$150.00 - \$200.00 per lin. ft.(min.\$1,000)
Install a deck.....	\$25.00 - \$40.00 per sq. ft.(min.\$1,000)
Resurface existing asphalt driveway.....	\$2.50 - \$4.00 per sq. ft.
Install interlocking brick driveway.....	\$6.00 - \$8.00 per sq. ft.
Rebuild exterior basement stairwell.....	\$3,500.00 - \$5,000.00
Build detached garage: single.....	\$8,000.00 and up
double.....	\$1,2000.00 and up
Build retaining wall: wood.....	\$20.00 - \$25.00 per sq. ft.(min.\$500)
concrete.....	\$30.00 - \$40.00 per sq. ft.(min.\$500)
Painting: trim only.....	\$1,500.00 - \$2,500.00
trim and wall surfaces.....	\$3,000.00 and up

STRUCTURE

Underpin one corner of house.....	\$3,500.00 and up
Underpin or add foundations.....	\$300.00 and up per lin. ft.(min.\$3,000)
Lower basement floor by underpinning and/or bench footings.....	\$150.00 - \$300.00 per lin. ft.(min.\$5,000)
Replace deteriorating sill beam with concrete.....	\$60.00 and up per lin. ft.(min.\$500)
Install basement support post with proper footing.....	\$300.00 - \$500.00
Perform chemical treatment for termites.....	\$2,000.00 and up
Repair minor crack in poured concrete foundation.....	\$400.00 - \$800.00

ELECTRICAL

Upgrade electrical service to 100-amps (including new panel).....	\$1,200.00 - \$2,000.00
Upgrade electrical service to 100-amps (if suitably sized panel already exists).....	\$1,200.00 - \$2,000.00
Upgrade electrical service to 200-amps.....	\$1,800.00 - \$2,200.00
Install new circuit breaker panel.....	\$500.00 - \$800.00
Replace circuit breaker (20 amp or less).....	\$50.00 - \$100.00
Add 120-volt circuit (microwave, freezer, etc.).....	\$150.00 - \$300.00
Add 240-volt circuit (dryer, stove, etc.).....	\$250.00 - \$400.00
Add conventional receptacle.....	\$150.00 - \$300.00
Replace conventional receptacle with ground fault circuit interrupter receptacle.....	\$60.00 - \$90.00
Replace conventional receptacle with aluminum compatible type (CO/ALR) (assuming several are required).....	\$10.00 - \$15.00 each
Upgrade entire house with aluminum compatible connectors, receptacles, etc.....	\$500.00 - \$1000.00
Rewire electrical outlet with reverse polarity (assuming electrician is already there).....	\$5.00 - \$10.00 each

HEATING

Install mid efficiency forced-air furnace.....	\$2,000.00 - \$4,000.00
Install high efficiency forced-air furnace.....	\$3,500.00 - \$6,000.00
Install humidifier.....	\$200.00 - \$400.00
Install electronic air filter.....	\$500.00 - \$800.00
Install mid efficiency boiler.....	\$2,500.00 - \$5,000.00
Install high efficiency boiler.....	\$5,000.00 - \$9,000.00
Install circulating pump.....	\$400.00 - \$600.00
Install chimney liner for gas appliance.....	\$400.00 - \$800.00
Install chimney liner for oil appliance.....	\$700.00 - \$1,800.00
Install programmable thermostat.....	\$200.00 - \$300.00
Replace indoor oil tank.....	\$1,200.00 - \$2,500.00
Remove oil tank from basement.....	\$400.00 and up
Remove abandoned underground oil tank.....	\$3,000.00 and up
Replace radiator valve.....	\$250.00 - \$500.00
Add electric baseboard heater.....	\$250.00 - \$400.00
Convert from hot water heating to forced air: bungalow.....	\$8,000.00 - \$10,000.00
two storey.....	\$15,000.00 - \$20,000.00
Clean ductwork.....	\$200.00 and up

COOLING/HEAT PUMPS

Add central air conditioning on existing forced-air system.....	\$3,000.00 and up
Add heat pump on existing forced-air system.....	\$4,000.00 - \$5,000.00
Replace heat pump or air conditioning condenser.....	\$1,200.00 - \$2,500.00
Install independent air conditioning system.....	\$8,000.00 - \$15,000.00
Install ductless air conditioning system.....	\$3,000.00 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

PLUMBING

Replace galvanized piping with copper: (2 storey with one bathroom).....	\$2,000.00 - \$3,000.00
Replace water line to house.....	\$2,000.00 and up
Replace toilet.....	\$400.00 and up
Replace basin, including faucets.....	\$500.00 and up
Replace bathtub, including ceramic tile and faucets.....	\$2,500.00 and up
Install whirlpool bath, including faucets.....	\$3,000.00 and up
Retile bathtub enclosure.....	\$1,000.00 - \$1,500.00
Replace leaking tile shower stall pan.....	\$1,000.00 - \$1,600.00
Rebuild tile shower stall.....	\$1,500.00 - \$2,500.00
Replace laundry tub.....	\$250.00 - \$500.00
Remodel bathroom completely (4pc.).....	\$6,000.00 and up
Connect waste plumbing system to municipal sewers.....	\$3,000.00 and up
Install submersible pump.....	\$800.00 and up
Install suction or jet pump.....	\$400.00 - \$600.00
Install modest basement bathroom.....	\$4,000.00 and up

INTERIOR

Add drywall over plaster.....	\$1.50 - \$2.50 per sq. ft.
Sand and refinish hardwood floors.....	\$1.50 - \$3.00 per sq. ft.
Install replacement windows.....	\$50.00 - \$100.00 per sq. ft.
Install storm windows.....	\$100.00 - \$300.00 each
Install masonry fireplace (if flue already roughed in).....	\$2,000.00 and up
Install "factory built" fireplace (including chimney, cosmetics extra).....	\$3,000.00 and up
Install glass doors on fireplace.....	\$300.00 and up
Install skylight.....	\$3,000.00
Remodel kitchen completely.....	\$10,000.00 and up
Install gas fireplace (cosmetics extra).....	\$3,000.00 and up