

Rough Estimates for Repairs/Replacement Costs

Roofing - Flashings - Chimneys

Install conventional asphalt shingles over existing shingle \$1.25 - \$2 / sq. ft.
Strip and re-shingle with conventional shingle \$2 - \$3 / sq. ft.
Strip and re-roof with cedar shingles \$5 - \$7 per sq. ft.
Strip and replace built-up tar and gravel roof \$4 - \$6 / sq. ft.
Strip and replace single-ply membrane \$4 - 6 / sq. ft.
Chimney sweep \$ 60-90
Replace chimney cap \$175-300
Reflash typical chimney \$300 - \$500
Reflash typical skylight \$300 - \$500
Rebuild typical chimney above roof line \$100-\$200 / lin. ft.
Repaint typical chimney above roof line \$20-\$30 / row
Exterior Install galvanized or aluminum gutters and downspout \$3 - \$5 / lin. ft.

Soffits - Fascias - Repointing - Water Proofing

Install aluminum soffits and fascia \$8 - \$12 / lin. ft.
Install aluminum or vinyl siding \$3 - \$4.50 / sq. ft.
Repoint exterior wall (soft mortar) \$3 - 4.50 / sq. ft.
Repoint exterior wall (hard mortar) \$6 - \$8 / sq. ft.
Parge foundation walls \$3 - \$4 / sq. ft.
Damp proof foundation walls and install weeping tile \$60-\$120 / lin. ft.

Garages - Decks - Retaining Walls - Foundation

Install a deck \$12- \$20 / sq. ft.
Rebuild exterior basement stairwell \$3500 - \$5000
Build detached garage(single) \$8000 and up
Build detached garage (double) \$12000 and up
Replace garage door opener \$450-550
Build retaining wall (wood) \$20 - \$25 /sq. ft.
Build retaining wall (concrete) \$30 - \$40 / sq. ft.
Structure Underpin one corner of house \$3500 and up
Underpin or add foundations \$300 + /lin. ft.
Lower basement floor by underpinning and/or bench footings \$150-\$300 / lin. ft.
Replace deteriorating sill beam with concrete \$60 and up/ lin. ft.
Install basement support post with proper foundation \$200 - \$400
Perform chemical treatment for termites \$500 and up
Repair minor crack in poured concrete foundation \$400 - \$800

Electric Repairs - Upgrades

electrical service to 100 amps \$1200-1800
Upgrade electrical service to 200 amps \$1500 - \$2000
Install new circuit breaker panel \$500 - \$700
Add 120 volt circuit \$150 - \$250
Add 240 volt circuit \$250 - \$350
Add conventional receptacle \$75 - \$150

Replace conventional receptacle with ground fault circuit receptacle \$60 - \$90
Rewire electrical outlet with reversed polarity (assuming electric already there) \$5 - \$10 ea.

Install conventional alarm system fire- burg \$1000 and up

Heating Systems - Air Conditioning

Heating install mid-efficiency forced-air furnace \$1700 - \$2500

Install high-efficiency forced-air furnace \$2500 - \$3500

Replace boiler \$2500-4000

Install drum-type humidifier \$200 - \$300

Install electronic air filter \$500 - \$800

Install mid-efficiency boiler \$2500 - \$4000

Install high-efficiency boiler \$5000 - \$9000

Rebuild firepot (refractory) on boiler \$500 - \$800

Install circulating pump \$400 - \$600

Install chimney liner \$300 - \$700

Install set-back thermostat \$100 - \$300

Remove oil tank from basement \$200 - \$400

Remove abandoned underground oil tank \$3500 and up

Replace radiator valve \$75 - \$150

Add electric baseboard heater \$150 - \$250

Convert from hot water heating to forced-air (cape) \$8000 - \$10000

Convert from hot water heating to forced-air (two story) \$15000 - \$20000

Clean ductwork \$250 and up

Cooling/Heat Pumps Add central air conditioning on existing forced-air system \$2000-\$3000

Add heat pump to forced-air system \$3000-\$4000

Replace heat pump or air conditioning compressor \$800 - \$1400

Install independent air conditioning system \$8000 - \$15000

Insulation

Insulate open attic to modern standards \$1 - \$1.50 / sq. ft.

Blow insulation into flat roof, cathedral ceiling or wall cavity \$2 - \$3.50 /sq. ft.

Improve attic ventilation \$40 - \$50 per vent

Plumbing

Replace galvanized piping with copper (2 story with one bathroom) \$2000 - \$2500

Replace water line to house \$1500 - \$3500

Replace toilet \$300 and up

Replace basin \$200 and up

Replace bathtub, including ceramic tile \$1500 and up

Install whirlpool bath \$3000 and up

Retile bathtub enclosure \$800 - \$1200

Replace leaking shower stall pan \$1000 - \$1600

Rebuild tile shower stall \$1500 - \$2500

Replace laundry tubs \$250 - \$500
Remodel four-piece bathroom completely \$6000 and up
Connect waste plumbing system to municipal sewers \$3000 and up
Replace copper water lines \$6-12 /lin. Ft
Replace water heater \$500-600
Replace cast iron drain lines \$45-65 /lin. Ft
Install submersible pump \$800 and up
Install suction or jet pump \$400 - \$600
Install modest basement bathroom \$4000 and up

Carpentry - Finish Work

Sand and refinish hardwood floors \$1.50 - \$3 /sq. ft.
Interior add drywall over plaster \$1.50-\$2.50 /sq. ft
Install replacement windows \$200 - \$400 ea
Install storm windows \$75 - \$200 ea.
Install skylight \$500 and up
Remodel kitchen completely \$8000 and up
Painting (trim only) \$1500 - \$2500
Painting (trim and wall surfaces) \$3000 and up

Fireplaces - Stoves

Repoint chimney (2 story) \$700 and up
Convert coal-burning fireplace to wood-burning unit \$800 and up
Install masonry fireplace (if flue already roughed-in) \$2000 and up
Install zero-clearance fireplace (including chimney) \$2500 and up
Install glass doors on fireplace \$300 and up
Install gas Insert into existing fireplace \$2500 and up