

Hours of Operation  
 Monday - Friday 8am-8pm  
 Saturday - 8:30am-5pm  
 Sunday - 10am-5pm

## Home Improvement Costs for 2007

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.

### ROOFING/FLASHINGS/CHIMNEYS

|  |  |
|--|--|
| Install conventional asphalt shingles over existing shingles ..... | \$ 1.50 - \$ 2.50 per sq. ft.                    |
| Strip and reshingle on low to medium sloped roof .....             | \$ 2.50 - \$ 3.50 per sq. ft.                    |
| Strip and reshingle 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. \$ 1000)    |
| Strip and install single-ply roof membrane.....                    | \$ 6.00 - \$ 10.00 per sq. ft. (min. \$ 1000)    |
| Reflash typical skylight or chimney .....                          | \$ 300.00 - \$ 500.00                            |
| Repaint 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.                     |
| Repaint 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.                     |
| Dampproof foundation walls and install weeping tiles.....  | \$ 150.00 - \$ 200.00 per lin. ft. (min. \$ 3000) |
| Install a deck.....  | \$ 25.00 - \$ 40.00 per sq. ft. (min. \$ 1000)    |
| 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 .....                  | \$ 3500.00 - \$ 5000.00                           |
| Build detached garage: single.....                         | \$ 8000.00 and up                                 |
| double .....   | \$ 12000.00 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 .....                                  | \$ 1500.00 - \$ 2500.00                           |
| trim and wall surfaces.....                                | \$ 3000.00 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)        |
| Install basement support post with proper footing .....          | \$ 300.00 - \$ 500.00                             |
| Perform chemical treatment for termites .....                    | \$ 2000.00 and up                                 |
| Repair minor crack in poured concrete foundation .....           | \$ 400.00 - \$ 800.00                             |

### ELECTRICAL

|   |                         |
|---|-------------------------|
| Upgrade electrical service to 100-amps (including new panel) .....                      | \$ 1200.00 - \$ 2000.00 |
| Upgrade electrical service to 100-amps<br>(if suitably sized panel already exists)..... | \$ 1200.00 - \$ 2000.00 |
| Upgrade electrical service to 200-amps .....  | \$ 1800.00 - \$ 2200.00 |
| 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   |

Over ►

|  |                                  |
|--|----------------------------------|
| Add conventional receptacle (assuming electrician is already there).....                                       | \$150 and up                     |
| Replace conventional receptacle with<br>ground fault interrupter receptacle.....                               | \$ 60.00 - \$ 90.00              |
| Replace conventional receptacle with aluminum compatible<br>type (CO/ALR) (assuming several are required)..... | \$ 10.00 - \$ 15.00 each         |
| Upgrade entire house with aluminum<br>compatible connectors, receptacles, etc.....                             | \$ 500.00 - \$ 1000.00           |
| Rewire electrical outlet with reversed polarity<br>(assuming electrician is already there).....                | \$ 5.00 - \$ 10.00 each          |
| Replace knob & tube wiring with conventional wiring (typical 3 bdrm home) .....                                | \$8000.00 - \$12000.00           |
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| <b>HEATING</b>   |                                  |
| Install mid efficiency forced-air furnace .....  | \$ 2000.00 - \$ 4000.00          |
| Install high efficiency forced-air furnace .....   | \$ 3500.00 - \$ 6000.00          |
| 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          |
| 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 - \$ 1800.00           |
| Install programmable thermostat.....   | \$ 200.00 - \$ 300.00            |
| Replace indoor oil tank .....  | \$ 1200.00 - \$ 2500.00          |
| Remove oil tank from basement .....  | \$ 400.00 and up                 |
| Remove abandoned underground oil tank.....   | \$ 3000.00 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 .....   | \$ 8000.00 - \$ 10000.00         |
| two storey .....   | \$ 15000.00 - \$ 20000.00        |
| Clean ductwork .....   | \$ 200.00 and up                 |
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| <b>COOLING/HEAT PUMPS</b>  |                                  |
| Add central air conditioning on existing forced-air system.....  | \$ 3000.00 and up                |
| Add heat pump on existing forced-air system .....  | \$ 4000.00 - \$ 5000.00          |
| Replace heat pump or air conditioning condenser.....   | \$ 1200.00 - \$ 2500.00          |
| Install independent air conditioning system.....   | \$ 8000.00 - \$ 15000.00         |
| Install ductless air conditioning system .....   | \$ 3000.00 and up                |
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| <b>INSULATION</b>  |                                  |
| 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 (supplied while re-roofing).....   | \$ 40.00 - \$ 50.00 per vent     |
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| <b>PLUMBING</b>  |                                  |
| Replace galvanized piping with copper: (2 storey with one bathroom,finishing extra) .....                      | \$ 2000.00 - \$ 3000.00          |
| Replace water line to house .....  | \$ 2000.00 and up                |
| Replace toilet .....   | \$ 400.00 and up                 |
| Replace basin, including faucets .....   | \$ 500.00 and up                 |
| Replace bathtub, including ceramic tile and faucets .....  | \$ 2500.00 and up                |
| Install whirlpool bath, including faucets.....   | \$ 3000.00 and up                |
| Retile bathtub enclosure .....   | \$ 1000.00 - \$ 1500.00          |
| Replace leaking tile shower stall pan .....  | \$ 1000.00 - \$ 1600.00          |
| Rebuild tile shower stall .....  | \$ 1500.00 - \$ 2500.00          |
| Replace laundry tub .....  | \$ 250.00 - \$ 500.00            |
| Remodel bathroom completely (4 pc.) .....  | \$ 6000.00 and up                |
| Connect waste plumbing system to municipal sewers .....  | \$ 3000.00 and up                |
| Install submersible pump .....   | \$ 800.00 and up                 |
| Install suction or jet pump.....   | \$ 400.00 to \$ 600.00           |
| Install modest basement bathroom .....   | \$ 4000.00 and up                |
| <hr/>  |                                  |
| <b>INTERIOR</b>  |                                  |
| 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) .....   | \$ 2000.00 and up                |
| Install "factory built" fireplace (including chimney, cosmetics extra) .....                                   | \$ 3000.00 and up                |
| Install glass doors on fireplace.....  | \$ 300.00 and up                 |
| Install skylight .....   | \$ 3000.00 and up                |
| Remodel kitchen completely .....   | \$ 10,000.00 and up              |
| Install gas fireplace (cosmetics extra) .....  | \$ 3500.00 and up                |

# The Carson Dunlop Difference

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We are there after the inspection, with free technical consulting for as long as you own the home.

