

## Home Improvement Costs for 2007

The following costs are intended as call park estimates for repairs and improvements to a typical family home. The costs are based on actual information obtained from the building industry in the Western British Columbia region. Our experience has shown that actual contractor quotations can vary by as much as 200%. Naturally, the quality of workmanship and materials will influence actual costs. The complexity of the job, accessibility and even economic conditions can also alter actual costs.

### **Air Conditioning**

1.	Clean & service A/C or Heat Pump	\$100 - \$200
2.	Clean evaporator/condenser coils	\$75 - \$200
3.	Clean condensate drain	\$65 - \$100
4.	Install/replace existing condensing unit	\$1,200 – \$3,000
5.	Install/replace existing evaporator & condenser	\$2,500 – \$5,500
6.	Install/replace fan on forced air unit	\$250 – \$450
7.	Install/replace heat pump or A/C compressor	\$800 – \$1,500
8.	Install/replace drip pan on air handler	\$150 – \$400
9.	Replace fan motor @ condenser	\$225 - \$400
10.	Service & add coolant to A/C or Heat Pump	\$125 - \$250

### **Appliances**

1.	Add/replace garage door opener	\$300 - \$400
2.	Add/replace window air conditioner	\$375 - \$800
3.	Install/replace range	\$450 – \$1,500
4.	Install/replace wall oven	\$850 – \$1,900
5.	Install/replace cook top	\$350 – \$1,200
6.	Install/replace dishwasher	\$400 – \$900
7.	Install/replace garbage disposal	\$175 – \$450
8.	Install/replace trash compactor	\$350 – \$650
9.	Install/replace range hood / exhaust fan	\$150 – \$500
10.	Install/replace microwave-built in	\$350 – \$1,050
11.	Repair/replace range / oven elements	\$100-\$150
12.	Repair/replace dishwasher gasket	\$100
13.	Repair/replace range / oven gasket	\$100
14.	Repair/replace refrigerator gasket	\$125
15.	Repair/replace range / cook top burners	\$75 - \$100

## Electrical

1.	Rewire entire house including panel	\$4 - \$7 sq'
2.	Upgrade electric service to house including panel: - upgrade to 100 amps - upgrade to 200 amps	\$1,000 – \$1,500 \$1,500 – \$2,000
3.	Replace main entrance cable	\$500 – \$750
4.	Replace meter base	\$250 – \$500
5.	Repair loose meter base	\$50 – \$150
6.	Repair loose overhead entrance cable	\$75 – \$150
7.	Add exterior grounding rod	\$100 – \$200
8.	Install underground (buried) wire	\$5 – \$10 lf
9.	Replace main panel box only	\$500 – \$800
10.	Replace 110v circuit breaker	\$50 – \$100
11.	Replace 220v circuit breaker	\$75 – \$125
12.	Add GFCI breaker / outlet	\$75 – \$150
13.	Add grounding strap to water line	\$50 – \$100
14.	Add grounding strap across meter base	\$25 – \$75
15.	Replace ungrounded wires including knob and tube with grounded NM-D	\$3.50 – \$6.50 sq'
16.	Add additional receptacles or replace ungrounded receptacles with grounded	\$45 – \$100
17.	Replace grounded receptacle with GFCI	\$50 – \$75
18.	Install new basic light and switch	\$150 – \$350
19.	Replace/repair light fixture	\$75 – \$150
20.	Replace defective light switch / outlet	\$50 – \$75
21.	Install junction box to repair spliced wires	\$25 – \$50 ea.
22.	Install covers where missing or broken	\$3 – \$5 ea.
23.	Install proper connectors for aluminum wiring	\$0.50 – \$1 sq'
24.	Install hard wired smoke detectors	\$75 – \$150
25.	Install battery powered smoke detectors	\$50 – \$100
26.	Install door bell	\$50 – \$250
27.	Install exhaust fan	\$250 – \$550
28.	Install attic fan	\$350 – \$550
29.	Install central vacuum	\$1,500 – \$3,500
30.	Install exterior spotlights	\$150 – \$300
31.	Install security system	\$500
32.	Install phone or cable jack	\$25 - \$50
33.	Install bathroom vent fan	\$100 - \$200
34.	Install ceiling fan	\$150 - \$350
35.	Install phone or cable jack	\$150 – \$350
36.	Caulk/clean entry box & cable	\$75 - \$125
37.	Correct reversed polarity @ outlet / switch	\$10.
38.	Upgrade alum. outlet / switch to CO/ALR type	\$30-\$50

## Exterior

1.	Roofing shingles-install new: - asphalt shingles-30 to 35 year - wood shake / shingles - slate / tile roof - plastic shingles - tear off existing shingles-add for each layer - steep roof add - install ridge vent - install ice and water shield	\$2.50 – \$3.00 sq' \$3.50 – \$5.50 sq' \$5.50 – \$8.50 sq' \$3.50 – \$5.50 sq' \$25 – \$50 sq' \$50 – \$100 sq' \$6 – \$10 sq' \$1 – \$3 lf
2.	Rolled roofing	\$1.50 – \$2.50 sq'
3.	Rubber roofing	\$3.00 – \$5.00 sq'
4.	Built up/tar & gravel roofing	\$3.50 – \$5.50 sq'
5.	Metal roofing	\$2.50 – \$6.50 sq'
6.	Install skylight	\$350 – \$850
7	Install roof flashing along a wall	\$3 – \$6 lf

23.	Deck-install new - pressure treated - cedar - composite - railing - steps	\$15 – \$25 sq’ \$30 – \$50 sq’ \$20 – \$40 sq’ \$10 – \$30 lf \$50 – \$100 lf
24.	Replace damaged wood trim	\$5 – \$15 lf
25.	Paint wall or trim	\$1 – \$2 sq’
26.	Replace caulk	\$0.50 – \$1 lf
27.	Concrete walk-new	\$8 – \$12 sq’
28.	Concrete walk-repair with bonding	\$2 – \$4 sq’
29.	Concrete driveway-new	\$8 – \$15 sq’
30.	Concrete driveway-repair with bonding	\$2 – \$4 sq’
31.	Asphalt driveway-new	\$6 – \$12 sq’
32.	Asphalt driveway-resurface	\$3 – \$6 sq’
33.	Seal driveway	\$1 – \$3 sq’
34.	Install drain at bottom of driveway	\$8 – \$12 lf
35.	Add/replace storm windows	\$50-\$150
36.	Replace double garage door	\$800 - \$1000
37.	Replace single garage door	\$600
38.	Replace wood posts @deck / porch	\$100 - \$150.
39.	Replace wood stairs @ deck	\$300 - \$700 & up
40.	Re-point / tuck-point masonry	\$5 - \$10 lf

## Foundation / Basement / Structural

1.	Add fill dirt / re-grade @ foundation	\$500 +
2.	Add/re-grade swale @ yard to improve drainage	\$450 - \$750
3.	Add/install metal support pole (3’’x8’)	\$100 - \$200
4.	Add/install steel I-Beam (W10x15)	\$20 lf
5.	Inject cracks w/epoxy	\$350
6.	Labour to set beam/pole	\$15 lf
7.	Build/rebuild detached garage	\$30 - \$50 sq’
8.	Build/repair retaining wall	\$75 - \$200 sq’
9.	Brickwork (labour to set, metals, etc)	\$10 sq’
10.	Install sump pump / drain tile	\$1,600
11.	Mud jack concrete slab / walk / etc	\$600
12.	Stonework (labour to set, metals, etc)	\$15 sq’
13.	Remove/replace concrete slab	\$10 sq’
14.	Repair/replace concrete block walls	\$225-\$350 lf
15.	Repair/restrain 8’ concrete block wall	\$400 +
16.	Repair/replace rotted or damaged joist	\$100 - \$250
17.	Repair/replace rotted or damaged sill plate	\$75 - \$100 lf
18.	Underpin corner of building	\$1,100 – \$1,300
19.	Underpin/replace foundation	\$500 lf
20.	Underpin/align masonry chimney	\$2,500 - \$3,000
21.	Waterproof foundation add drain tile	next

	- Interior System	\$60 - \$90 lf
	- Exterior System	\$85 - \$100 lf
22.	Realign foundation wall	\$85 - \$100 lf
23.	Install helical tie-backs	\$700 - \$800

## Heating

1.	Clean & service furnace / boiler	\$125 - \$250
2.	Install/replace new gas forced air furnace	\$1,500 - \$3,500
3.	Install/replace new oil forced air furnace	\$1,800 - \$3,000
4.	Install/replace new duct work	\$10 - \$15 lf
5.	Install/replace new oil boiler	\$2,800 - \$4,500
6.	Install/replace new gas boiler	\$2,500 - \$4,000
7.	Install/replace baseboard heaters	\$150 - \$350
8.	Install/replace new hot water radiators	\$250 - \$450
9.	Install/replace new electric baseboard heat	\$15 - \$25 lf
10.	Install/replace humidifier	\$150 - \$450
11.	Install/replace water circulator pump	\$150 - \$250
12.	Install/replace zone valves	\$75 - \$150
13.	Install/replace oil burner	\$350 - \$550
14.	Install/replace oil fuel tank above ground	\$650 - \$1,000
15.	Install/replace thermostat	\$150 - \$600
16.	Reline firebox on oil furnace	\$250 - \$450
17.	Remove/encapsulate asbestos @ ducts / pipes / flue	\$20 - \$30 lf
18.	Repair/replace burners	\$100 - \$300
19.	Replace blower motor	\$150 - \$250
20.	Replace electronic air cleaner	\$400 - \$700
21.	Replace fan switch	\$75 - \$150
22.	Replace gas valve	\$150 - \$250
23.	Replace thermocouple	\$75 - \$150

## Interior

1.	Flooring-installing new	
	- sheet vinyl	\$5.00 - \$7.50 sq'
	- vinyl tiles	\$2.50 - \$8.50 sq'
	- wall to wall carpet	\$3.00 - \$8.50 sq'
	- parquet flooring	\$4.50 - \$8 sq'
	- hardwood flooring	\$6 - \$13 sq'
	- ceramic tile flooring	\$8 - \$20 sq'
	- new sub floor	\$1.50 - \$2.50 sq'
2.	Clean carpets	\$0.05 - \$0.25 sq'
3.	Strip and refinish wood floors	\$2 - \$4 sq'
4.	Install new drywall	\$1.50 - \$3.50 sq'

5.	Install new plaster	\$3 – \$5 sq'
6.	Repair damage to drywall or plaster	\$2.50 – \$4.50 sq'
7.	Install new drop ceiling	\$3.25 – \$5.50 sq'
8.	Replace existing drop ceiling tiles	\$0.25 – \$1 sq'
9.	Install acoustic ceiling tiles	\$1.50 – \$3.50 sq'
10.	Windows-replace with new	
	- vinyl	\$300 – \$600
	- metal	\$200 – \$400
	- wood	\$400 – \$600
	- bay window	\$1,200 – \$2,500
	- bow window	\$1,800 – \$3,000
	- garden window	\$800 – \$1,500
11.	Windows-repair per sash	
	- replace single pane glass	\$25 – \$75
	- replace double pane glass	\$75 – \$150
	- replace ropes or springs	\$50 – \$100
	- replace windowsill	\$50 – \$150
	- replace window screen	\$25 – \$75
12.	Exterior doors-replace with new	
	- single door	\$450 – \$650
	- double door	\$650 – \$850
	- single door with side windows	\$1,200 – \$2,500
	- sliding door	\$800 – \$1,500
	- atrium door	\$900 – \$1,800
	- French doors	\$1,200 – \$2,500
	- storm door	\$200 – \$450
	- metal basement doors	\$500 – \$1,200
	- door hardware	\$45 – \$150
13.	Exterior door-repair	\$25 – \$100
14.	Interior door-replace with new	
	- hollow core slab	\$75 – \$150
	- hollow core raised panel	\$125 – \$250
	- solid wood-single door	\$200 – \$350
	- interior French doors	\$400 – \$800
	- closet doors	\$150 – \$400
	- door hardware	\$45 – \$75
15.	Interior door repair	\$10 – \$75
16.	Wood stairs-install new	\$50 – \$100 plf
17.	Wood stairs-repair	\$5 – \$50 lf
18.	Pull down attic stairs	\$350 – \$850
19.	Wood stair railing	\$5 – \$50 lf
20.	Wood trim	\$1 – \$5 lf
21.	Paint walls and trim	\$0.25 – \$1 sq'
22.	Hang wallpaper	\$1.50 – \$3.50 sq'
23.	Install insulation	\$.75 – \$2 sq'
24.	Fireplace-install new	
	- install pre-fab fireplace with wall vent	\$2,000 – \$4,000

	- add for vertical metal chimney	\$75 – \$150 lf
	- masonry fireplace	\$4,500 – \$10,500
	- add for chimney	\$200 – \$400 lf
	- install glass doors	\$250 – \$550
25.	Fireplace repair	
	- replace damper	\$250 – \$650
	- re-point inside of fireplace	\$150 – \$550
	- rebuild inside of fireplace	\$500 – \$1,200
	- install metal liner in chimney flue	\$80 – \$150 lf
26.	Install/replace counter-tops (Granite)	\$200 lf
27.	Install/replace wood paneling	\$40 p/sheet
29.	Insulate attic to R-30	\$0.75 - \$1.50 sq'
30.	Insulate crawlspace / garage ceiling - to R-20	\$1.25 - \$2.50 sq'
31.	Remove frame walls (not load bearing)	\$50 lf
32.	Repair/replace window glazing	\$75
33.	Spray texture ceiling (no prep)	\$2 sq'

## Kitchen

1.	Total remodel of kitchen	\$50 – \$200 sq'
2.	Refinish/reface cabinets	\$75 – \$150 lf
3.	Wood cabinets new-wall	\$100 – \$400 lf
4.	Wood cabinets new-base	\$200 – \$500 lf
5.	Counter top-replace with new - Formica - solid surface - ceramic tile	\$40 – \$75 lf \$75 – \$125 lf \$100 – \$150 lf
6.	Kitchen sink	\$350 – \$1,250
7.	Sink fixture	\$250 – \$850
8.	Replace sink trap	\$65 – \$100

## Plumbing

1.	Total remodel of bathroom	\$50 – \$150 sq'
2.	Replace main water shut off valve	\$150 – \$350
3.	Replace main water supply line from street	\$25 – \$75 lf
4.	Dig new well for water supply	\$1,500 – \$3,500
5.	Install new well pump	\$650 – \$1,000
6.	Install new water lines from well	\$6 – \$10 lf
7.	Install new well pressure tank	\$350 – \$750
8.	Water heater-install new - 30 gallon - 40 gallon - 50 gallon - dispose of old unit – add	\$300 – \$400 \$400 – \$500 \$500 – \$700 \$50 – \$75
9.	Water heater-repair - replace electric heating element / thermostat	\$100 – \$150

	- replace gas valve/burner	\$125 – \$150
	- replace pressure relief valve	\$50 – \$100
	- add extension on pressure relief valve	\$35 – \$75
	- add drip pan	\$150 – \$450
10.	Add or replace septic system	\$8,000 – \$15,000
11.	Repair septic drain field	\$1,200 – \$2,500
12.	Replace septic tank	\$1,800 – \$2,500
13.	Replace main waste line from street	\$25 – \$75 lf
14.	Replace outside hose bib	\$75 – \$150
15.	Insulate supply piping	\$1 – \$3 lf
16.	Replace existing supply piping with cpvc	\$5 – \$10 lf
17.	Replace existing supply piping with copper	\$10 – \$15 lf
18.	Replace existing waste piping with pvc	\$5 – \$10 lf
19.	Replace existing waste piping with cast iron	\$10 – \$15 pf
20.	Install new shutoff valve	\$25 – \$50
21.	Install new toilet	\$200 – \$500
22.	Replace toilet hardware	\$50 – \$100
23.	Replace toilet wax seal	\$50 – \$125
24.	Install new bath vanity and sink basin	\$250 – \$1,500
25.	Install new bath pedestal sink	\$350 – \$1,500
26.	Install new sink faucet	\$75 – \$150

53.	Replace/extend gas lines (inside)	\$25-\$35 lf
54.	Replace shower, pan, mud & tile	\$1,500
55.	Retile & mud @ tub / shower enclosure	\$750 - \$1,800

### **Roof / Flashings / Gutters / Chimneys**

1.	Add splash blocks / extend downspouts	\$10 - \$25
2.	Align & re-spike gutters	\$100
3.	Caulk/repair metal flashing	\$100
4.	Clean gutters & downspouts	\$50 - \$75
5.	Clean/sweep & evaluate chimney / flue	\$150 - \$300
6.	Install passive roof vents / caps	\$35 - \$85
7.	Install soffit vents	\$35 - \$65
8.	Repair/replace flashings or valley	\$200
9.	Repair slate / tile roof	\$50 p/slate/tile
10.	Replace ridge shingles @ wood roof	\$6 lf
11.	Spot maintenance @ wood roofs	\$350 - \$850

12. Strip/replace tar 6401(-)1.84456(-)1.2456(-)186.66 Tm ( )Tj ET Q Q 700.idg/8.68436(o)-3.68913(o)-3.68913