

# Replacement and Repair Cost Guide



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## GENERAL EXTERIOR

### Landscape and Drainage

Topsail and sod	.....	\$4-5/sq.ft.
Asphalt over existing	.....	4-5/sq.ft.
Remove and install asphalt	.....	7-9/sq.ft.
Interlocking brick	.....	15-20/sq.ft.
Patio stone	.....	6-8/sq.ft.
Flagstone	.....	25-30/sq.ft.
Concrete slab	.....	10-15/sq.ft.

### Window Wells

Steel or wood with drain tile	.....	1200-1500 ea.
Concrete	.....	1500-2000 ea.

### Eavestroughs

Aluminium, steel 5"	.....	7-9/lin.ft.
Aluminium, steel 6"	.....	9-10/lin.ft.
Aluminium soffit and fascia	.....	8-10/lin.ft.

### Masonry Sidings

Clay or concrete brick	.....	15-20/sq.ft.
Stone	.....	20-25/sq.ft.
Clean painted brick	.....	6-8/sq.ft.
Clean exposed brick	.....	2-3/sq.ft.
Point loose mortar joints	.....	4-6/sq.ft.
Silicone sealing	.....	4-5/lin.ft.
Stucco, repair existing	.....	10-15/sq.ft.
Parging	.....	3-4/sq.ft.
Parging with metal lath	.....	10-12/sq.ft.
Stone	.....	20-25/sq.ft.

### Other Sidings

Aluminium	.....	6-7/sq.ft.
Vinyl	.....	5-6/sq.ft.
Wood - hardboard	.....	6-8/sq.ft.
Wood horizontal/vertical	.....	10-12/sq.ft.
Strapping required over existing, add	.....	1.50/sq.ft.
Silicone - hardiplank	.....	7-10/sq.ft.
Exterior insulated foam system(EIFS)	.....	10-12/sq.ft.
Aluminium soffit and fascia	.....	8-10/lin.ft.
Decks, pressure treated/cedar	.....	25-36/sq.ft.
Garden/structural retaining wall, wood	.....	12-20/sq.ft.
Structural retaining wall, concrete	.....	25-30/sq.ft.
Structural retaining wall - armorstone	.....	50-70/sq.ft.

### Sloped Roof Covers

Remove existing and install regular 3 tab	.....	4-5/sq.ft.
Architectural 30 year warranty	.....	7-9/sq.ft.
Metal shingle	.....	15-20/sq.ft.
Cedar shingles, shakes	.....	10-15/sq.ft.
Clay or concrete tile, must reinforce roof	.....	20-25/sq.ft.
Add ice shield or heating cable	.....	8/lin.ft.

### Flat Roof Covers-remove existing

Built-up asphalt (4 ply)	.....	5-6/sq.ft.
Single ply membrane or EPDM	.....	6-8/sq.ft.
Add slope to flat roof	.....	2-3/sq.ft.
Add foam insulation by removing sheathing	.....	6-8/sq.ft.

### Brick Chimney

Rebuild single flue	.....	100-125/ft.ft.
Rebuild double flue	.....	200-250/ft.ft.

Add liner in existing chimney (gas appliance)	.....	\$600-800 ea.
Add concrete or metal cap	.....	350-450 ea.
Replace flashing at roof level	.....	300-500 ea.

### Metal Chimney

Add zero clearance chimney for wood	.....	100-150/ft.
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### Garages

Wood framed with foundation, siding - single car.	.....	12000-14000 ea.
Wood framed with foundation - 2 car	.....	15000-20000 ea.
Demolish and remove existing	.....	1500-2500 ea.
Automatic door opener	.....	400-600 ea.
Door - single/double	.....	800-1200 ea.
Door - single/double, insulated	.....	1000-1600 ea.

## STRUCTURAL SYSTEM

### Foundations

Reinforce vertical cracks with steel straps	.....	1500-2000 ea.
Piers or columns for additions	.....	2000-2500 ea.
Underpin footing (2 ft. depth), includes excavation	.....	500-600/lin.ft.*
Helical underpin piles(add excavation costs)	.....	3000-4000 ea.
Remove and replace foundation walls, 7'ht	.....	1000-1200/lin.ft.*

### Basement Water Problems

Seal vertical cracks, injection (poured only)	.....	400-600 ea.
Seal cracks, exterior (poured or block)	.....	1000-1500 ea.
Clean sewer lateral from access	.....	300-500 ea.
Add sump pit and pump	.....	1500-2000 ea.
Interior drain tile under basement floor	.....	4000-5000/total
Exterior drainage layer includes excavation, tile	.....	300-400/lin.ft.

### Interior Support

Remove load bearing wall, add beam	.....	200/lin.ft.
Add footing and post in basement	.....	900-1200 ea.
Replace rotted sill or beam, includes shoring	.....	250-300/lin.ft.

### Roof Structure

Repair rafter or truss	.....	100-200 ea.
Replace sheathing(add roof cover)	.....	2-4/sq.ft.

### Pest Control

Termite treatment (not Ottawa)	.....	1400-2000 ea.
Carpenter ant treatment	.....	400-500 ea.
Cockroach/Mice treatment	.....	125-150 ea.
Squirrel/Raccoon treatment	.....	150-300 ea.

### New Construction-Addition (foundation included)

One storey	.....	150-170/sq.ft. **
Two storey	.....	105-150/sq.ft. **
Add 2nd storey	.....	200-250/sq.ft.
Develop existing attic where feasible	.....	100-150/sq.ft.
Add dormer where feasible (5' wide)	.....	3000-4000 ea.
Basement walkout	.....	5000-7500 ea.

## ELECTRICAL SYSTEM

### Service

Underground wires, add more for rock	.....	60-80/lin.ft.
Install pole (country)	.....	2000-2500 ea.
Upgrade to 100 amps	.....	2000-3000 ea.
Upgrade to 200 amps	.....	2500-3000 ea.
Install ground (city/country)	.....	200 to 400 ea.

## Panels

Replace main panel	\$1000–1600 ea.
Add pony panel	350–500 ea.

## Wiring

Add 120 volt circuit (per outlet)	150–200 ea.
Add 240 volt circuit(per outlet)	300–400 ea.
Rewire typical house	15000–20000 ea.
Upgrade kitchen or basement	1200–2000 ea.
Upgrade apartment.	3000–4000 ea.

## Receptacles

Add GFCI (interior/exterior)	75–150 ea.
Add GFCI (kitchen includes new circuit)	500–600 ea.
Add tailing aluminium wiring for house	700–1200/house

## HEATING AND AIR CONDITIONING

### Furnaces

High-efficiency gas or propane	4000–5000 ea.
Conventional oil	2000–3000 ea.
Replace oil tank	1000–1500 ea.
Electronic or HEPA air cleaners	1200–1700 ea.
Electrostatic filter	150–250 ea.
Humidifier flow through	300–500 ea.
Maintenance	100–200 ea.

### Boilers

High efficiency hot water gas or propane	6000–8000 ea.
Circulating pump	400–600 ea.
Replace radiator	800–1500 ea.

### Other Heating

Electrical baseboards (power available)	200–300 ea.
Add ducting to existing home w/radiant heat	8000–10000/house

### Air Conditioning

Central unit on forced air furnace	3000–4500 ea.
Attic unit with ductwork	9000–12000 ea.
Replace compressor	1200–2000 ea.
Clean coil	300–400 ea.

### Heat Pumps (complete systems on existing ducts)

Air source	4000–5000 ea.
Cold weather air source	15000–16000 ea.
Ground source (includes piping)	15000–20000 ea.
Water source (includes wells)	12000–15000 ea.

### Ventilators

Heat recovery ventilator onto existing ducts	2200–2500 ea.
Air exchanger	1000–1200 ea.
Optional ductwork through house for HRV	2000–3000/house

### Ductwork

Upgrade gravity system to forced-air (2 storey)	5000–7000 ea.
Clean ductwork system	400–500 ea.

## PLUMBING SYSTEM

### Services

Replace service pipes for water or sewer to street	200–300/in.ft.
Install septic tank and tile field	10000–25000 ea.
Septic tank only	1500–2500 ea.
Drill well	20–30/ft.depth
Install piping, pump, storage tank from well	2000–3000 ea.
Add conditioner for water	1500–2000 ea.
Add reverse osmosis unit	500–800 ea.

### Supply

Replace steel piping whole house	4000–5000/house
Replace old piping basement only	1200–1500 ea.
Replace electric hot water heater	500–600 ea.
Replace valve	200–300 ea.
Add outside frost free tap	200–300 ea.

### Waste Drain

Replace old piping whole house w/basement	8000–10000/house
Replace main stack	2000–3000 ea.
Repair leak	100–200 ea.
Replace steel trap	150–300 ea.
Add floor drain	300–400 ea.
Basement rough in for bathroom	800–1000 ea.

### Fixtures

Kitchen sink	250–1000 ea.
Bathroom sink	150–500 ea.
Laundry tub or dishwasher connection	150–200 ea.

## INSULATION

### Attic

Upgrade accessible areas with blown	\$1–2/sq.ft.
Spray foam flat roof or walls	5–7/sq.ft.
Improve soffit vents from exterior	30–50 ea.
Add cupola vent to roof	200–400 ea.

### Walls

Upgrade with blown-in type	3–5/sq.ft.
Remove UFFI in framed walls	15–20/sq.ft.

### Basement

Spray foam crawlspace, walls, header	3–5/sq.ft.
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## GENERAL INTERIOR

### Finish

Drywall over existing plaster	2.50–3.00/sq.ft.
Remove plaster and install drywall	5–6/sq.ft.
Repair plaster	4–5/sq.ft.
Suspended ceiling	4.00–5.50/sq.ft.
Paint (calculate based on floor area)	1.50–3.00/sq.ft.

### Floors

Hardwood - install (3/8" to 3/4")	10–12/sq.ft.
Hardwood - sand and refinish	1.75–2.00/sq.ft.
Vinyl	5.00–8.00/sq.ft.
Tile (ceramic to marble)	10–22/sq.ft.
Carpet	20–35/sq.yd.

### Doors

Replace exterior door insulated	800–1500 ea.
Replace exterior custom	3000–5000 ea.
Interior doors	150–250 ea.
Aluminium storm door	300–500 ea.
Patio door installed	2000–3000 ea.

### Handrails

Oak handrail	1.70–2.00/in.ft.
Oak railing	75–125/in.ft.
Glass railings	200–300/in.ft.

### Windows\*\*\*

Replace thermalpane glass only	20–25/sq.ft.
Replace double hung	100–150/sq.ft.
Replace fixed units	25–50/sq.ft.
Storm window	150–200 ea.
Bay/Bow window	4000–6000 ea.
Skylights	1500–3000 ea.

### Fireplaces

Gas fireplace direct vent	4000–5000 ea.
Wood stove with chimney	4000–7000 ea.
Electric	500–1500 ea.
Clean flue	150–250 ea.

### Kitchen

Gut and remodel	15000–40000 ea.
Cabinets	160–400 ea.
Countertops - laminate	18–25/sq.ft.
Countertops - marble	55–110/sq.ft.
Countertops - solid surface	100–160/sq.ft.
Exhaust fan	250–500 ea.

### Bathroom

Gut and remodel (3 piece)	5000–15000 ea.
Basement (3 piece)	3500–6000 ea.
Replace shower stall	1000–4000 ea.
Replace standard bathtub (metal)	500–1000 ea.
Replace toilet	350–500 ea.
Install exhaust fan	300–500 ea.

The costs listed are general only and can vary greatly depending on the size and complexity of the job. Prices include basic labour and materials. Adjustment of prices is required depending on the quality of the workmanship and materials.

\* Includes removal of materials

\*\* Cost/sq.ft based on average to custom homes

\*\*\* All window replacements with solid vinyl replacement windows