

# ESTIMATING & BUDGET GUIDE

### HVAC, cont'd

- removal of in-basement oil tank .....\$450.00 +
- complete radiator & boiler removal .....\$3,000.00 +

### Air Conditioning/Heat Pumps

- window units: 12 BTUH .....\$800.00
- ductless systems .....\$4500.00 +
- central A/C (using furnace) - 2 tons .....\$3,200.00 +  
- 3 tons .....\$4,000.00+
- attic A/C unit -high velocity .....\$16,000.00 +  
-low velocity .....\$9,000.00 +
- heat pump (2 tons) .....\$4,500.00 +
- heat pump (3 tons) .....\$5,500.00 +

### THERMAL INSULATION (RETROFIT)

- to add R-20 (6") of loose insulation (700sq. ft.) .....\$750.00
- to add R-32 (10") of loose insulation (700sq. ft.) .....\$950.00
- wall/roof cavities .....\$2.00 – \$4.50/sq. ft.

### FIREPLACES

- masonry fireplaces .....\$15,500.00 +
- factory built fireplaces .....\$3,500.00 +
- air-tight wood stoves .....\$5,000.00 +
- fireplace inserts/gas log sets .....\$2,000.00 +
- glass doors .....\$600.00 +

### Repairs

- new damper .....\$250.00 +
- new fire brick .....\$750.00 +
- hearth extension .....\$600.00 +
- flue cleaning .....\$200.00 +

### Chimneys

- rebuild top foot/single flue .....\$1,200.00 +
- new chimney cap/flue top damper .....\$450.00 +
- flue/rain cap .....\$150.00 +
- chimney rebuilding (double flue) .....\$350.00 - \$400.00/lin. ft.
- tuckpointing / minor brick replacement .....\$600.00 +
- re-line flue (stainless steel) \$850.00 +

### DISPOSAL

- 14 cu. yd. (mixed debris) \$600.00 +
- 20 cu. yd. (mixed debris) \$800.00 +

### GENERAL INTERIORS

- interior doors/hardware/jamb .....\$320.00 +
- mirrored closet door (30"x80") .....\$200.00 +
- baseboards/door & window casing ..\$3.00/lin. ft. +
- suspended acoustic ceilings .....\$4.00/sq. ft. +
- walls (ie. insulation, vapour barrier, drywall tape) .....\$4.00/sq. ft. +
- painting (3 coats) walls \$1.50/sq. ft.  
windows .....\$85.00 ea. +  
doors .....\$60.00 ea. +
- kitchen cabinets/counter tops .....\$300.00/lin. ft. +

- wall mirrors .....\$7.50/sq. ft. +
- plaster cornice moulding .....\$16.00/lin. ft. +
- intercom system (retrofit) .....\$1,200.00 +
- central vacuum (retrofit) .....\$1,200.00 +
- install dryer duct:  
new .....\$150.00 +  
retrofit .....\$225.00 +

### STAIRS/RAILING

- oak circular stair .....\$5,000.00 +
- carpet grade circular stair .....\$3,000.00 +
- standard oak staircase .....\$2,500.00 +
- standard carpet grade staircase .....\$1,500.00 +
- stair railings .....\$100.00 + /lin. ft.

### FLOOR COVERINGS

- sheet vinyl .....\$8.00/sq. ft.+
- 12"x12" P.V.C. tiles .....\$4.00/sq. ft. +
- carpet + underpad .....\$6.00/sq. ft. +
- finished subfloor .....\$3.00/sq. ft. +
- 3/8" oak, maple .....\$10.00/sq. ft. +
- 3/4" oak, maple .....\$12.00/sq. ft. +
- parquet / engineered wood flooring ...\$7.00/sq. ft. +
- laminate flooring .....\$6.00/sq. ft. +
- hardwood floor refurbishing  
- with natural finish .....\$2.50-\$3.00/sq. ft. +  
- with stain .....\$3.50-\$4.00/sq. ft. +
- ceramic floor tile .....\$16.00/sq. ft. +

### SECURITY SYSTEMS

- wireless motion detectors .....\$500.00 +
- wired system .....\$1,300.00+
- alarm monitoring .....\$30.00/month +

### BASEMENTS

- underpinning .....\$250.00/lin. ft. +
- lowering basement floor (bench method) .....\$200.00/lin. ft. +
- recreation room remodeling .....\$50.00/sq. ft. +
- to construct basement apartment ...\$100.00 sq. ft. +
- to construct separate basement entrance .....\$10,000.00 +
- excavation/waterproofing exterior foundation .....\$20.00/sq. ft. +
- repair foundation cracks:  
-excavation method ..\$800.00 - \$1,200.00 ea. +  
-urethane injection method .....\$500.00 ea. +

### TERMITE PREVENTION

- chemical treatment of soil .....\$1,800.00 ea. +

### GENERAL CONSTRUCTION

- additions .....\$150.00/sq. ft. +
- renovations .....\$175.00/sq. ft. +
- custom built homes .....\$250.00/sq. ft. +
- complete kitchen renovation .....\$22,000.00 +
- complete bathroom renovation .....\$11,000.00 +

### SWIMMING POOLS

#### 16'x32' with 3' perimeter walkway:

- vinyl lined .....\$25,000.00 +
- concrete lined .....\$40,000.00 +

#### Accessories/misc.

- pool heaters .....\$2,000.00 +
- pumps/filters .....\$1,200.00 +
- seasonal opening/closing maintenance .....\$350.00 +
- 6' x 8' fiber glass hot tub \$6000.00 +

### COMPLIMENTS OF:



© Copyright (2011) The Canadian Building Consulting Group Inc.

Reprinted: March 2013

### - PRE-PURCHASE INSPECTION PACKAGE -

- Our inspection report documents the condition of the roof, exterior elements, electrical, heating/cooling, plumbing, structural elements and interiors.
- Our inspections also cover repair and upgrading recommendations prioritized with cost estimates, life expectancies, cost effective home improvements advice & tips for the do-it-yourselfer.
- We stand behind our service and remain available to answer your questions indefinitely after the inspection.

### HOME INSPECTORS & BUILDING CONSULTANTS

Printed on Recycled Paper

## TYPICAL COSTS OF RESIDENTIAL CONSTRUCTION AND HOME REMODELLING

Canadian Price Index: Multiply by .75 -.85 for rural areas and Atlantic Provinces.

The estimates contained herein include the **supply and installation** of average quality building materials and professional workmanship. We have used a 1,400 square foot, 2-storey, 3 bedroom house as our model. Costs will obviously increase with upgraded quality selections and inherent complications with the job at hand.

## ROOFING SYSTEMS

### Sloped Roofs

- asphalt shingles .....\$3.00 sq. ft. +
- cedar shakes .....\$13.00/sq. ft.+
- cedar shingles .....\$11.00/sq. ft. +
- slate tiles/steel roofing.....\$15.00/sq. ft. +
- clay /concrete tiles.....\$7.00 - \$10.00 +
- Removal of existing shingles, dumping charges:  
1 or 2 layers.....\$1.25 - \$1.75/sq. ft.

### Flat roofs

- 4-ply (tar and gravel).....\$8.00 - \$10.00/sq. ft.
- single-ply membrane.....\$7.00 - \$9.00/sq. ft.
- rolled asphalt ( 90lb ) .....\$2.50 - \$3.50/sq. ft.

### Misc.

- chimney flashing ..... \$100.00 - \$400.00 ea.
- roof/wall flashing .....\$5.00 - \$6.00/lin. ft.
- parapet wall flashing ..... \$25.00 - \$35.00/lin. ft.
- roof vents.....\$100.00 + ea.
- roof tune-up.....\$300.00 +

The average cost to install new asphalt shingles is approximately \$4,100.00

The average cost to tear-off existing shingles and install new asphalt shingles is approximately \$5,800.00

## WALL SIDING

- aluminum siding.....\$6.00/sq. ft.
- cedar siding .....\$6.00 - \$8.00/sq. ft.
- asphalt shingles .....\$3.50/sq. ft.
- vinyl siding.....\$5.00/sq. ft.
- stucco / EFIS.....\$15.00/sq. ft. +
- brick (veneer) .....\$15.00/sq. ft. +
- brick cleaning (unpainted).....\$2.50/sq. ft.
- brick cleaning (painted).....\$5.00 - \$8.00/sq. ft.

## EAVES UPGRADING (Aluminum)

- eavestroughs/downpipes (5")...\$7.00 - \$8.00/lin. ft.
- fascia (6").....\$5.00/lin. ft.
- soffit (16").....\$6.00/lin. ft.
- remove existing eavestroughs.....\$1.00/lin. ft.
- eavestrough cleaning.....\$150.00 +

The average cost to install new soffit, fascia and eavestrough is approximately \$2,300.00 - \$2,800.00

## DECKS

- pressure treated.....\$25.00/sq. ft +
- cedar .....\$30.00/sq. ft +
- custom designed & built.....\$35.00/sq. ft +
- wood patio/roof deck.....\$20.00/sq. ft +

## SKYLIGHT/ROOF WINDOWS

- 2'x4' skylight on a flat roof  
(incl. interior finishing).....\$3,300.00 +
- 2'x4' skylight on a sloped roof  
(incl. interior finishing).....\$4,000.00 +
- 2'x4' roof window (including  
interior finishing).....\$3,500.00 +

## WINDOW REPLACEMENT

- wood/vinyl windows .....\$75.00/sq. ft. +
- aluminum/vinyl windows.....\$55.00/sq. ft. +
- architectural windows .....\$125.00/sq. ft. +
- aluminum storm windows..... \$150.00 - \$250.00 ea.
- aluminum porch enclosures.....\$15.00/sq. ft. +
- fixed thermal glass (existing frames)\$30.00/sq. ft. +

## EXTERIOR DOORS

- steel insulated doors .....\$750.00 + ea.
- solid wood doors .....\$900.00 + ea.
- 6' aluminum / vinyl patio doors ..... \$1,500.00 + ea.
- 6' wood patio door .....\$1,800.00 + ea.
- aluminum storm door .....\$450.00 + ea.
- install 6'x7' opening in brick wall .....\$3,500.00 ea.
- install 6'x7' opening in wood wall.....\$2,000.00 ea.

## FENCES

- pressure treated lumber (5' high) ..... \$25.00/lin. ft.
- cedar (5' high) .....\$35.00/lin. ft.
- chain link (4' high) .....\$12.00/lin. ft.

## DRIVEWAYS/WALKWAYS

- interlocking brick/stone.....\$12.00 - \$14.00/sq. ft.
- stamped concrete .....\$10.00/sq. ft.
- asphalt paving  
(using existing base) .....\$3.00/sq. ft.
- asphalt paving  
(with installation of new base) .....\$5.50/sq. ft.

## PATIOS

- interlocking brick/stone .....\$12.00 - \$14.00/sq. ft.
- stamped concrete .....\$10.00/sq. ft.
- patio stones .....\$4.00/sq. ft.
- wood decking .....\$8.00/sq. ft. +
- flagstone/field stone .....\$25.00/sq. ft.

## LANDSCAPING

- top soil and sod .....\$2.00/sq. ft.
- tree removal .....\$1,800.00 + ea.
- 6"x 6" pressure treated retaining walls:  
below grade (per piece) .....\$16.00/lin. ft.  
above grade (per piece) .....\$12.00/lin. ft.

## GARAGES

- removal of existing garage .....\$3,000.00
- detached carport .....\$8,000.00
- detached wood frame 1-car .....\$20,000.00+
- detached wood frame 2-car .....\$25,000.00+
- detached block 1-car .....\$23,000.00+
- detached block 2-car .....\$27,000.00+

## Overhead doors

- automatic garage door opener .....\$450.00 + ea.
- single car overhead door  
-steel insulated.....\$1000.00 + ea.  
-redwood .....\$1,000.00 + ea.  
-cladboard.....\$750.00 + ea.
- double car overhead door  
-steel insulated.....\$1,500.00 + ea.  
-redwood .....\$1,750.00 + ea.  
-cladboard.....\$1,100.00 + ea.

## ELECTRICAL SYSTEMS

### Upgrade of main service to:

- 100 amps .....\$1,800.00 - \$2,100.00
- 200 amps .....\$2,800.00 - \$3,100.00  
(with existing underground).....\$1,300.00 +
- 400 amp.....\$8,000.00 +
- 16 circuit auxiliary panel.....\$350.00 - \$450.00 ea.
- electrical permit (minor work) .....\$200.00+

### Retrofit work

- per plug, switch, light\* .....\$150.00 ea.
- stove and dryer plugs .....\$250.00 ea.
- bathroom, exterior GFI plug .....\$150.00 ea.
- bathroom exhaust fan.....\$500.00 ea.
- doorbell system .....\$180.00 + ea.
- baseboard heaters .....\$350.00 - \$450.00 ea.
- powered attic ventilators .....\$500.00 + ea.
- kitchen plugs .....\$200.00 ea.
- oven exhaust fan.....\$400.00 - \$500.00 ea.
- electric smoke detectors .....\$160.00 ea.

### New work

- per plug, switch, light\* .....\$100.00 ea.
- stove and dryer plugs .....\$150.00 ea.
- bathroom, exterior GFI plug .....\$100.00 ea.
- bathroom exhaust fan .....\$200.00 ea.
- doorbell system .....\$150.00 + ea.
- baseboard heaters .....\$250.00 - \$300.00 ea.
- powered attic ventilators .....\$250.00 + ea.
- kitchen plugs .....\$125.00 ea.
- oven exhaust fan. \$300.00 - \$350.00 ea. (electrical only)
- electric smoke detectors .....\$80.00 - \$100.00 ea.

The average total electrical charges when building a new house or totally renovating is approximately \$9500.00 +\*

\*The cost to supply light fixtures are not included in the above estimates

## PLUMBING SYSTEMS

### Kitchen

- sink & faucets .....\$600.00 + ea.
- dishwasher connection .....\$275.00 ea.
- garburator .....\$600.00 + ea.
- vegetable sprayer .....\$150.00 + ea.

### Bathrooms

- whirlpool bath/faucets .....\$2,200.00+
- bathtub/faucets .....\$900.00+

- shower connection with shower head .....\$200.00+
- toilet .....\$400.00+
- wash basin/faucets .....\$350.00+
- pedestal sinks/faucets .....\$400.00+
- pressure/temp. balance control .....\$500.00
- pre-formed shower enclosure .....\$2,000.00+
- ceramic tiles to existing tub enclosure ..\$2,000.00+

### General Work

- new 1" water service\* .....\$2,000.00+
- 40 gal. electric hot water tank .....\$1,000.00
- to change all drain lines under basement floor  
-with excavation .....\$4,000.00+
- replace drain lines at front yard .....\$3,000.00+
- laundry tub and connections .....\$450.00+
- change water lines (basement) .....\$1000.00+
- change water lines (entire house) .....\$3000.00+
- exterior garden hose bibb .....\$150.00 - \$250.00

### Private Plumbing Systems

- shallow well water service .....\$1,200.00+ ea.
- deep well water service .....\$3,000.00+ ea.
- laundry tub sewage pump .....\$600.00
- installation of sump hole .....\$1,000.00 ea.
- submersible sump pump (to buy) .....\$200.00+ ea.
- sewage ejection system .....\$4,000.00
- septic tank (1000 gal)  
-using existing soil .....\$5,000.00 ea.
- septic tank (1000 gal)  
-with new drainage soil .....\$10,000.00 ea.
- septic tank cleaning .....\$150.00 ea.
- well drilling .....\$40.00 - \$60.00/ft.

The average total plumbing charges when building a house or totally renovating is approximately \$15,000.00 - \$18,000.00.

\* From the house to the city connection only.

## HEATING, VENTILATION & AIR CONDITING SYSTEMS (HVAC)

### Forced Air System

- high-efficiency gas furnace .....\$3,700.00
- installation of air ducts (new) .....\$8,000.00 +
- installation of air ducts (retrofit) .....\$10,000.00 +
- to metal line existing chimney .....\$600.00 +
- air duct cleaning .....\$275.00 +
- humidifier: drum type .....\$250.00
- flow-through type .....\$400.00
- programmable thermostat .....\$200.00+
- electric air cleaner .....\$800.00
- air to air heat exchanger (HRV) .....\$2,200.00

### Hot Water System

- hot water gas "high-efficiency"  
boiler .....\$6,000.00 - 7,000.00
- circulating pump .....\$600.00
- cast iron radiators  
(basement) .....\$900.00 - \$1,000.00
- cast iron radiators  
(upper levels) .....\$800.00 - \$1,000.00