REPORT

Home Improvement Costs

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	$ 2.00 - $ 4.00 per sq. ft.
Strip and reshingle with conventional asphalt shingles	$ 2.75 - $ 5.50 per sq. ft.
Strip and reshingle with premium quality asphalt shingles	$ 5.00 - $ 10.00 per sq. ft.
Strip and re-roof with cedar shingles	$ 9.00 - $ 18.00 per sq. ft.
Strip and replace built-up tar and gravel roof	$ 10.00 - $ 20.00 per sq. ft. (min. $ 1000)
Strip and install single-ply roof membrane	$ 10.00 - $ 20.00 per sq. ft. (min. $ 1000)
Reflash typical skylight or chimney	$ 500.00 - $ 1000.00
Repoint typical chimney above roof line	$ 25.00 - $ 50.00 per row of bricks (min. $ 400)
Rebuild typical single flue chimney above roof line	$ 200.00 - $ 400.00 per lin. ft. (min. $ 500)

EXTERIOR

Install galvanized or aluminum gutters and downspouts	$ 5.00 - $ 10.00 per lin.ft. (min. $ 500)
Install aluminum soffits and fascia	$ 8.00 - $ 16.00 per lin. ft.
Install aluminum or vinyl siding	$ 6.00 - $ 12.00 per sq. ft.
Repoint exterior wall: soft mortar	$ 3.00 - $ 6.00 per sq. ft. (min. $ 500)
hard mortar	$ 5.00 - $ 10.00 per sq. ft. (min. $ 500)
Parge foundation walls	$ 3.00 - $ 6.00 per sq. ft.
Dampproof foundation walls and install weeping tiles	$ 150.00 - $ 300.00 per lin. ft. (min. $ 3000)
Install a deck	$ 25.00 - $ 50.00 per sq. ft. (min. $ 1000)
Resurface existing asphalt driveway	$ 2.00 - $ 4.00 per sq. ft.
Install interlocking brick driveway	$ 8.00 - $ 16.00 per sq. ft.
Rebuild exterior basement stairwell	$ 5000.00 and up
Build detached garage:	$ 70.00 - $ 140.00 per sq. ft.
Build retaining wall: wood	$ 20.00 - $ 40.00 per sq. ft. (min. $ 500)
concrete	$ 30.00 - $ 60.00 per sq. ft. (min. $ 500)
Painting: trim only	$ 2000.00 - $ 4000.00 and up
trim and wall surfaces	$ 5000.00 and up

STRUCTURE

Underpin one corner of house	$ 5000.00 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. $ 200)
Install basement support post with proper footing	$ 800.00 - $ 1600.00
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)	$ 1500.00 - $ 3000.00
Upgrade electrical service to 100-amps (if suitably sized panel already exists)	$ 800.00 $ 1600.00
Upgrade electrical service to 200-amps	$ 1700.00 - $ 3500.00
Install new circuit breaker panel	$ 700.00 - $ 1400.00
Replace circuit breaker (20 amp or less)	$ 100.00 - $ 200.00
Add 120-volt circuit (microwave, freezer, etc.)	$ 150.00 - $ 300.00
Add 240-volt circuit (dryer, stove, etc.)	$ 300.00 - $ 600.00

Over ►