

VISION REAL ESTATE

Structure

•	Addition (foundation to roof)	\$95 - \$130/sq.ft.
•	Basement entrance	_\$5250 - \$10500
•	Basement main beam	_\$2100
•	Basement support post / foundation	_\$500 - \$1000
•	Excavation / waterproofing	\$125 - \$175/sq.ft.
•	Foundation cracks (excavation method)	_\$525 - \$1100
•	Foundation cracks	
	(injection method) (per crack)	_\$500
•	Masonry wall (single story)	\$525 - \$800/lin.ft.
•	Lower basement	_\$200 - \$425
•	Remove bearing wall	_\$2100 - \$3200
•	Remove partition wall	_\$850 - \$1700
•	Re-support floor joist (sistering)	_\$325 - \$525
•	Roof sheathing (replace)	_\$6 - \$8/sq.ft.
•	Underpinning	_\$325 - \$525/lin.ft
•	Termite prevention (chemical soil treatment)	_\$2100

Wall System

•	Aluminum siding	_\$5 - \$6/sq.ft
•	Brick veneer	_\$10 - \$25/sq.ft.
•	Brick cleaning (unpainted)	_\$3/sq.ft.
•	Brick cleaning (painted)	_\$6/sq.ft.
•	Brick repainting	_\$6 - \$8/sq.ft
•	Cedar siding	_\$10 - \$15/sq ft.
•	Stucco	_\$10 - \$15/sq.ft.
•	Vinyl siding	_\$5 - \$6/sq.ft.

Exterior Door

•	Aluminum storm doo <u>r</u>	_\$375
•	Metal insulated door	_\$675 - \$800
•	Patio door - replace	_\$775 - \$1600
•	Patio door - brick wall (6ft.)	_\$2600 - \$3600
•	Patio door - wood wall (6ft.)cedar siding	_\$2100 - \$3100



Sloped Roofs

•	Asphalt shingle (over existing)	_\$2 - \$3/sq.ft.
•	Asphalt shingle (strip & re-shingle)	_\$3 - \$5/sq.ft.
•	Asphalt shingle (high quality)	_\$5 - \$7/sq.ft.
•	Cedar shake / shingle	_\$7 - \$10/sq.ft.
•	Clay tile	_\$15 - \$20/sq.ft.
•	Concrete tile	_\$9 - \$13/sq.ft.
•	Wood shake / shingle	_\$6 - \$8/sq.ft.
•	Slate tile	_\$30 - \$55/sq.ft.

Flat Roofs

•	Roll roofing asphalt (90lb.)	_\$2 - \$3/sq.ft.
•	4 ply (tar and gravel)	_\$6 - \$11/sq.ft.
•	Single ply membrane	\$6 - \$11/sa.ft.

Gutters

•	Gutter cleaning	_\$175
•	Gutter / downspout - aluminum	_\$7 - \$9/lin.ft
•	Gutter / downspout - galvanized	_\$6 - \$7/lin.ft
•	Downspout extension	\$16

Soffits / fascia (aluminum)_____\$16/lin.ft.

Flashing

•	Chimney flashing (sloped asphalt)	_\$250 - \$500
•	Chimney flashing (flat built-up)	_\$350 - \$600
•	Metal cricket at chimney	_\$250 - \$500
•	Parapet wall flashing	_\$32/lin.ft.
•	Roof vent flashing	_\$125
•	Reflash skylight	_\$425 - \$625
•	Valley flashing	_\$21 - \$32/lin.ft
•	Wall flashing	_\$6 - \$7/lin.ft.

Garage - Walkway

Chimney

•	Chimney extension	_\$150 - \$275/lin.ft.
•	Chimney repointing	_\$8 - \$11/brick
•	Concrete cap (single flue)	_\$100 - \$275
•	Concrete cap (double flue)	_\$200 - \$425
•	Rain cap	_\$125
•	Reline flue	_\$45 - 55/lin.ft.

Garage

•	Detached carport	_\$1200 - \$1600
•	Detached wood frame - single	_\$750 - \$1100
•	Detached wood frame - double	_\$2100 - \$2600
•	Detached block - single	_\$1250 - \$1600
•	Detached block - double	_\$250 - \$525
•	Removal of existing garage	_\$775 - \$950
•	Breaker panel - auxiliary	_\$125 - \$325
•	Circuit breaker (replace)	_\$75 - \$125
•	Knob and tube wiring (replace)	\$7500 - \$13000

Overhead Doors

•	Automatic garage door opener	_\$475
•	Cladboard - single	_\$625 - \$850
•	Cladboard - double	_\$1050 - \$1275
•	Metal - single (one piece)	_\$900
•	Metal - double (one piece)	_\$1350
•	Wood - single (one piece)	_\$1050
•	Wood - double (sectional)	\$1900



Driveway

•	Asphalt paving (existing base)	_\$5 - \$7/sq.ft.
•	Asphalt paving (new base)	_\$5 - \$8/sq.ft.
•	Asphalt (seal)	_\$65 - \$80
•	Concrete (stamped)	_\$7 - \$11/sq.ft.
•	Interlock brick / stone	_\$11 - 13/sq.ft.

Landscaping

•	Lay soil & sod	_\$3 - \$6/sq.ft.
•	Sprinkler system	_\$1200.
•	Retaining wall - concrete	_\$55/sq.ft.

Retaining wall - wood _____\$45/sq.ft.

Deck

•

- Pressure treated / cedar_____\$15 \$30/sq.ft.
- Custom designed & built ______\$55 \$80/sq.ft.

Patio

•	Concrete	_\$16 - \$25/sq.ft.
•	Flagstone / fieldstone	_\$21/sq.ft.
•	Interlock brick / stone	\$11 - \$16/sq.ft.
•	Patio stone	\$6/sq.ft.

Porch

•	Flooring	_\$8/sq.ft.
•	Railing	_\$225
•	Skirting	_\$21/lin.ft.
•	Steps - concrete	_\$525
•	Steps - wood	_\$325

Fence

•	Chain-link (h 4ft.)	_\$10 - \$20/lin.ft.
•	Wood - cedar (h 5ft.)	_\$15 - \$30/lin.ft.
•	Wood - pressure treated (h 5ft.)	_\$10 - \$20/lin.ft.
•	Reset post in concrete	_\$80

Windows

•	Awning	_\$55/sq.ft.
•	Awning / casement (replace)	_\$50/sq.ft.
•	Bay / bow	_\$50 - \$70/sq.ft.
•	Casement	_\$63/sq.ft.
•	Double hung	_\$53/sq.ft.
•	Double hung (replace)	_\$42/sq.ft.
•	Skylight	_\$800+
•	Slider - aluminum	_\$32/sq.ft.
•	Slider - aluminum (replace)	_\$27/sq.ft.
•	Storm - aluminum	_\$75 - \$200
•	Thermal glass (existing frame)	_\$32/sq.ft.

Kitchen / Bathroom

•	Kitchen cabinet	_\$50 - \$125/lin.ft.
•	Kitchen counter - laminate	_\$45/lin.ft.
•	Kitchen counter - marble	_\$80/lin.ft.
•	Kitchen renovation	_\$7500+
•	Bathroom renovation	\$5250+

Floor

•	Carpet - clean	_\$125/room
•	Carpet - outdoo <u>r</u>	_\$3/sq.ft.
•	Carpet and underpad	_\$6 - \$11/sq.ft.
•	Ceramic tile	_\$6 - \$11/sq.ft.
•	Hardwood	_\$6 - \$11/sq.ft.
•	Hardwood - prefinished	_\$11 - \$16/sq.ft.
•	Hardwood - refinish	_\$3 - \$6/sq.ft.
•	Vinyl - sheet	_\$4 - \$9/sq.ft.
•	Vinyl - tile	\$4 - \$9/sq.ft.

Doors

•	Bi-fold louver	_\$850
•	Bi-fold panel	_\$625
•	Custom with casing / hardware	_\$525
•	Exterior - panel	\$1050
•	Interior - panel	_\$525
•	French	\$1050
•	Patio	\$2100
•	Storm - aluminum	_\$200 - \$325

Stairs - Railings

•	Curved stair - oak (7 risers)	_\$7350+
•	Spiral stair - oak	_\$5250+
•	Standard stair - oak (7 risers)	_\$1050+.
•	Stair railing	_\$42 - \$63/lin.ft.

Insulation

•	Rigid exterior (prior to finish)	_\$1 - \$2/sq.ft.
•	R20 - batt	_\$1 - \$2/sq.ft.
•	R20 - loose	_\$1 - \$2/sq.ft.
•	R32 - batt	_\$2 - \$3/sq.ft.
•	R32 - loose	_\$2 - \$5/sq.ft.
•	Wall / roof cavity	_\$2 - \$5/sq.ft.

Fireplaces

•	Damper	_\$175
•	Brick replacement	\$400 - \$1050
•	Gas insert	_\$2600 - \$4200
•	Glass door	_\$525+
•	Hearth extension	_\$420
•	Flue cleaning	_\$200 - \$300
•	Metal box insert	_\$1050 - \$2600
•	Masonry with flue rough-in	_\$5250+
•	Wood stove	_\$1575 - \$3500

Ceiling - Wall

•	Acoustic ceiling (suspended)	_\$6/sq.ft.
•	Baseboard / door / window casing	_\$4/lin.ft.
•	Drywall over plaster	_\$3 - \$4/sq.ft.
•	Plaster (over existing plaster)	_\$3 - \$4/sq.ft.
•	Stucco / stipple	_\$3/sq.ft.
•	Walls (insulations / drywall)	_\$4/sq.ft.
•	Walls painting (3 coats)	_\$2/sq.ft.
•	Wallpaper	_\$6 - \$11/sq.ft.

Security System

•	Alarm monitoring	_\$35/month
•	Alarm system	\$2500
•	Intercom system (retrofit)	_\$1500
•	Wired system	_\$1500
•	Wireless motion detectors	_\$525

Miscellaneous

- Central vacuum (retrofit) ______\$1050 \$2100
- Central vacuum (canister only)_____\$1050 \$1600

Swimming Pool / Hot Tub

•	Pool - vinyl lined (16ft. x 40ft.)	_\$15000 - \$20000
•	Pool - concrete lined (16ft. x 40ft.)	_\$30000+
•	Pool heater	_\$2100
•	Pump / filter	_\$1600
•	Hot tub fiberalass	\$5250+

Retro Fit

•	Attic ventilator - mechanical	_\$325
•	Baseboard heater (4')	_\$180 - \$575
•	Ceiling fan	_\$250
•	Doorbell system	_\$100 - \$130
•	Dryer duct	_\$125 - \$200
•	Hardwired smoke detector	_\$75 - \$150
•	Exhaust fan - bathroom	_\$150 - \$200
•	Exhaust fan - oven	_\$250 - \$325
•	Exterior light fixture	_\$125 - \$275
•	Fluorescent light fixture	_\$175 - \$275
•	Ground - public system	_\$90 - \$125
•	Ground - private system (with ground rods)	_\$250 - \$325
•	Receptacle - conventional	_\$125 - \$175
•	Receptacle - split	_\$175 - \$275
•	Receptacle - exterior with cover	_\$175 - \$275
•	Receptacle - replace conventionalwith GFCI	_\$100 - \$150
•	Receptacle - CO/ALR (aluminum)	_\$75 - \$125
•	Receptacle - stove/dryer	_\$100 - \$150
•	Receptacle - rewire reverse polarity	_\$50 - \$80
•	Standard light fixture	

Upgrade

•	100 amp (new panel)	_\$1200 - \$1600
•	100 amp (existing panel)	_\$750 - \$1100
•	200 amp (new panel)	_\$2100 - \$2600
•	200 amp (existing panel)	_\$1250 - \$1600
•	120 / 240 volt circuit	_\$250 - \$525
•	Breaker panel - main	_\$775 - \$950
•	Breaker panel - auxiliary	_\$125 - \$325
•	Circuit breaker (replace)	_\$75 - \$125
•	Knob and tube wiring (replace)	_\$7500 - \$13000



Forced-Air System

•	Air duct (new)	_\$4200
•	Air duct (retrofit)	_\$6300
•	Annual service	_\$100 - \$175
•	Blower motor	_\$375 - \$525
•	Clean duct	_\$180 - \$325
•	Convert oil to gas (1 story)	_\$2500 - \$3300
•	Convert hot water to forced air (1 story)	_\$7500 - \$11000
•	Electronic air filter	_\$625 - \$950
•	Gas - Mid efficiency	_\$2600 - \$3300
•	Gas - High efficiency	_\$3600 - \$4700
•	Humidifier - drum type	_\$100 - \$175
•	Humidifier - flow through type	_\$400 - \$475
•	Existing chimney flue - Metal	\$600 - \$1100

Hot Water System

•	Circulating pump	_\$600 - \$800
•	Cast iron radiator	_\$600 - \$800
•	Expansion tank	_\$300 - \$450
•	Gas boiler - standar	_\$3000 - \$4800
•	Gas boiler - high efficiency	_\$6500 - \$11000
•	Removal of oil tank from basement	_\$400 - \$650
•	Radiator / boiler removal	_\$1500 - \$2600
•	Radiator	_\$600 - \$950
•	Radiator valve	\$125 - \$225

Air Conditioner/Heat Pump

•	Air handler 3-ton (vertical)	_\$1400 - \$1900
•	Air handler 3-ton (horizontal)	_\$1800 - \$2100
•	Central A/C existing duct	_\$2500 - \$5000
•	Central A/C attic mounted; separate duct	_\$11000+
•	Compressor (replace)	_\$1500 - \$1800
•	Condenser (replace)	_\$1800 - \$2700
•	Heat recovery ventilator (HRV)	_\$1800 - \$2700
•	Heat pump	_\$5200 - \$6500

Bathroom

•	Basin - pedestal type	_\$375
•	Basin - vanity	_\$250
•	Bathtub - replace / retile	_\$2500+
•	Shower connection	_\$250
•	Shower stall - plastic	_\$900 - \$2000
•	Shower stall - ceramic tile	_\$2500 - \$3300
•	Toilet - flush mechanism	_\$125 - \$175
•	Toilet - replace	_\$425
•	Toilet - replace seal	_\$125 - \$275
•	Toilet - unclog	_\$ \$125 - \$225
•	Tub enclosure - ceramic tile	_\$2500 - \$3300
•	Tub enclosure - plastic	_\$600 - \$1275
•	Whirlpool bath	_\$4250

Kitchen

Plumbing

•	dishwasher	\$675 - \$950
•	garbage disposal	\$200 - \$425
•	range hood	\$350 - \$525
•	sink - porcelain	\$750 - \$900
•	sink - stainless steel	

Private Plumbing System

•	Laundry tub and waste pum	_\$525 - \$850
•	Septic tank (1000gal	_\$2600 - \$6000
•	Septic tank cleaning	_\$175 - \$325
•	Sewage waste pump	_\$1500 - \$1800
•	Well - shallow	_\$32/lin.ft.
•	Well - deep	_\$42/lin.ft.
•	Well - submersible pump	_\$1275
•	Well - suction / jet pump	_\$600 - \$950

Upgrade

•	Hose bibb	_\$125 - \$175
•	Hot water tank (40 Gal Electric)	_\$600 - \$800
•	Hot water tank (40 Gal Gas)	_\$800 - \$1000
•	Tankless water heater	_\$2000 - \$3000
•	Laundry tub / connection	_\$350 - \$550
•	Main water service	_\$175 - \$225/lin.ft.
•	Main shut-off valve	_\$175 - \$325
•	Sump pump	_\$175 - \$275
•	Supply lines - 1 story; up to 2 baths	_\$1850 - \$2600
•	Temperature & pressure relief valve	_\$60 - \$100
•	Water softener	\$925 - \$1600
•	Waste drain lines	_\$2600 - \$4200

Component

Average Life (Years)

Roof Covering

•	Asphalt standard shingle	12-15
•	Asphalt premium shingle	15-30
•	Wood shingle	10-20
•	Concrete / clay tile	20-40
•	Asbestos cement	40-80
•	Slate tile	40-80
•	Roll roofing	5-15
	Tar & gravel	15-25
•	Metal	60

Heating

•	Forced air furnace	_10-25
•	Oil tank	_40
•	Water / steam boiler - welded steel	_15-30
•	Water / steam boiler - cast iron	_30-50
•	Water / steam circulating pump	_10-25

Cooling

•	Central air	_10-15
•	Heat pump	10-15
•	Window air conditioning	10-20



Component

Average Life (Years)

Plumbing

•	Galvanized water pipe	_12-15
•	Hot water heater	_15-30
•	Septic / sewer pump	_10-20
•	Well pump	20-40

Appliances

•	Dishwasher	_5-12
•	Dryer	_10-25
•	Garbage disposal	_5-12
•	Oven / range	_15-20
•	Washing machine	5-15

These estimates reflect the average basic costs for supplies, heat pump and installation of building materials in Canada and the United States anticipated for 2019-2020.

Costs may vary depending on regions, upgrades, complexity and disposal fees.

It is our strong recommendation that you obtain a minimum of three written quotes from reputable licensed local contractors for validation.



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