



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 door_____ \$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/sq.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.

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 - outdoor _____ \$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 fiberglass _____ \$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 conventional with GFCI _____ \$100 - \$150
- Receptacle - CO/ALR (aluminum) _____ \$75 - \$125
- Receptacle - stove/dryer _____ \$100 - \$150
- Receptacle - rewire reverse polarity _____ \$50 - \$80
- Standard light fixture _____ \$125 - \$225

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

- dishwasher _____ \$675 - \$950
- garbage disposal _____ \$200 - \$425
- range hood _____ \$350 - \$525
- sink - porcelain _____ \$750 - \$900
- sink - stainless steel _____ \$650 - \$800

Private Plumbing System

- Laundry tub and waste pump _____ \$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.



VISION
REAL ESTATE



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