



Residential Construction & Remodeling Cost Guide

STRUCTURE/EXTERIOR

Structure

- Addition (foundation to roof): \$95 – \$130/sq.ft.
- Basement entrance: \$5,250 – \$10,500
- Basement main beam: \$2,100
- Basement support post / foundation: \$500 – \$1,000
- Excavation / waterproofing: \$125 – \$175/sq.ft.
- Foundation cracks (excavation method): \$525 – \$1,100
- Foundation cracks (injection method) (per crack): \$500
- Masonry wall (single story): \$525 – \$800/lin.ft.
- Lower basement (soil floor, 1,000 sq. ft.): \$200 – \$425
- Remove bearing wall (does not include engineer evaluation): \$2,100 – \$3,200
- Remove partition wall: \$850 – \$1,700
- Re-support floor joist (sistering): \$325 – \$525
- Roof sheathing (replace): \$6 – \$8/sq.ft.
- Underpinning: \$325 – \$525/lin.ft.
- Termite prevention (chemical soil treatment): \$2,100

Wall System

- Aluminum siding: \$5 – \$6/sq.ft.
- Brick veneer: \$15 – \$30/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: \$6 – \$11/sq.ft.

Exterior Door

- Aluminum storm door: \$525
- Metal insulated door: \$675 – \$900
- Patio door - replace: \$775 – \$1,600
- Patio door - brick wall (6 ft.): \$2,600 – \$3,600
- Patio door - wood wall (6 ft.): \$2,100 – \$3,100

ROOF/EAVE/FLASHING/CHIMNEY

Sloped Roofs

- Asphalt shingle (over existing): \$3.25 – \$4.25/sq.ft.
- Asphalt shingle (strip & re-shingle): \$4 – \$6/sq.ft.
- Asphalt shingle (high quality): \$5 – \$7/sq.ft.
- Cedar shake / shingle: \$8.50 – \$11.50/sq.ft.
- Clay tile: \$15 – \$20/sq.ft.
- Concrete tile: \$9 – \$19/sq.ft.
- Wood shake / shingle: \$9 – \$12/sq.ft.
- Slate tile: \$30 – \$55/sq.ft.

Flat Roofs

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

Gutters

- Gutter cleaning (1,500 sq. ft. house, below 20 ft.): \$250
- Gutter / downspout - aluminum: \$8 – \$13/lin.ft.
- Gutter / downspout - galvanized: \$7 – \$11/lin.ft.
- Downspout extension: \$25
- Soffits / fascia (aluminum): \$20/lin.ft.

Flashing

- Chimney flashing (sloped asphalt): \$325 – \$675
- Chimney flashing (flat built-up): \$450 – \$650
- Metal cricket at chimney: \$350 – \$700
- Parapet wall flashing: \$32/lin.ft.
- Roof vent flashing: \$150
- Reflash skylight: \$475 – \$675
- Valley flashing: \$24 – \$34/lin.ft.
- Wall flashing: \$8 – \$10/lin.ft.

Chimney

- Chimney extension: \$150 – \$275/lin.ft.
- Chimney repointing: \$10 – \$12/brick (\$150 minimum)
- Concrete cap (single flue): \$150 – \$350
- Concrete cap (double flue): \$250 – \$500
- Rain cap: \$225/standard, \$1,000+ custom
- Reline flue: \$50 – \$60/lin.ft.



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GARAGE/DRIVEWAY/WALKWAY

Garage

- Detached carport: \$5,250+
- Detached wood frame - single: \$10,500+
- Detached wood frame - double: \$20,000 – \$30,000
- Detached block - single: \$21,000+
- Detached block - double: \$26,250+
- Removal of existing garage: \$1,575+

Overhead Doors

- Automatic garage door opener: \$525
- Cladboard - single: \$725 – \$950
- Cladboard - double: \$1,150 – \$1,350
- Metal - single (one piece): \$900 – \$1,300
- Metal - double (one piece): \$1,300 – \$1,900
- Wood - single (one piece): \$1,050 – \$1,550
- Wood - double (sectional): \$2,150 – \$3,000

Driveway

- Asphalt paving (existing base): \$9 – \$11.50/sq.ft.
- Asphalt paving (new base): \$10 – \$12.50/sq.ft.
- Asphalt (seal): \$0.50 – \$1/sq.ft.
- Concrete (stamped): \$7 – \$11/sq.ft.
- Interlock brick / stone: \$18 – \$23/sq.ft.

LANDSCAPING/DECK/PATIO/FENCE/POOL

Landscaping

- Lay soil & sod: \$3 – \$6/sq.ft.
- Sprinkler system: \$3,200
- Retaining wall - concrete: \$55/sq.ft.
- Retaining wall - wood: \$45/sq.ft.

Deck

- Pressure treated / cedar: \$20 – \$30/sq.ft.
- Custom designed & built: \$65 – \$85/sq.ft.

Patio

- Concrete: \$18 – \$25/sq.ft.
- Flagstone / fieldstone: \$22 – \$29/sq.ft.
- Interlock brick / stone: \$19 – \$26/sq.ft.
- Patio stone: \$18 – \$24/sq.ft.

Porch

- Flooring (wood): \$10/sq.ft.
- Railing: \$40 – \$60/lin.ft.
- Skirting: \$21/lin.ft.
- Steps - concrete (3 steps, no railing): \$525
- Steps - wood: \$325

Fence

- Chain-link (h 4 ft.): \$20 – \$30/lin.ft.
- Wood - cedar (h 5 ft.): \$28 – \$45/lin.ft.
- Wood - pressure treated (h 5 ft.): \$26 – \$43/lin.ft.
- Reset post in concrete: \$100 – \$150

Swimming Pool / Hot Tub

- Pool - vinyl lined (16 ft. x 40 ft.): \$20,000 – \$30,000
- Pool - concrete lined (16 ft. x 40 ft.): \$30,000+
- Pool heater: \$2,500+
- Pump / filter: \$2,700 – \$3,000
- Hot tub fiberglass: \$5,250



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INTERIOR

Windows

- Awning: \$58/sq.ft.
- Awning / casement (replace): \$53/sq.ft.
- Bay / bow: \$53 – \$74/sq.ft.
- Casement: \$67/sq.ft.
- Double hung: \$56/sq.ft.
- Double hung (replace): \$45/sq.ft.
- Skylight: \$850+
- Slider - aluminum: \$35/sq.ft.
- Slider - aluminum (replace): \$29/sq.ft.
- Storm - aluminum: \$75 – \$225
- Thermal glass (existing frame): \$34/sq.ft.

Kitchen / Bathroom

- Kitchen cabinet: \$100 – \$200/lin.ft.
- Kitchen counter - laminate: \$45/lin.ft.
- Kitchen counter - marble: \$100 – \$140/lin.ft.
- Kitchen renovation: \$7,500+
- Bathroom renovation: \$5,250+

Floor

- Carpet - clean: \$125/room
- Carpet - outdoor: \$3/sq.ft.
- Carpet and underpad: \$6 – \$11/sq.ft.
- Ceramic tile: \$14 – \$20/sq.ft.
- Hardwood: \$12 – \$17/sq.ft.
- Hardwood - prefinished: \$14 – \$19/sq.ft.
- Hardwood - refinish: \$3 – \$6/sq.ft.
- Vinyl - sheet: \$4 – \$9/sq.ft.
- Vinyl - tile: \$4 – \$9/sq.ft.

Stairs/Railings

- Curved stair - oak (7 risers): \$7,350+
- Spiral stair - oak: \$5,250+
- Standard stair - oak (7 risers): \$1,050+
- Stair railing: \$42 – \$63/lin.ft.

Security System

- Alarm monitoring: \$35/month
- Alarm system: \$2,500
- Intercom system (retrofit): \$1,500
- Wired system: \$1,500
- Wireless motion detectors: \$525

Insulation

- Rigid exterior (prior to finish): \$1.50 – \$2.75/sq.ft.
- R20 - batt: \$1.50 – \$2.50/sq.ft.
- R20 - loose: \$1.50 – \$2.50/sq.ft.
- R32 - batt: \$2.50 – \$3.50/sq.ft.
- R32 - loose: \$2 – \$5/sq.ft.
- Wall / roof cavity: \$2 – \$5/sq.ft.

Doors

- Bi-fold louver: \$850
- Bi-fold panel: \$625
- Custom with casing / hardware: \$525
- Exterior - panel: \$1,050
- Interior - panel: \$525
- Interior - French: \$1,050
- French: \$1,050
- Patio: \$2,100
- Storm - aluminum: \$325 – \$375

Fireplaces

- Damper: \$300
- Brick replacement: \$400 – \$1,050
- Gas insert: \$2,600 – \$4,200
- Glass door: \$525+
- Hearth extension: \$525
- Flue cleaning: \$250+
- Metal box insert: \$4,400
- Masonry with flue rough-in: \$5,250+
- Wood stove: \$1,575 – \$3,500

Ceiling/Wall

- Acoustic ceiling (suspended, not including grid): \$6/sq.ft.
- Baseboard / door / window casing: \$6.50 – \$10/lin.ft.
- Drywall over plaster: \$3 – \$4/sq.ft.
- Plaster (over existing plaster): \$4.50 – \$5.50/sq.ft.
- Stucco / stipple: \$3/sq.ft.
- Walls (insulation / drywall): \$4/sq.ft.
- Walls painting (3 coats): \$2/sq.ft.
- Wallpaper: \$6 – \$11/sq.ft.

Miscellaneous

- Central vacuum (retrofit): \$1,050 – \$2,100
- Central vacuum (canister only): \$1,050 – \$1,600



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ELECTRICAL

Retrofit

- 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

HEATING AND COOLING

Forced-Air System

- Air duct (new): \$4200
- Air duct (retrofit): \$6300
- Annual service: \$250 - \$300
- Blower motor: \$450 - \$600
- 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: \$1400 - \$1700
- Gas - mid efficiency: \$2600 – \$3300
- Gas - high efficiency: \$3600 - \$5000
- Humidifier - drum type: \$200 - \$500
- Humidifier - flow-through type: \$750 - \$900
- Existing chimney flue - metal: \$600 – \$1100

Hot Water System

- Circulating pump: \$600 – \$800
- Cast iron radiator: \$600 – \$800
- Expansion tank: \$300 – \$450
- Gas boiler - standard: \$5600 - \$6600
- Gas boiler - high efficiency: \$6500 – \$11000
- Removal of oil tank from basement: \$500 - \$1500
- Radiator / boiler removal: \$1500 – \$2600
- Radiator: \$600 – \$950
- Radiator valve: \$150 - \$350

Air Conditioner/Heat Pump

- Air handler 3-ton (vertical): \$2200 - \$2600
- Air handler 3-ton (horizontal): \$2600 - \$2800
- Central A/C existing duct: \$6000 - \$7000
- Central A/C attic mounted with separate duct: \$11000+
- Compressor (replace): \$1500 – \$1800
- Condenser (replace): \$1800 - \$3100
- Heat recovery ventilator (HRV): \$1800 – \$2700
- Heat pump: \$6000 - \$7000



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PLUMBING

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: \$525
- 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: \$375 - \$450
- Range hood: \$450 - \$625
- Sink - porcelain: \$750 – \$900
- Sink - stainless steel: \$650 – \$800

Private Plumbing System

- Laundry tub and waste pump (ejector pump): \$650 - \$1200
- Septic tank (1000 gal.): \$2600 – \$6000
- Septic tank cleaning: \$225 - \$600
- 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): \$1150 - \$1350
- Hot water tank (40 Gal Gas): \$1350 - \$1550
- Tankless water heater (gas): \$2900 - \$3400
- Laundry tub / connection: \$350 – \$550
- Main water service: \$175 – \$225/lin.ft.
- Main shut-off valve: \$175 – \$325
- Sump pump replacement: \$300 - \$450
- Supply lines - 1 story, up to 2 baths (accessible): \$2800 - \$3500
- Temperature & pressure relief valve: \$150 - \$300
- Water softener: \$925 – \$1600
- Waste drain lines (accessible): \$3000 - \$6000



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