

# Residential Remodeling Cost Estimates



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## Residential Construction and Remodeling Cost Guide

- **STRUCTURE/EXTERIOR**
- **ROOF/EAVE/FLASHING/CHIMNEY**
- **GARAGE/DRIVEWAY/WALKWAY**
- **LANDSCAPING/DECK/PATIO/FENCE**
- **INTERIOR**
- **ELECTRICAL**
- **HEATING AND COOLING**
- **PLUMBING**
- **LIFE EXPECTANCY**



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## Residential Construction and Remodeling Cost Guide

### STRUCTURE/EXTERIOR

#### Structure

- Addition (foundation to roof) \$100 – \$133/sq ft
- Basement entrance \$4250 – \$10500
- Basement main beam \$6500-10000
- Basement support post / foundation \$500 – \$1000
- Excavation / waterproofing \$125 – \$250/lin ft
- Foundation cracks (excavation method) \$525 – \$1100
- Foundation cracks (injection method) (per crack) \$300-\$500
- Masonry wall (single story) \$27 – \$37/sq ft
- Remove bearing wall single story \$2100 – \$3200
- Remove bearing wall multi-level \$3200-10000
- Remove partition wall \$2 – \$3 /sq ft
- Re-support floor joist (sistering) \$325 – \$525
- Roof sheathing (replace) \$14 – \$21/sheet
- Underpinning \$325 – \$525/lin ft
- Termite prevention (chemical soil treatment) \$5-\$12 /lin ft

#### Wall System

- Aluminum siding \$7 – \$13/sq ft
- Brick veneer \$11 – \$22/sq ft
- Fiber Cement Siding \$8-\$14
- Cedar siding \$10 – \$15/sq ft
- Stucco \$10 – \$16/sq ft
- Vinyl siding \$6 – \$11/sq ft

#### Exterior Door

- Aluminum storm door \$275-\$400/Installed \$450-\$730
- Metal insulated door \$675 – \$800 Installed
- Patio door - replace \$785 – \$1600
- Over Head Garage Door \$625-1900

### ROOF/EAVE/FLASHING/CHIMNEY

#### Sloped Roofs

- Asphalt shingle (over existing) \$3 – \$4/sq ft
- Asphalt shingle (strip & re-shingle) \$4 – \$6/sq ft
- Asphalt shingle (high quality) \$5 – \$7/sq ft
- Cedar shake / shingle \$8– \$12/sq ft
- Clay tile \$13 – \$20/sq ft
- Concrete tile \$9 – \$13/sq ft
- Slate tile \$13 – \$30/sq ft

#### Flat Roofs

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

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### Gutters

- Gutter cleaning \$125-\$225
- Gutter / downspout - aluminum \$7 – \$14/lin ft
- Gutter / downspout - seamless \$6 – \$11/lin ft
- Downspout extension \$16
- Soffits / fascia (aluminum) \$8-\$16/lin ft

### Flashing

- Chimney flashing (sloped asphalt) \$250 – \$500
- Chimney flashing (flat built-up) \$350 – \$600
- Metal cricket at chimney \$250 – \$500
- Roof vent flashing \$125
- Reflash skylight \$300 – \$600
- Valley flashing \$21 – \$32/lin ft

### Chimney

- Chimney extension \$150 – \$275/lin ft
- Chimney repointing \$8 – \$11/brick
- Chimney cap \$200 – \$1000
- Rain cap \$125
- Reline flue \$45 – \$65/lin ft

## GARAGE/DRIVEWAY/WALKWAY

### Garage

- Detached carport \$4000-\$5250+
- Detached wood frame - single \$10500+
- Detached wood frame - double \$15750+
- Removal of existing garage \$1575+

### Overhead Doors

- Automatic garage door opener \$225-\$515
- 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

- Cement Driveway \$9-\$13/sq ft
- Asphalt paving \$7 – \$14/sq ft
- Asphalt (seal) \$100-\$300
- Concrete (stamped) \$20 – \$27/sq ft
- Interlock brick / stone \$16 – \$24/sq ft

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### LANDSCAPING/DECK/PATIO/FENCE

#### Landscaping

- Lay soil & sod \$4 – \$7/sq ft
- Sprinkler system \$1200 (DIY) \$3000-\$4000 .25 acre installed
- Retaining wall – Block \$9-15/sq ft
- Retaining Wall – Stack Stone \$27-\$37
- Retaining wall - wood \$25 - \$45/sq ft

#### Deck

- Pressure treated / cedar \$15 – \$30/sq ft
- Custom designed & built \$55 – \$80/sq ft

#### Patio

- Concrete \$12 – \$17/sq ft
- Flagstone / fieldstone \$17-\$28/sq ft
- Interlock brick / stone \$16 – \$24/sq ft

#### Porch

- Flooring \$3-\$12/sq ft
- Railing \$30/lin ft
- Skirting \$21/lin ft
- Steps - concrete \$525
- Steps - wood \$325

#### Fence

- Chain-link (h 4ft.) \$20 – \$33/lin ft
- Wood - cedar (h 8ft.) \$30 – \$60/lin ft
- Wood - pressure treated (h 5ft.) \$17 – \$45/lin ft

### INTERIOR

#### Windows

- Awning / casement (replace) \$500-\$2100
- Bay / Bow \$1000 – \$4500/
- Double hung (replace) \$450-\$1350.
- Skylight \$800+
- Slider - (replace) \$450-\$1500.
- Storm – (replace) \$60 – \$300
- Replace thermal seal (existing frame) \$70-\$120

#### Kitchen / Bathroom

- Glaze Wood Cabinets \$11-\$26 /sq ft
- Refinish Kitchen Cabinets \$3-\$6 /sq ft
- Kitchen cabinet replacement \$250 + per cabinet
- Kitchen counter – Butcher Block \$50-\$75 /sq ft
- Kitchen counter - laminate \$30-\$52/sq ft
- Kitchen counter - marble \$80 + /sq ft
- Kitchen counter – granite \$70-\$100 + /sq ft
- Kitchen renovation \$10,000+
- Bathroom renovation \$5000+

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### Floor

- Carpet - clean \$125/room
- Carpet - outdoor \$3/sq ft
- Carpet and underpad \$6 – \$11/sq ft
- Ceramic tile \$14 – \$27/sq ft
- Install hardwood \$10 – \$20/sq ft
- Install hardwood - prefinished \$11 – \$22/sq ft
- Hardwood - refinish \$5 – \$7/sq ft
- Install linoleum \$4-\$12 /sq ft
- Install Laminate \$8-\$18 /sq ft
- Vinyl - sheet \$4 – \$11/sq ft
- Vinyl - tile \$6 – \$16/sq ft

### Doors

- Bi-Fold \$275- \$900
- Interior - \$275-\$450
- French \$1350-\$2400
- Pocket Door \$650-\$1100

### Stairs/Railings

- Curved stair - oak (7 risers) \$7350+
- Spiral stair - oak \$5250+
- Standard stair - oak (7 risers) \$1050+
- Stair railing \$35 – \$63/lin ft

### Insulation

- Rigid exterior (prior to finish) \$1.50 – \$3/sq ft
- r32 - batt \$2 – \$4/sq ft
- r32 - loose \$2 – \$5/sq ft
- Wall / Roof Cavity \$2 – \$5/sq ft

### Fireplaces

- Damper \$185
- Brick replacement \$400 – \$1050
- Gas insert \$2600 – \$8000 +
- Glass door \$400+
- Hearth extension \$420
- Flue cleaning \$200 – \$300
- Metal box insert \$1050 – \$3500
- Masonry with flue rough-in \$5250+
- Wood stove \$1575 – \$4500

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## Residential Construction and Remodeling Cost Guide

### Ceiling/Wall

- Install acoustic ceiling (suspended) \$5-\$7/sq ft
- Remove acoustic ceiling \$1-\$2 /sq ft
- Baseboard / door / window casing \$6-\$14/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-\$7/sq ft
- Walls painting (3 coats) \$2-\$5/sq ft
- Wallpaper \$6 – \$17/sq ft

### Security System

- Alarm monitoring \$35/month
- Alarm system \$2500
- Intercom system (retrofit) \$1500
- Wired system \$150
- Wireless motion detectors \$525

### Misc

- Central vacuum (retrofit) \$1050 – \$3100

### Swimming Pool / Hot Tub

- Pool - vinyl lined (16ft. x 40ft.) \$15000 – \$20000
- Pool - concrete lined (16ft. x 40ft.) \$30000+
- Pool heater \$2100-\$3400
- Pump / filter \$2200-\$3000
- Hot tub fiberglass \$5250+

## ELECTRICAL

### Retrofit

- Attic ventilator - mechanical \$300-\$600
- Baseboard heater - \$225 – \$1000
- Ceiling fan \$350-\$750
- Doorbell system \$250 – \$425 Installed/\$150-\$200 Replace
- Dryer duct/vent \$155 – \$300
- Hardwired smoke detector \$75 – \$150
- Exhaust fan - bathroom \$250 – \$650
- Exhaust fan - oven \$450 – \$1000
- Replace Vent Hood - \$350-\$800
- Exterior light fixture \$200 – \$375
- Fluorescent light fixture \$175 – \$275
- Receptacle - conventional \$125 – \$175
- Receptacle - split \$175 – \$275
- Receptacle - exterior with cover \$175 – \$275
- Receptacle - replace conventional with GFCI \$150 – \$200
- Receptacle - stove/dryer \$150 – \$200
- Receptacle - rewire reverse polarity \$50 – \$80
- Standard light fixture \$125 – \$225

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## Residential Construction and Remodeling Cost Guide

### Upgrade

- 100 amp (new panel) \$1500 – \$1800
- 100 amp (existing panel) \$750 – \$1100
- 200 amp (new panel) \$1900 – \$3300
- 200 amp (existing panel) \$1250 – \$1600
- 120 / 240 volt circuit \$450 – \$675
- Circuit breaker (replace) \$130 – \$280
- Knob and tube wiring \$5500 – \$13000 + (replace)

### HEATING AND COOLING

#### Forced-Air System

- Air duct \$1500-\$7000
- Annual service \$200 – \$425 (Depending on type of system – heating only, combo AC/Heat)
- Blower motor \$400 – \$600
- Clean duct \$40 – \$55 per room
- Convert oil to gas (1 story) \$3500 – \$12500
- Electronic air filter \$625 – \$950
- Gas - mid efficiency \$2600 – \$3300
- Gas - high efficiency \$3000 – \$4200
- Humidifier - flow through type \$900 – \$1100
- Existing chimney flue - metal \$600 – \$1100

#### Hot Water System

- Install Hydronic Heating System \$5200-\$6500 +
- Circulating pump \$600 – \$1200
- Cast iron radiator \$600 – \$1400
- Expansion tank \$300 – \$650
- Gas boiler - standard \$3000 – \$4800
- Gas boiler - high efficiency \$6500 – \$11000
- Removal of oil tank from basement \$400 – \$850
- Radiator \$600 – \$950
- Radiator valve \$125 – \$225

#### Air Conditioner/Heat Pump

- Air handler 3-ton (vertical) \$2000 – \$2500
- Central A/C existing duct \$5000 – \$6000 +
- Central A/C attic mounted; \$11000+ separate duct
- Compressor (replace) \$1500 – \$1800
- Condenser (replace) \$1800 – \$2700
- Heat pump \$5200 – \$7500 +
- Whole House Fan \$825 - \$1700

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### PLUMBING

#### Bathroom

- Basin - pedestal type \$500-\$800
- Basin - vanity \$425-\$700
- Bathtub - replace / retile \$2500-\$5000 +
- Shower connection \$250-\$750
- Shower stall - plastic \$1200 – \$2000 +
- Shower stall - ceramic tile \$2500 – \$3300
- Toilet - flush mechanism \$125 – \$175
- Toilet - replace \$425-\$1000
- Toilet - replace seal \$175 – \$275
- Toilet - unclog \$125 – \$225
- Tub enclosure - ceramic tile \$2500 – \$3300
- Tub enclosure - plastic \$800 – \$177
- Whirlpool bath \$3000-\$6000

#### Kitchen

- Dishwasher \$875 – \$1600
- Garbage disposal \$325 – \$550
- Range hood \$350 – \$800
- Sink - porcelain \$750 – \$900
- Sink - stainless steel \$450 – \$700

#### Private Plumbing System

- Laundry tub and waste pump \$525 – \$1000
- Septic tank (1000gal.) \$2600 – \$6000
- Septic tank cleaning \$175 – \$325
- Sewage waste pump \$1100 – \$1800
- Well - shallow \$1800-\$3000
- Well - deep \$2000-\$3000 100 ft
- Well - deep \$6000-\$12000 400 ft
- Well - suction / jet pump \$600 – \$950
- Submersible pump \$800-\$2000

#### Upgrade

- Hose bibb \$125 – \$300
- Hot water tank (40 Gal Electric) \$600 – \$900
- Hot water tank (40 Gal Gas) \$1200 – \$1500
- Tankless water heater \$2000 – \$3000
- Laundry tub / connection \$350 – \$550
- Sump pump \$500 – \$1200
- Supply lines - 1 story; \$1850 – \$2600 up to 2 baths
- Temperature & pressure relief valve \$75 – \$200
- Water softener \$925 – \$1400
- Waste drain lines \$3000 – \$6000

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## Residential Construction and Remodeling Cost Guide

### LIFE EXPECTANCY

Component Average Life (yrs.)

#### 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

#### Plumbing

- Galvanized water pipe 20-25
- Hot water heater 5-15
- Septic / sewer pump 5-10
- Well pump 10

#### Appliances

- Dishwasher 5-12
- Dryer 10-25
- Garbage disposal 5-12
- Oven / Range 15-20
- Washing machine 5-15

These estimates are based on our research on the average basic costs for supplies and installation of building materials in mainly the Pacific North West region of the United States anticipated for 2020-2021. Costs may vary depending on 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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