



# Residential Construction & Home Remodeling Cost Estimates

The estimates reflected in this guide are based upon national average prices for building materials and installation labor in North America. Variations in costs include regional differences, upgraded materials, job complexity, disposal fees, and labor costs<sup>1</sup>. Please obtain estimates from at least 3 licensed/professional contractors prior to final selection.

<sup>1</sup>Prices currently reflect 2006 rates. Please increase prices by an avg. of 4%-5% for each subsequent year to account for inflationary changes.

## Landscaping/Porch/Deck/Patio/Fence

### Landscaping

- › lay soil & sod \$1-\$/sq.ft
- › add fill dirt/regrade at foundation \$500+
- › add/regrade swale for drainage \$400-\$800/side
- › sprinkler system \$1,000
- › termite prevention (chemical soil treatment) \$500-\$1,300

### Porch

- › flooring \$15-\$25/lin.ft
- › railing \$15-\$45/lin.ft
- › skirting \$15/lin.ft
- › steps-concrete \$400
- › steps-wood \$250
- › replace support post \$75-\$125
- › replace wood stairs \$250-\$500

### Deck

- › custom designed & built \$30-\$50/sq.ft
- › pressure treated \$10-\$25/sq.ft
- › composite \$15-\$50/sq.ft
- › cedar \$25-\$50/sq.ft
- › railing \$10-\$35/lin.ft
- › steps \$55-\$110/lin.ft
- › replace support post \$75-\$125
- › replace wood stairs \$250-\$500

### Patio

- › concrete (stamped) \$10-\$15/sq.ft
- › concrete - repair \$3-\$5/sq.ft
- › flagstone/fieldstone \$15-\$25/sq.ft
- › interlock brick/stone \$8-\$10/sq.ft
- › patio stone \$5-\$10/sq.ft

### Fence

- › chain link (4 ft.) \$10/lin.ft
- › wood-cedar (5 ft.) \$15-\$20/lin.ft
- › wood-pressure treated (5 ft.) \$10-\$15/lin.ft
- › reset post in concrete \$60/post

## Garage/Driveway/Walkway

### Garage

- › detached carport \$4,000+
- › detached wood frame-single \$8,000+
- › detached wood frame-double \$13,000+
- › detached block-single \$18,000+
- › detached block-double \$24,000+
- › removal of existing garage \$1,500+

### Overhead Doors

- › automatic garage door opener \$300+
- › cladboard-single \$450-\$650
- › cladboard-double \$750-\$1,000
- › metal-single (one-piece) \$700
- › metal-double (one-piece) \$1,100

### Overhead Doors, cont'd

- › wood-single (sectional) \$725
- › wood-double (sectional) \$1,250

### Driveway

- › asphalt paving (new base) \$5-\$15/sq.ft
- › asphalt paving (resurface) \$4-\$7/sq.ft
- › asphalt (seal) \$2-\$4/sq.ft
- › concrete (stamped) \$5-\$15/sq.ft
- › concrete - repair \$3-\$7/sq.ft
- › interlock brick/stone \$15-\$20/sq.ft
- › drainage at bottom of driveway \$10-\$20/sq.ft
- › repoint masonry \$5-\$15/lin.ft

### Walkway

- › concrete - new \$5-\$15/sq.ft
- › concrete - repair \$3-\$6/sq.ft
- › mud jack \$600+

## Structure/Exterior/Basement

### Structure

- › addition (foundation to roof) \$1,200-\$1,500
- › excavation/waterproofing \$1,300-\$1,500
- › foundation cracks (excavation method) \$300-\$600
- › foundation cracks (injection method) \$1,500-\$2,500
- › masonry work (labor, rebar, etc.) \$10-\$15/sq.ft
- › lintel (masonry wall) \$4,500-\$6,000
- › rebuild chimney \$65-\$125/lin.ft
- › underpin/align masonry chimney \$2,500-\$3,500
- › install metal chimney cap \$1,200-\$1,500
- › wood rot repair \$6-\$12/lin.ft
- › paint siding \$1.-\$2/sq.ft
- › re-caulk siding/windows \$.50-\$1/lin.ft
- › retaining wall-concrete \$65-200/sq.ft
- › retaining wall-wood \$25-150/sq.ft
- › retaining wall-concrete \$65-200/sq.ft
- › retaining wall-wood \$25-150/sq.ft

### Exterior

- › aluminum siding \$3-\$7/sq.ft
- › brick veneer \$6-\$12/sq.ft
- › brick cleaning (unpainted) \$2-\$4/sq.ft
- › brick cleaning (painted) \$3-\$5/sq.ft
- › brick repointing \$3-\$6/sq.ft
- › brick rebuild \$8-\$15/sq.ft
- › cedar/hardboard siding \$4-\$8/sq.ft
- › stucco \$6-\$8/sq.ft
- › skim top coat (stucco/EIFS) \$3-\$6/sq.ft
- › repair stucco/EIFS \$8-\$15/sq.ft
- › caulk windows/door (stucco/EIFS) \$3-\$6/sq.ft
- › caulk breach locations (stucco/EIFS) \$10-\$15 ea.
- › seal exposed wall bottom (stucco/EIFS) \$5-\$6/lin.ft
- › kickout flashings (stucco/EIFS) \$200-\$300 ea.
- › deck flashing (stucco/EIFS) \$35-\$50/lin.ft
- › window drain pan (stucco/EIFS) \$65-\$115/lin.ft
- › window lintel flashing (stucco/EIFS) \$12-\$15/lin.ft
- › door lintel flashing (stucco/EIFS) \$15-\$25/lin.ft
- › remove/replace substrate/framing (stucco/EIFS) \$35-\$55/sq.ft
- › repair cracks/delamination (stucco/EIFS) \$105-\$120 ea.
- › repair holes/minor damage (stucco/EIFS) \$35-\$40 ea
- › general caulking (stucco/EIFS) \$3-\$5/lin.ft



## Exterior, cont'd

› backer rod & caulk (stucco/EIFS)	\$5-\$6/lin.ft
› vinyl siding	\$3-\$7/sq.ft
› steel siding	\$3-\$7/sq.ft
› add/replace storm window	\$50-\$150
› hinged door	\$450-\$700
› double door	\$650-\$950
› hinged with side lites	\$1,250-\$2,500
› sliding door	\$850-\$1,500
› atrium door	\$950-\$1,850
› french doors	\$1,100-\$2,500
› aluminum storm door	\$150-\$500
› metal insulated door	\$100-\$200
› metal basement doors	\$550-\$1,250
› patio door replace	1,500-\$2,00
› patio door-brick wall (6 ft.)	\$300-\$400
› patio door-wood wall (6 ft.)	\$3,500
› door hardware	\$50-\$200
› door repair	\$25-\$150

## Basement

› basement entrance	\$1,500-\$1,800
› basement main beam	\$1,500-\$3,000
› basement support post/foundation	\$150-\$250
› labor to set post	\$15-\$25/lin.ft
› lower basement	\$1,200-\$1,500
› underpin corner of structure	\$1,100-\$1,600
› underpin/replace foundation	\$550-\$950/lin.ft
› install sump pump	\$1,500+ea.
› mud jack concrete slab	\$600+ea.
› remove/replace concrete slab	\$10-\$15/sq.ft
› repair/replace unit block wall	\$200-\$350/lin.ft
› support pier for 8' concrete block wall	\$415+ea.
› repair/replace rotted or damaged joists	\$100-\$250
› repair/replace rotted or damaged sill plate	\$75-\$100/lin.ft
› interior drain tile system	\$65-\$100/lin.ft
› exterior drain tile system	\$80-\$105/lin.ft
› realign foundation wall	\$80-\$125/lin.ft
› install helical tie-back	\$750-\$850 ea

## Roof System

## Sloped Roofs

› asphalt shingle (over existing)	\$1.00-\$1.75/sq.ft
› asphalt shingle (strip & re-shingle)	\$1.75-\$3.00/sq.ft
› asphalt shingle (premium)	3.00-\$5.00/sq.ft
› cedar shake/shingle	\$3.00-\$5.50/sq.ft
› replace ridge shingles on wood roof	\$6.00-\$10.00/lin.ft
› spot maintenance wood roof	\$350-\$950
› clay tile	\$5.50-\$7.50/sq.ft
› concrete tile	\$5.50-\$8.50/sq.ft
› slate/tile	\$5.00-\$9.00/sq.ft
› repair slate/tile	\$50-\$90 ea.
› plastic shingle	\$3.50-\$5.50/sq.ft
› metal (standing seam)	\$2.50-\$7.00/sq.ft
› complete tear-off (per layer)	\$25-\$50/sq.ft
› steep roof (>9:12)	\$50-\$100/sq.ft
› soffit (replace)	\$3-\$5/lin.ft
› rake-fascia (replace)	\$15-\$25/lin.ft

## Flat Roofs

› roll roofing asphalt (90 lb.)	\$1.50-\$3.00/sq.ft
› 4-ply (tar and gravel)	\$3.50-\$5.50/sq.ft
› strip & replace 4-ply (tar and gravel)	\$10-\$15/sq.ft
› rubber roofing	\$3.00-\$5.00/sq.ft
› single-play membrane	\$1.00-\$2.50/sq.ft

## Gutters

› gutter cleaning	\$2.5-\$3.5/sq.ft
› gutter screen	\$2-\$8/lin.ft
› gutter/downspout-aluminum	\$4-\$9/lin.ft
› gutter/downspout-galvanized	\$3-\$6/lin.ft
› rubber lining	\$15-\$30/lin.ft
› align & re-spike	\$100-\$200
› gutter/downspout-copper	\$8-\$13/lin.ft
› downspout	\$2-\$6/lin.ft
› splash pad/downspout extension	\$10.00-\$25.00 ea.

## Flashing/Venting

› chimney flashing (sloped asphalt)	\$200-\$400
› chimney flashing (flat built-up)	\$300-\$500
› metal cricket at chimney	\$200-\$400
› parapet wall flashing	\$25/lin.ft
› roof vent	\$35-\$85 ea.
› ridge vent	\$5-10/lin.ft
› soffit vent	\$35-\$65 ea.
› skylight	\$350-\$800
› ice/water shield	\$1-\$3/lin.ft
› valley flashing	\$15-\$25/lin.ft
› roof/wall flashing	\$3-\$6/lin.ft
› repair/replace vent flashing	\$100-\$150
› repair/replace valley flashing	\$200-\$275

## Chimney

› clean & evaluate	\$150-\$300
› chimney extension	\$100-\$250/lin.ft
› chimney repointing	\$5.00-\$10.00/brick
› concrete crown (single flue)	\$100-\$250
› concrete crown (double flue)	\$200-\$350
› rain cap	\$75
› re-lin flue (stainless steel)	\$30-\$40/lin.ft



## Interior

## Windows

› vinyl	\$200-\$400 ea.
› aluminum	\$150-\$300 ea.
› wood	\$300-\$500 ea.
› awning	\$45/sq.ft
› awning/casement (replace)	\$40/sq.ft
› bay/bow	\$35-\$40/sq.ft
› casement	\$50/sq.ft
› garden	\$800-\$1200 ea.
› double hung	\$40/sq.ft
› double hung (replace)	\$35/sq.ft
› skylight	\$250-\$800 ea.
› slider-aluminum	\$25/sq.ft
› slider-aluminum (replace)	\$20/sq.ft
› storm-aluminum	\$45-\$175 ea.
› thermal glass (existing frame)	\$25/sq.ft
› baseboard/door/window casing	\$2.50/lin.ft
› replace single pane (glass)	\$25-\$75 ea.

## Windows, cont'd

› replace double pane (glass)	\$75-\$150 ea.
› replace ropes/springs	\$50-\$100 ea.
› replace sill	\$50-\$150 ea.
› replace screen	\$25-\$75 ea.

## Ceilings/Walls

› remove wall (non-load bearing)	\$50-\$100/lin.ft
› drop tile ceiling	\$2.70-\$6.00/sq.ft
› replace drop ceiling tiles	\$.50-\$2.00/sq.ft
› acoustic ceiling (suspended)	\$2.00-\$4.00/sq.ft
› drywall (new)	\$1.50-\$4.00/sq.ft
› drywall over plaster	\$2.00/sq.ft
› plaster (new)	\$2.50-\$5.00/sq.ft
› plaster (over existing plaster)	\$2.50/sq.ft
› repair drywall/plaster	\$2.50-\$5.00/sq.ft
› stucco/stipple	\$1.00/sq.ft
› walls (insulation, drywall)	\$2.50-\$6.00/sq.ft
› walls painting (3 coats)	\$1.25/sq.ft
› wallpaper	\$1.00-\$4.00/sq.ft
› wood trim	\$1.00-\$5.00/lin.ft
› paint walls & trim	\$.25-\$1.00/sq.ft
› insulation	\$.75-\$2.00/sq.ft
› texture ceiling (no prep)	\$100+\$2.00/sq.ft

## Floors

› carpet-clean	\$35-\$50/room
› carpet-outdoor	\$1.50/sq.ft
› carpet & underpad	\$3.00-\$6.50/sq.ft
› ceramic tile	\$5.00-\$20.00/sq.ft
› hardwood	\$6.00-\$15.00/sq.ft
› parquet flooring	\$5.00-10.00/sq.ft
› hardwood-re-finish	\$1.75-\$4.50/sq.ft
› vinyl-sheet	\$5.00-\$8.50/sq.ft
› vinyl-tile	\$2.00-\$8.00/sq.ft
› sub-floor (new)	\$2.00-\$3.00/sq.ft

## Doors

› bi-fold-louwer	\$800
› bi-fold-panel	\$600
› hollow-core slab	\$75-\$150
› hollow-core panel	\$100-\$250
› custom with casing/hardware	\$400
› solid-core single hinged	\$250-\$400
› interior-panel	\$400
› french	\$400-\$850
› sliding glass	\$1750
› closet	\$150-\$350
› door hardware	\$45-\$75
› door repair	\$15-\$75

## Stairs/Railings

› curved stairs-oak (7 risers)	\$7,000+
› spiral stair-oak	\$4,700
› standard stair (7 risers)	\$50-\$100/lin.ft
› stair railing	\$15-\$50/lin.ft
› wood stairs repair	\$5-\$50/lin.ft
› pull-down attic stairs	\$350-\$850

## Insulation

› rigid exterior (prior to finish)	\$0.75-\$1.25/sq.ft
› R20-batt (walls)	\$0.60-\$1.50/sq.ft



### Insulation, cont'd

- › R20-loose (walls)
- › R32-batt (attic)
- › R32-loose (attic)
- › wall/roof cavity
- › R20 in crawlspace/garage ceiling

\$0.50-\$0.75/sq.ft  
 \$1.50-\$2.00/sq.ft  
 \$0.75-\$1.50/sq.ft  
 \$1.50-\$3.00/sq.ft  
 \$1.50-\$2.75/sq.ft

### Fireplaces

- › direct vent fireplace
- › metal flue insert
- › masonry fireplace
- › clay flue
- › damper
- › glass doors
- › firebrick rebuild
- › firebrick repoint
- › gas insert
- › glass door
- › hearth extension
- › flue cleaning
- › metal box insert
- › masonry (with flue rough-in)
- › wood stove

\$2,000-\$4,000  
 \$75-\$150/lin.ft  
 \$200-\$400/lin.ft  
 \$250-\$500  
 \$225-\$650  
 \$200-\$550  
 \$500-\$1,500  
 \$150-\$500  
 \$2,500-\$3,500  
 \$150  
 \$250  
 \$100  
 \$700-\$2,500  
 \$6,000+  
 \$1,500-\$2,500

### Kitchen

- › wall cabinets
- › base cabinets
- › refinish/reface cabinets
- › counter-granite
- › counter-slate
- › counter-marble
- › counter-limestone
- › counter-Corian
- › counter-engineered stone
- › counter-butcher block
- › counter-concrete
- › counter-laminate
- › counter-ceramic/porcelain
- › sink-porcelain
- › sink-stainless steel
- › sink fixture
- › replace sink trap
- › kitchen renovation
- › dishwasher
- › garbage disposer
- › range hood

\$80-\$1750/lin.ft  
 \$200-\$550/lin.ft  
 \$70-\$160/lin.ft  
 \$60-\$200/lin.ft  
 0-\$150/lin.ft  
 \$60-\$130/lin.ft  
 \$85-\$125/lin.ft  
 \$60-\$110/lin.ft  
 \$50-\$85/lin.ft  
 \$50-\$75/lin.ft  
 \$50-\$75/lin.ft  
 \$25-\$50/lin.ft  
 \$10-\$25/lin.ft  
 \$650-\$820  
 \$550-\$730  
 \$250-\$850  
 \$65-\$100  
 \$50-\$200/sq.ft  
 \$550-\$890  
 \$175-\$300  
 \$300-\$500



### Bathroom

- › bathroom renovation
- › add 1/2 basement bath
- › add 3/4 basement bath
- › basin-pedestal
- › vanity and sink basin
- › bathtub-replace & retile
- › shower-replace & retile
- › shower stall-plastic
- › shower stall-ceramic tile
- › retile tub/shower
- › replace damaged ceramic tile
- › regrout ceramic tile
- › shower stall-fiberglass

\$50-\$175/sq.ft  
 \$1,500+  
 \$2,500+  
 \$300-\$1,500  
 \$250-\$1,500  
 \$1,500+  
 \$1,500+  
 \$700-\$1,900  
 \$2,000-\$3,700  
 \$700-\$2,000  
 \$10-\$30/sq.ft  
 \$5-\$10/sq.ft  
 \$400-\$900

### Bathroom

- › tub surround-ceramic tile
- › tub enclosure-plastic
- › tub surround-fiberglass
- › tub/shower enclosure-fiberglass repair
- › glass doors
- › cast iron bathtub
- › tub/shower fixture
- › whirlpool bath/faucet
- › exhaust fan

\$10-\$30/sq.ft  
 \$300-\$400  
 \$250-\$675  
 \$150-\$400  
 \$150-\$600  
 \$200-\$600  
 \$250-\$1,100  
 \$2,000-\$4,000  
 \$150-\$300



### Security System

- › alarm monitoring
- › alarm system
- › intercom system (retrofit)
- › wired system
- › wireless motion detectors

\$20-\$35/mo.  
 \$0-\$2,500  
 \$1,200  
 \$0-\$1,300  
 \$500

### Miscellaneous Interior

- › central vacuum (retrofit)
- › central vacuum (canister only)

\$1,200-\$3,000  
 \$1,000-\$2,000

## Electrical

### Retrofit

- › attic fan
- › baseboard heater (4')
- › ceiling fan
- › doorbell system
- › dryer duct
- › hard-wired smoke detectors
- › battery powered smoke detectors
- › exhaust fan-bathroom
- › vent hood-oven
- › exterior light fixture
- › fluorescent light fixture
- › ground-public system
- › ground-private system (with ground rods)
- › receptacle-conventional
- › receptacle-split
- › receptacle-exterior with cover
- › receptacle/breaker-replace conventional with GFCI
- › receptacle-CO/ALR (aluminum)
- › receptacle-stove/dryer
- › receptacle-rewire reverse polarity
- › basic light and switch (new)
- › repair/replace fixture
- › repair/replace switch or outlet
- › exterior spotlights
- › security system
- › phone or cable jack

\$350-\$550  
 \$150-\$230  
 \$150-\$350  
 \$80-\$200  
 \$100-\$150  
 \$75-\$150 ea.  
 \$50-\$100 ea.  
 \$135-\$150  
 \$200-\$250  
 \$100-\$250  
 \$150-\$250  
 \$75-\$100  
 \$200-\$300  
 \$100-\$150  
 \$150-\$250  
 \$150-\$250  
 \$50-\$125  
 \$75 min.+\$30-\$50 ea.  
 \$75-\$100  
 \$50 min.+\$10 ea.  
 \$150-\$350 ea.  
 \$75-\$150 ea.  
 \$50-\$75 ea.  
 \$150-\$350 ea.  
 \$500-\$750  
 \$25-\$50 ea.

### Upgrade

- › rewire home and upgrade panel
- › 100-Amp (new panel)
- › 100-Amp (existing panel)
- › 200-Amp (new panel)
- › 200-Amp (existing panel)
- › 120/240 volt circuit
- › replace service entrance cable
- › replace meter base
- › repair loose meter base

\$3-\$5/sq.ft  
 \$1,000-\$1,500  
 \$500-\$800  
 \$1,800-\$2,000  
 \$1,000-\$1,200  
 \$200-\$500  
 \$500-\$750  
 \$250-\$500  
 \$50-\$150

### Upgrade, cont'd

- › replace main entrance cable
- › run underground conductors
- › replace underground conductors with romex
- › add additional receptacle or replace
- › replace ungrounded outlet with grounded
- › aluminum wiring connectors
- › upgrade to CO/ALR outlet or switch
- › junction box
- › junction box cover
- › breaker panel-main
- › breaker panel-auxiliary
- › 110v circuit breaker(replace)
- › 220v circuit breaker(replace)
- › add bonding strap at water main
- › add bonding strap at meter base
- › knob & tube wiring (replace)

\$500-\$750  
 \$5-\$10/lin.ft  
 \$3.50-\$6.50/sq.ft  
 \$90-\$130  
 \$45-\$100  
 \$.50-\$1.00/sq.ft  
 \$75 min.+\$30-\$50 ea.  
 \$25-\$50  
 \$3-\$5  
 \$400-\$600  
 \$500-\$750  
 \$50-\$100  
 \$75-\$125  
 \$50-\$100  
 \$25-\$75  
 \$6,000-\$12,000

## Heating/Cooling

### Forced Air System

- › annual clean & service - furnace or boiler
- › clean duct
- › air duct (new)
- › air duct (retrofit)
- › blower/motor
- › replace fan switch
- › repair/replace gas burner
- › replace gas valve
- › replace thermocouple
- › convert oil to gas (1 story)
- › convert hot water to forced air (1 story)
- › electronic air filter
- › gas-mid efficiency
- › gas-high efficiency
- › humidifier-drum type
- › humidifier-flow through type
- › metal line existing chimney flue

\$75-\$200  
 \$150-\$300  
 \$10-\$15/lin.ft  
 \$15-\$21/lin.ft  
 \$150-\$300  
 \$75-\$150  
 \$100-\$350 ea.  
 \$150-\$250  
 \$750-\$150  
 \$2,000-\$3,000  
 \$6,000+  
 \$400-\$700  
 \$1,500-\$2,800  
 \$2,700-\$3,500  
 \$75-\$150  
 \$350-\$450  
 \$500-\$1,000

### Hot water system

- › circulating pump
- › cast iron radiator
- › expansion tank
- › oil boiler-standard
- › gas boiler-standard
- › gas boiler-high efficiency
- › reline oil boiler firebox
- › install oil burner
- › install above ground oil tank
- › removal of oil tank
- › radiator/boiler removal
- › install thermostat
- › baseboard heaters
- › electric baseboard heaters
- › radiator
- › radiator zone valve
- › asbestos removal from ducts/flue/pipes

\$150-\$300  
 \$450-\$650  
 \$250-\$300  
 \$2,500-\$4,200  
 \$2,500-\$3,500  
 \$3,500-\$5,000  
 \$150-\$350 ea.  
 \$350-\$550 ea.  
 \$650-\$1,100 ea.  
 \$350-\$500  
 \$1,500-\$2,000  
 \$150-\$650 ea.  
 \$150-\$350 ea.  
 \$15-\$25/lin.ft  
 \$300-\$600  
 \$75-\$150  
 \$20-\$30/lin.ft

### Air Conditioner/Heat Pump

- › annual clean & service - a/c or heat pump
- › clean evaporator/condenser coils

\$100-\$275  
 \$75-\$200

## Air Conditioner/Heat Pump, cont'd

› air handler 3-ton (vertical)	\$1,200-\$1,500
› air handler 3-ton (horizontal)	\$1,500-\$1,800
› central A/C-existing duct	\$1,500-\$3,000
› central A/C-attic mounted, separate duct	\$7,500-\$9,000
› heat recovery ventilator (HRV)	\$1,500-\$2,500
› heat pump	\$4,500-\$6,000
› condenser unit	\$1,100-\$3,000
› evaporator & condenser units	\$2,500-\$6,000
› compressor - heat pump or a/c	\$800-\$1,500
› condenser fan	\$225-\$450
› air handler drip pan	\$150-\$350

## Plumbing

### Upgrade

› hose bibb	\$80-\$150
› hot water tank (40.gal-electric)	\$400-\$500
› replace electric heating element/thermostat	\$100-\$150
› hot water tank (30 gal.-gas)	\$300-\$400
› hot water tank (40 gal.-gas)	\$400-\$500
› hot water tank (50 gal.-gas)	\$500-\$800
› dispose of old unit	+\$50-\$75 ea.
› replace gas valve/burner	\$125-\$150
› replace T&P relief valve	\$50-\$100
› add drip tube to T&P relief valve	\$35-\$75
› add drip pan beneath	\$150-\$500
› main water service	\$100-\$200/lin.ft
› main shut-off valve	\$150-\$400
› supply lines -cpvc	\$5-\$10/lin.ft
› supply lines -copper	\$10-\$15/lin.ft
› supply lines -pvc	\$5-\$10/lin.ft
› insulate supply lines	\$1-\$3/lin.ft
› main waste drain line	\$25-\$75/lin.ft
› snake drain line	\$75-\$200
› waste drain line - cast iron	\$10-\$20/lin.ft
› individual shut-off valve to fixture	\$25-\$50
› water softener	\$800-\$1500
› laundry tub/connection	\$300-\$500
› drain pan under washing machine	\$150-\$500
› dryer vent pipe	\$5-\$15/lin.ft
› sump pump (install)	\$150-\$250
› replace/extend natural gas lines	\$25-\$35/lin.ft

### Bathroom

› service call	\$75-\$130
› shower connection	\$200
› toilet-flush mechanism	\$100-\$150
› toilet-replace	\$150-\$500
› toilet hardware	\$45-\$100
› toilet wax seal	\$45-\$125
› toilet-replace seal	\$150-\$250
› toilet-unclog	\$100-\$200
› sink faucet	\$75-\$175
› sink trap	\$65-\$175
› sink stopper	\$50-\$100
› tub stopper	\$150-\$400
› correct hot/cold reversal at fixture	\$120-\$280

### Private Plumbing System

› septic system - add/replace	\$8,000-\$15,000
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### Private Plumbing, System, cont'd

› septic tank (1,000 gal.)	\$1,700-\$3,000
› leeching field - repair	\$1,200-\$2,500
› septic tank cleaning	\$150-\$300
› laundry tub & waste pump	\$250-\$350
› sewage waste pump	\$1,300-\$1,700
› well-shallow	\$20-\$25/lin.ft
› well-deep	\$35-\$45/lin.ft
› well-submersible pump	\$800-\$1,000
› well-suction/jet pump	\$500-\$900
› well water lines	\$5-\$10/lin.ft
› well-pressure tank	\$350-\$800

## Appliances

› window a/c unit	\$375-\$800
› stove	\$450-\$1,700
› replace stove heating elements	\$450-\$1,700
› replace stove gasket	\$100-\$125
› cooktop	\$300-\$1,300
› replace stove/ooktop burners	\$70-\$105
› wall oven	\$850-\$2,000
› dishwasher	\$40-\$1,000
› replace dishwasher gasket	\$100-\$150
› garbage disposal	\$150-\$500
› trash compactor	\$350-\$700
› range hood	\$150-\$600
› built-in microwave	\$350-\$1,100
› replace refrigerator gasket	\$125-\$175



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## Life Expectancies

Component	Avg. Life (yrs)
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### Roof Covering

› standard asphalt shingles	12-15
› premium asphalt shingles	15-30
› wood shingle	10-25
› concrete/clay tile	30-50
› asbestos cement	40-80
› slate tile	30-80
› roll roofing	5-15
› tar & gravel	15-25
› metal	60

### Heating

› forced air furnace	10-25
› heat pump	10-15
› 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
› condenser compressor	8-17
› window unit	10-20

### Plumbing

› galvanized water supply pipe	20-35
› copper water supply pipe	55-75
› plastic water supply pipe	55-75
› hot water heater	5-15
› septic/sewer pump	5-10
› well pump	10

### Appliances

› dishwasher	5-12
› dryer	5-15
› garbage disposal	5-12
› oven/range	15-20
› washing machine	5-15

