

The figures that follow include labor and materials. Many home repairs have a minimum fee based on a visit by a tradesperson.

HOME IMPROVEMENT PROJECTS

According to Remodeling Magazine, here are some national average costs for common remodeling projects in the U.S. in 2015 (figures have been rounded to the nearest \$500).

BATHROOM	1. Bathroom remodel	\$18,500	Roughly \$450/sq. ft.
	2. Bathroom remodel Premium quality (Larger bathroom)	\$60,000	Roughly \$600/sq. ft.
KITCHEN	3. Major kitchen remodel	\$62,000	Roughly \$300/sq. ft.
	4. Major kitchen remodel Premium quality	\$123,000	Roughly \$600/sq. ft.
BASEMENT AND FAMILY ROOM	5. Basement remodel (includes small bath and wet bar)	\$71,000	Roughly \$110/sq. ft.
	6. Family room addition	\$89,500	Roughly \$220/sq. ft.
SIDING	7. Re-siding with vinyl	\$14,000	Roughly \$10/sq. ft.
WINDOWS	8. Replace windows with vinyl	\$15,000	Roughly \$1,200/window or \$80/sq. ft.
	9. Replace windows with wood	\$18,500	Roughly \$1,500/window or \$100/sq. ft.
DECK	10. Install wood deck (includes railing, bench and steps)	\$10,500	Roughly \$32/sq. ft.
	11. Install composite deck (includes railing, bench and steps)	\$17,000	Roughly \$55/sq. ft.

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ROOFING/FLASHINGS/CHIMNEYS

SLOPED ROOF	1. Strip asphalt shingles	\$0.75-\$1.50 per sq. ft.
	2. Re-roof with conventional asphalt shingles	\$2.00-\$4.00 per sq. ft. (twelve to twenty yrs)
	3. Re-roof with premium quality asphalt shingles	\$4.00-\$8.00 per sq. ft. (twenty to thirty yrs)
	4. Strip and re-roof with cedar shingles or shakes	\$9.00-\$18.00 per sq. ft. (twenty to thirty-five yrs)
	5. Install concrete tile roofing (assuming no structural reinforcement)	\$8.00-\$16.00 per sq. ft. (fifty yrs and up)
	6. Install new slate roof	\$30-\$60 per sq. ft. (forty to two-hundred yrs)
	7. Repair loose slates or tiles	\$25-50 per slate/tile (minimum \$1000)
	8. Install roll roofing	\$1.50-\$3.00 per sq. ft. (five to ten yrs)
FLAT ROOF	9. Install built-up tar and gravel roof	\$10.00-\$20.00 per sq. ft. (fifteen to twenty yrs) (minimum \$1000)
	10. Install modified bitumen roof membrane	\$8.00-\$16.00 per sq. ft. (fifteen to twenty-five yrs) (minimum \$1000)
	11. Improve flat roof drainage prior to installation of new membrane	\$2.00-\$4.00 per sq. ft.
	12. Paint modified bitumen membrane	\$0.50-\$1.00 per sq. ft. (minimum \$200)
	13. Install sheet metal on small roof surfaces	\$10.00-\$20.00 per sq. ft. (minimum \$1000)
FLASHINGS	14. Reflash standard chimney: - asphalt shingle roof	\$500-\$1000
	- built-up or modified bitumen membrane	\$700-\$1500
	15. Install metal cricket at wide chimney	\$400-\$800
	16. Reflash standard skylight: - asphalt shingle roof	\$500-\$1000
	- built-up or modified bitumen membrane	\$700-\$1500
	18. Repair valley flashings on existing roof	\$25-\$50 per lin. ft. (minimum \$600)
19. Replace parapet wall flashing	\$20-\$50 per lin. ft. (minimum \$600)	

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ROOFING/FLASHINGS/CHIMNEYS (Continued)

CHIMNEY	20. Rebuild typical chimney above roofline: (scaffolding not included)	
	- single flue (minimum \$1000)	\$150-\$300 per lin. ft.
	- double flue (minimum \$1000)	\$200-\$400 per lin. ft.
	21. Repoint typical chimney above roof line: (scaffolding not included)	
- single flue (minimum \$400)	\$20-\$40 per row	
- double flue (minimum \$400)	\$25-\$50 per row	
22. Install concrete cap on typical chimney:		
- single flue	\$250-\$500	
- double flue	\$400-\$800	
23. Install rain cap on typical chimney	\$200-\$300 each	

EXTERIOR

GUTTERS AND DOWNSPOUTS	1. Install galvanized or aluminum gutters and downspouts	\$5.00-\$10.00 per lin. ft. (twenty to thirty yrs)
	2. Install copper gutters and downspouts	\$15-\$30 per lin. ft (fifty to one hundred yrs)
	3. Install aluminum soffits and fascia	\$8.00-\$16.00 per lin. ft.
	4. Install	
	- aluminum siding	\$4.00-\$8.00 per sq. ft.
	- vinyl siding	\$6.00-\$12.00 per sq. ft.
	- fiber cement siding	\$7.00-\$14.00 per sq. ft.
	5. Install and finish wood siding using:	
	- cedar	\$8.00-\$16.00 per sq. ft.
- paint grade	\$6.00-\$12.00 per sq. ft.	
6. Install stucco	\$6.00-\$12.00 per sq. ft.	
7. Repointing:		
- Soft mortar (minimum \$500)	\$3.00-\$6.00 per sq. ft.	
- Hard mortar (minimum \$500)	\$5.00-\$10.00 per sq. ft.	
8. Replace deteriorated bricks	\$25-\$50 per sq. ft.	
9. Rebuild parapet wall	\$25-\$50 per sq. ft.	

EXTERIOR (Continued)

	10. Painting (exclusive of repairs):	
	- trim only (soffits, fascia, door and window frames)	\$2000 and up (four to six yrs)
	- trim and wall surfaces (wood, brick, stucco)	\$5000 and up (four to six yrs)
BASEMENT	11. Dampproof foundation Dampproof walls and install drainage tiles	\$150-\$300 per lin. ft. (minimum \$3000)
DRIVEWAY	12. Resurface existing asphalt driveway	\$2.00-\$4.00 per sq. ft. (ten to twenty yrs)
	13. Seal asphalt driveway	\$0.30 per sq. ft. and up (one to three yrs)
	14. Install interlocking brick driveway	\$8.00-\$16.00 per sq. ft. (fifteen yrs and up)
	15. Install concrete driveway (no pattern)	\$8.00-\$16.00 per sq. ft. (thirty to forty yrs)
	16. Install drain at bottom of sloped driveway	\$2000 and up
PATIO	17. Install concrete slab patio	\$5.00-\$10.00 per sq. ft. (thirty to forty yrs)
	18. Install concrete patio stones	\$2.50-\$5.00 per sq. ft. (thirty to forty yrs)
	19. Rebuild exterior basement stairwell	\$5000 and up
	20. Install drain at existing basement stairwell	\$750-\$1500
GARAGE	21. Build detached garage	\$70-140 per sq. ft.
	22. Break wood/soil contact at detached garage	\$25-\$50 per lin. ft. (minimum \$1000)
	23. Demolish and remove detached garage	\$1500 and up
	24. Install garage door:	
	- single metal one-piece	\$500-\$1000
	- single wood sectional	\$700-\$1400
	- double wood sectional	\$1200-\$2500
	25. Install garage door opener	\$300-\$600 (eight to twelve yrs)
	26. Build retaining wall:	
	- wood	\$20-\$40 per sq. ft. (minimum \$500)
	- concrete	\$30-\$60 per sq. ft. (minimum \$500)

EXTERIOR (Continued)

27. Replace porch steps :	
- wood	\$750 and up
- concrete	\$1500 and up
28. Replace porch flooring	\$4.00-\$8.00 per sq. ft.
29. Replace porch skirting	\$10-\$20 per lin. ft.
30. Replace step railing	\$400-\$800
31. Install fencing:	
- wood	\$20-\$50 per lin. ft.
- chain link	\$10-\$20 per lin. ft.
32. Install lawn sprinkler system	\$2000 and up

STRUCTURE

1. Underpin one corner of house	\$5000 and up
2. Underpin or add foundations	\$300 and up per lin. ft. (minimum \$3000)
3. Lower basement floor by underpinning and/or bench footings	\$150-\$300 and up per lin. ft. (minimum \$5000)
4. Replace deteriorating sill beam with concrete	\$60 and up per lin. ft. (minimum \$2000)
5. Replace main beam in basement (unfinished)	\$4000 and up
6. Re-support joist by sistering another alongside	\$250 and up
7. Install basement support post with footing	\$800-\$1600
8. Chemical treatment for termites	\$2000 and up (ten to twenty yrs)
9. Termite inspection performed by a specialist	\$200-\$400
10. Remove or open bearing wall (exclusive of decorating)	\$2000 and up
11. Remove partition wall (exclusive of decorating)	\$2000 and up
12. Install door opening in interior wall (exclusive of decorating)	\$750-\$1500

STRUCTURE (Continued)

13. Rebuild arch above window or door opening	\$1000 and up
14. Install lintel above opening in masonry wall	\$1000 and up
15. Install exterior basement stairwell	\$10000 and up
16. Build an addition: - foundation to roof - additional story	\$200-\$400 per sq. ft. \$150-\$300 per sq. ft.
17. Install collar ties	\$30-\$60 each (minimum \$400)
18. Install lateral bracing on collar ties	\$100-\$200
19. Replace roof sheathing	\$4.00-\$8.00 per sq. ft.

ELECTRICAL

1. Upgrade electrical service to 100-amps (including new panel and breakers)	\$1500-\$3000
2. Upgrade electrical service to 100-amps (if suitably sized panel already exists)	\$800-\$1600
3. Upgrade electrical service to 200-amps	\$1700-\$3500
4. Replace main ground: - home on public water system - home on private well (Install ground rods)	\$200-\$400 \$300-\$600
5. Install new breaker panel	\$700-\$1400 (add \$200 for 200A panel)
6. Install auxiliary breaker panel	\$350-\$700
7. Replace circuit breaker (20 amp or less)	\$100-\$200
8. Add 120-volt circuit (microwave, freezer, etc.)	\$250-\$300
9. Install exterior outlet with waterproof cover	\$150-\$300
10. Add 240-volt circuit (dryer, stove etc.)	\$300-\$600

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ELECTRICAL (Continued)

11. Add conventional receptacle	\$200-\$400
12. Add kitchen split receptacle	\$200-\$400
13. Replace conventional receptacle with ground fault circuit interrupter receptacle	\$70-\$140 (\$200-\$400 for kitchen)
14. Replace conventional receptacle with aluminum compatible type (CO/ALR)	\$60-\$120 each (assuming several are required)
15. Upgrade entire house with aluminum compatible connectors, receptacles etc.	\$1000-\$2000
16. Rewire electrical outlet with reversed polarity	\$5-\$10 each (\$100 minimum)
17. Rewire entire house from aluminum to copper wiring	\$750-\$1500 per room
18. Replace switches (dimmer, standard, lighted etc.)	\$10-\$20 each (\$100 minimum)
19. Install standard light fixture	\$100-\$200
20. Install exterior light	\$250-\$500
21. Install fluorescent light fixture	\$150-\$300
22. Rewire entire house during gut or renovations	\$750-\$1500 per room
23. Replace knob & tube wiring with modern wiring	\$1000-\$2000 per room

HEATING

1. Install mid efficiency forced-air furnace	\$2000-\$5000 (eighteen to twenty-five yrs)
2. Install high efficiency forced-air furnace	\$3500-\$8000 (fifteen to twenty yrs)
3. Annual service	\$200 minimum
4. Replace blower and/or motor	\$350-\$700 (ten to twenty yrs)
5. Replace induced draft fan	\$600-\$1200
6. Install humidifier	\$300-\$600 (five to ten yrs)
7. Install electronic air filter	\$800-\$1600 (ten to twenty yrs)
8. Install pleated air filter	\$300-\$1600

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HEATING (Continued)

9. Install mid efficiency boiler	\$3500-\$7000 (fifteen to twenty-five yrs)
10. Install high efficiency boiler	\$3500-\$12000 (fifteen to twenty-five yrs)
11. Replace refractory pot	\$300-\$500
12. Install circulating pump	\$400-\$600 (ten to twenty-five yrs)
13. Install expansion tank	\$300-\$600
14. Install backflow preventer	\$250-\$500
15. Install chimney liner (for gas)	\$500-\$1000
16. Install programmable thermostat	\$200-\$400
17. Replace indoor oil tank	\$1200-\$2400
18. Remove oil tank:	
- interior	\$600 and up
- underground	\$10000 and up
19. Replace radiator valve	\$300-\$600
20. Replace radiator	\$750-\$1500
21. Add electric baseboard heater	\$250-\$500
22. Convert from hot water heating to forced air:	
- bungalow	\$10000-\$20000
- two story	\$15000-\$30000
23. Clean ductwork	\$300-\$600
24. Install heat recovery ventilator	\$2500-\$5000

COOLING/HEAT PUMPS

1. Add central air conditioning on existing forced-air system	\$3000 and up (ten to fifteen yrs)
2. Add heat pump on existing forced-air system (dependent on source of heat)	\$4000-\$8000 (ten to fifteen yrs)
3. Install independent air conditioning system	\$10000-\$20000 (ten to fifteen yrs)
4. Install ductless air conditioning system	\$3000-\$7000 (ten to fifteen yrs)
5. Annual service	\$200 minimum

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INSULATION

1. Insulate open attic area to modern standards	\$.80-\$1.60 per sq. ft.
2. Blow insulation into flat roof, cathedral ceiling or wall cavity	\$2.00-\$4.00 per sq. ft.
3. Improve attic ventilation (supplied while re-roofing)	\$30-\$60 per vent
4. Install spray foam insulation (typical 2 story, 3 bedroom)	\$5000-\$10000
5. Insulate basement from interior	\$1.00 and up per sq. ft.

PLUMBING

1. Replace galvanized piping with copper:		
- per kitchen	\$750-\$1500	NOTE: Figures do not include repairs to finishes after disruption
- per bathroom	\$1500-\$3000	
2. Replace public water supply pipe to house (min \$2000)	\$150-\$300 per lin. ft.	
3. Replace main shut off valve	\$150-\$300	
4. Install conventional water heater	\$500-\$1000 (eight to twelve yrs)	
5. Install induced draft water heater	\$800-\$1600 (eight to twelve yrs)	
6. Install tankless water heater	\$2500-\$3500	
7. Typical monthly rental of conventional water heater	\$10-\$20	
8. Replace toilet	\$500 and up (thirty to forty yrs)	
9. Replace toilet flush mechanism	\$100-\$200	
10. Unclog or remove obstruction from toilet	\$100-\$200	
11. Replace seal on toilet	\$150-\$300	
12. Install bidet	\$700 and up (thirty to forty yrs)	
13. Replace basin:		
- vanity	\$500 and up (twelve to twenty yrs)	
- pedestal	\$700 and up (twelve to twenty yrs)	

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PLUMBING (Continued)

14. Replace faucet set	\$250 and up (ten to fifteen yrs)
15. Replace bathtub, including ceramic tile	\$2000 and up (twenty to thirty yrs)
16. Install refinished claw foot bathtub	\$2500 and up (fifteen to twenty yrs)
17. Replace bathtub/shower faucet set	\$400 and up (ten to fifteen yrs)
18. Install whirlpool bath	\$3500 and up (fifteen to twenty-five yrs)
19. Re-tile bathtub enclosure	\$1000-\$2000
20. Replace leaking shower stall pan	\$1000-\$2000
21. Rebuild tile shower stall	\$2500-\$5000
22. Install plastic bathtub enclosure	\$500-\$1000 (ten to fifteen yrs)
23. Install plastic shower stall	\$1000-\$2000 (ten to fifteen yrs)
24. Install bathroom exhaust fan	\$300-\$600 (five to ten yrs)
25. Install modest basement bathroom	\$5000 and up
26. Replace laundry tubs	\$400-\$800 (fifteen to twenty-five yrs)
27. Install laundry facilities	\$1000 and up
28. Install kitchen sink: - single - double	\$500 and up (fifteen to twenty-five yrs) \$800 and up (fifteen to twenty-five yrs)
29. Install solid waste pump	\$1500-\$3000 (five to ten yrs)
30. Connect waste plumbing system to municipal sewers	\$5000 and up
31. Snake out obstruction in main sewer line below yard	\$250-\$500
32. Repair collapsed or damaged section of sewer line below yard	\$2000 and up
33. Install submersible pump in well	\$1000 and up (ten to fifteen yrs)
34. Install suction or jet pump for well	\$700 and up (ten to fifteen yrs)
35. Replace water tank for pump	\$300-\$700

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PLUMBING (Continued)

36. Install water softener	\$1000 and up (five to fifteen yrs)
37. Install outdoor faucet	\$300-\$600
38. Replace sump pump	\$350-\$700 (two to seven yrs)
39. Install sauna	\$3000 and up

INTERIOR

1. Add drywall over plaster	\$4.00-\$8.00 per sq. ft.
2. Remove old plaster and install drywall	\$5.00-\$10.00 per sq. ft. (plus disposal costs)
3. Add wire lath and new plaster over existing plaster	\$5.00-\$10.00 per sq. ft.
4. Spray stipple on existing ceiling	\$2.00-\$4.00 per sq. ft
5. Install suspended tile ceiling	\$5.00-\$10.00 per sq. ft.
6. Install drywall on unfinished basement ceiling	\$5.00-\$10.00 per sq. ft.
7. Sand and refinish hardwood floors	\$2.00-\$4.00 per sq. ft.
8. Install hardwood floors :	
- 3/8 inch thick	\$8 per sq. ft.
- 3/4 inch thick	\$12 per sq. ft.
9. Install parquet flooring	\$5-\$10 per sq. ft.
10. Install ceramic floor tiles	\$15 and up per sq. ft.
11. Install vinyl floor tiles	\$3 and up per sq. ft.
12. Install sheet vinyl	\$6-\$12 per sq. ft.
13. Install synthetic wall-to-wall carpet	\$25-\$50 per sq. yard
14. Install wool wall-to-wall carpet	\$60 and up per sq. yard
15. Install laminate flooring	\$3.00-\$6.00 per sq. ft
16. Clean carpets	\$30 per room (minimum \$120)

INTERIOR (Continued)

17. Replacement windows :	
- Sliding	\$40-\$100 per sq. ft.
- Casement	\$60-\$120 per sq. ft.
- Awning	\$40-\$100 per sq. ft.
- Double hung	\$60-\$120 per sq. ft.
- Fixed	\$35-\$80 per sq. ft.
- Bay	\$40-\$100 per sq. ft.
18. Storm windows	\$200-\$400 each
19. Convert coal-burning fireplace to wood-burning unit (if possible)	\$4000 and up
20. Install masonry fireplace:	
- with single flue chimney	\$7000 and up
- from rough-in	\$3000 and up
21. Install zero clearance fireplace	\$3500 and up
22. Install gas fireplace (excluding interior finishes)	\$4000 and up
23. Install glass doors on fireplace	\$300 and up
24. Clean fireplace chimney flue	\$75-\$150 each
25. Install fireplace damper	\$700 and up
26. Install interior hollow-core door	\$300-\$600
27. Install interior custom wood door	\$450 and up
28. Install exterior door	\$750-\$3000
29. Install closer on garage man door	\$200-\$400
30. Install storm door	\$500-\$1000 (ten to twenty yrs)
31. Install sliding glass doors :	
- brick wall	\$3500-\$7000
- wood frame wall	\$2500-\$5000
32. Replace sliding glass door	\$2000-\$5000 (ten to twenty yrs)
33. Install skylight	\$3000 and up

INTERIOR (Continued)

34. Install roof window or ventilating skylight	\$1500 and up
35. Install kitchen cabinets	\$300 and up per lin. ft.
36. Install kitchen counter	\$25 and up per lin. ft.
37. Install ceiling fan	\$500 and up
38. Install conventional alarm system	\$1000 and up
39. Install central vacuum system	\$1000-\$2000
40. Install central vacuum canister only	\$500-\$1000
41. Paint interior (walls, ceilings, doors, trim) of entire house	\$3000 and up (five to ten yrs)
42. Hang wallpaper	\$3.00 and up per sq. ft.
43. Urethane injection of poured concrete foundation cracks	\$400-\$800 each
44. Excavate and repair foundation cracks	\$1000-\$2000 each
45. Injection repair of tie rod hole	\$250-\$500 each
46. Install interior dampproofing system on inside of foundation walls	\$100-\$150 per lin. ft.
47. Damp-proof foundation walls and install perimeter drainage tiles	\$150-\$300 per lin. ft. (minimum \$3000)