

# Electrical

## Retrofit

RESIDENTIAL CONSTRUCTION AND REMODELING ESTIMATES

|  |  |
| --- | --- |
| ... receptacle - rewire reverse polarity | $50-$75 |
| ... standard light fixture | $125-$200 |
| ... receptacle - replace conventional with GFCI | $100-$125 |
| ... receptacle-CO/ALR (aluminum) | $75-$100 |
| ... receptacle - stove/dryer | $100-$125 |
| ... receptacle-conventional | $125-$150 |
| ... receptacle-split | $175-$250 |
| ... receptacle - exterior with cover | $175-$250 |
| ... fluorescent light fixture | $180-$250 |
| ... ground-public system | $90-$120 |
| ... ground-private system (with ground rods) | $250-$300 |
| ... exhaust fan-bathroom | $160-$175 |
| ... exhaust fan-oven | $250-$300 |
| ... exterior light fixture | $125-$250 |
| ... doorbell system | $100-$120 |
| ... dryer duct | $125-$175 |
| ... hardwired smoke detector | $75-$125 |
| ... attic ventilator-mechanical | $300 |
| ... baseboard heater (4') | $180-$550 |
| ... celing fan | $250 |
| Upgrade... breaker panel-auxilliary | $125-$300 |
| ... circuit breaker (replace) | $75-$100 |
| ... knob and tube wiring (replace) | $7,500-$12,000 |
| ... 200 amp (existing panel) | $1,200-$1,500 |
| ... 120/240 volt circuit | $250-$500 |
| ... breaker panel-main | $750-$900 |
| ... 100 amp (new panel) | $1,200-$1,500 |
| ... 100 amp (existing panel) | $750-$1,000 |
| ... 200 amp (new panel) | $2,000-$2,500 |

Garage/Driveway/Walkway

Driveway

... concrete (stamped) $6-$10 / sq.ft.

... interlock brick/stone $8-$10 / sq.ft.

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... asphalt paving (existing base) $4-$6 / sq.ft.

... asphalt paving (new base) $4-$7 / sq.ft.

... asphalt (seal) $60-$75

## Garage

... detached block-single $20,000+

... detached block-double $25,000+

... removal of existing garage $1,500+

... detached carport $5,000+

... detached wood frame-single $10,000+

... detached wood frame-double $15,000+

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| --- | --- |
| Overhead Doors... wood-double (sectional) | $1,800 |
| ... metal-single (one piece) | $850 |
| ... metal-double (one piece) | $1,250 |
| ... wood-single (one piece) | $1,000 |
| ... automatic garage door opener | $450 |
| ... cladboard-single | $600-$800 |
| ... cladboard-double | $1,000-$1,200 |

# Heating and Cooling

## Air Conditioner/Heat Pump

|  |  |  |
| --- | --- | --- |
| ... heat recovery ventilator (HRV) |  | $1,800-$2,500 |
| ... heat pump |  | $5,000-$6,000 |
| ... central A/C attic mounted;separate duct |  | $10,000 |
| ... compressor (replace) |  | $1,500-$1,700 |
| ... condenser (replace) |  | $1,800-$2,500 |
| ... air handler 3-ton (vertical) |  | $1,400-$1,800 |
| ... air handler 3-ton (horiziontal) |  | $1,800-$2,000 |
| ... central a/c existing duct |  | $1,800-$3,000 |
| Forced-Air System... metal lin.ft.(existing chimney flue) |  | $600-$1,000 |
| ... gas-high efficiency |  | $3,500-$4,500 |
| ... humidifier-drum type |  | $100-$150 |
| ... humidifier-flow through type |  | $400-$450 |
| ... convert hot water to forced air (1 story) |  | $7,500-$10,000 |
| ... electronic air filter |  | $600-$900 |
| ... gas-mid efficiency |  | $2,500-$3,000 |
| ... blower/motor |  | $350-$500 |
| ... clean duct |  | $180-$300 |
| ... convert oil to gas (1 story) |  | $2,500-$3,000 |
| ... air duct (new) |  | $4,000 |
| ... air duct (retrofit) |  | $6,000 |
| ... annual service |  | $100-$150 |
| Hot Water System... radiator/boiler removal |  | $1,500-$2,500 |
| ... radiator |  | $600-$900 |
| ... radiator valve |  | $125-$200 |
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| --- | --- |
| ... gas boiler-standard | $3,000-$4,500 |
| ... gas boiler-high efficiency | $6,500-$10,000 |
| ... removal of oil tank from basement | $400-$600 |
| ... circulating pump | $600-$750 |
| ... cast iron radiator | $600-$700 |
| ... expansion tank | $300-$400 |

Interior

Ceiling/Wall

... walls painting (3 coats) $1 / sq.ft.

... wallpaper $5-$10 / sq.ft.

... plaster (over existing plaster) $2-$3 / sq.ft.

... stucco / stipple $2 / sq.ft.

... walls (insulations/drywall) $3 / sq.ft.

... acoustic ceiling (suspended) $5 / sq.ft.

... baseboard/door/window casing $3 / lin.ft.

... drywall over plaster $2-$3 / sq.ft.

## Doors

|  |  |  |
| --- | --- | --- |
| ... patio |  | $2,000 |
| ... storm-aluminum |  | $200-$300 |
| ... exterior - panel |  | $1,000 |
| ... interior panel |  | $500 |
| ... french |  | $1,000 |
| ... bi-fold-louver |  | $800 |
| ... bi-fold-panel |  | $600 |
| ... custom with casing / hardware |  | $500 |
| Fireplaces... metal box insert |  | $1,000-$2,500 |
| ... masonry with flue rough-in |  | $5,000 |
| ... wood stove |  | $1,500-$3,000 |
| ... glass door |  | $500 |
| ... hearth extension |  | $400 |
| ... flue cleaning |  | $150 |
| ... damper |  | $150 |
| ... brick replacement |  | $400-$1,000 |
| ... gas insert |  | $2,500-$4,000 |
| Floor... hardwoord - refinish |  | $2-$5 / sq.ft. |
| ... vinyl - sheet |  | $3-$8 / sq.ft. |
| ... vinyl - tile |  | $3-$8 / sq.ft. |
| ... ceramic tile |  | $5-$10 / sq.ft. |
| ... hardwood |  | $5-$10 / sq.ft. |
| ... hardwood (prefinished) |  | $10-$15 / sq.ft. |
| ... carpet-clean |  | $100 / room |
| ... carpet-outdoor |  | $2 / sq.ft. |
| ... carpet and underpad |  | $5-$10 / sq.ft. |
| Insulation |  |  |
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... R32 - batt $1-$2 / sq.ft.

... R32 - loose $1-$4 / sq.ft.

... wall/roof cavity $1-$4 / sq.ft.

... rigid exterior (prior to finish) $1-$1 / sq.ft.

... R20 - batt $1-$1 / sq.ft.

... R20 - loose $-$1 / sq.ft.

## Kitchen/Bathroom

... kitchen renovation $7,500

... bathroom renovation $5,000

... kitchen cabinet $50-$100 / lin.ft.

... kitchen counter-laminate $40 / lin.ft.

... kitchen counter-marble $75 / lin.ft.

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| --- | --- |
| Security System... wired system | $1,500 |
| ... wirless motion detectors | $500 |
| ... alarm monitoring | $30 / month |
| ... alarm system | $2,500 |
| ... intercom system (retrofit) | $1,500 |

## Stairs/Railings

... stair railing $40-$60 / lin.ft.

... curved stair - oak $7,000+

... spiral stair - oak $5,000+

... standard stair - oak $1,000+

## Windows

... storm-aluminum $75-$175

... thermal glass (existing frame) $30 / sq.ft.

... skylight $750+

... slider-aluminum $30 / sq.ft.

... slider-aluminum (replace) $25 / sq.ft.

... casement $60 / sq.ft.

... double hung $50 / sq.ft.

... double hung (replace) $40 / sq.ft.

... awning $50 / sq.ft.

... awning/casement (replace) $45 / sq.ft.

... bay/bow $50-$60 / sq.ft.

# Landscaping/Deck/Patio/Fence

## Deck

... pressure treated/cedar $15-$25 / sq.ft.

... custom designed & built $50-$75 / sq.ft.

## Fence

... reset post in concrete $75

... chain - link (4 ft.) $10-$15 / lin.ft.

... wood - cedar (5 ft.) $15-$25 / lin.ft.

... wood - presure treated (5 ft.) $10-$20 / lin.ft.

## Landscaping

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... lay soil & sod $2-$5 / sq.ft.

... Sprinkler system $1,000

... retaining wall-concrete $50 / sq.ft.

... retaining wall-wood $40 / sq.ft.

## Patio

... patio stone $6 / sq.ft.

... concrete $15-$20 / sq.ft.

... flagstone/fieldstone $20 / sq.ft.

... interlock brick/stone $10-$15 / sq.ft.

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| --- | --- |
| Porch... steps-concrete | $500 |
| ... steps-wood | $300 |
| ... flooring | $7 / lin.ft. |
| ... railing | $200 |
| ... skirting | $20 / lin.ft. |
| Miscellaneous |  |
| General |  |
| ... central vacuum (retrofit) | $1,000-$2,000 |
| ... central vacuum (canister only) | $1,000-$1,500 |
| … Radon mitigation  | $1,500 |
| PlumbingBathroom |  |
| ... whirlpool bath/faucet | $4,000 |
| ... toilet-unclog | $125-$200 |
| ... tub enclosure-ceramic tile | $2,500-$3,000 |
| ... tub enclosure-plastic | $600-$1,200 |
| ... toilet-flush mechanism | $125-$150 |
| ... toilet-replace | $400 |
| ... toilet-replace seal | $125-$250 |
| ... shower connection | $250 |
| ... shower stall -plastic | $900-$1,900 |
| ... shower stall-ceramic tile | $2,500-$3,000 |
| ... basin-pedestal type | $350 |
| ... basin-vanity | $250 |
| ... bathtub-replace-retile | $2,500 |
| Kitchen |  |
| ... sink - porcelain | $750-$850 |
| ... sink - stainless steel | $600-$750 |
| ... dishwasher | $650-$900 |
| ... garbage disposer | $200-$400 |
| ... range hood | $350-$500 |

## Private Plumbing System

... well-submerisble pump $1,200

... well-suction / jet pump $600-$900

... sewage waste pump $1,500-$1,700

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... well-shallow $30 / lin.ft.

... well-deep $40 / lin.ft.

... laundry tub and waste pump $500-$800

... septic tank (1000 gal.) $2,500-$5,000

... septic tank cleaning $180

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| --- | --- |
| Upgrade... water softner | $900-$1,500 |
| ... waste drain lines | $2,500-$4,000 |
| ... sump pump | $175-$250 |
| ... supply lines-1 story; up to 2 baths | $1,800-$2,500 |
| ... temperature and relief valve (replace) | $60-$90 |
| ... laundry tub /connection | $350-$500 |
| ... main water service | $175-$200 / lin.ft. |
| ... main shut-off valve | $175-$300 |
| ... hoss bibb | $120-$150 |
| ... hot water tank (40 Gal Electric) | $450-$500 |
| ... hot water tank (40 Gal Gas) | $600-$800 |

# Roof/Eave/Flashing/Chimney

## Chimney

... Concrete cap (double flue) $200-$400

... rain cap $100

... reline flue $40-$50 / lin.ft.

... Chimney extention $150-$250 / lin.ft.

... chimney repointing $7-$10 / brick

... concrete cap (single flue) $100-$250

## Flashing

... valley flashing $20-$30 / lin.ft.

... wall flashing $5-$6 / lin.ft.

... parapet wall flashing $30 / lin.ft.

... roof vent $100

... reflash skylight $400-$600

... chimney flashing (sloped asphalt) $250-$400

... chimney flashing (flat built-up) $350-$500

... metal cricket at chinmney $250-$400

## Flat Roofs

... roll roofing asphalt (90lb) $1-$2 / sq.ft.

... 4 ply (tar and gravel) $5-$10 / sq.ft.

... single ply membrane $5-$10 / sq.ft.

## Gutters

|  |  |  |
| --- | --- | --- |
| ... downspout extension |  | $15 |
| ... soffits/fascia (Aluminum) |  | $15 / lin.ft. |
| ... gutter cleaning |  | $150 |
| ... gutter/downspout -aluminum |  | $6-$8 / lin.ft. |
| ... gutter/downspout -galvanized |  | $5-$6 / lin.ft. |
| Sloped Roofs... wood shake/shingle |  | $5-$7 / sq.ft. |
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... Slate tile $30-$50 / sq.ft.

... cedar shake/shingle $6-$9 / sq.ft.

... clay tile $15-$20 / sq.ft.

... concrete tile $8-$12 / sq.ft.

... asphalt shingle (over existing) $1-$2 / sq.ft.

... asphalt shingle (strip & re-shingle) $3-$4 / sq.ft.

... asphalt shingle (high quality) $4-$6 / sq.ft.

# Structure/Exterior

## Exterior Door

|  |  |  |
| --- | --- | --- |
| ... patio door-brick wall (6ft) |  | $2,500-$3,500 |
| ... patio door-wood wall (6ft) |  | $2,000-$3,000 |
| ... aluminum storm door |  | $350 |
| ... metal insulated door |  | $650-$750 |
| ... patio door-replace |  | $750-$1,500 |
| Structure... roof sheathing (replace) |  | $5-$7 / sq.ft. |
| ... underpinning |  | $300-$500 / lin.ft |
| ... termite prevention (chemical soil treatment) |  | $2,000 |
| ... remove bearing wall |  | $2,000-$3,000 |
| ... remove partition wall |  | $800-$1,600 |
| ... re-support floor joist (sistering) |  | $300-$500 |
| ... foundation cracks (injection method) |  | $400 |
| ... lintel (masonry wall) |  | $500-$750 / lin.ft |
| ... lower basement |  | $200-$400 / lin.ft |
| ... basement support post/foundation |  | $500 |
| ... excavation/waterproofing |  | $120-$150 / sq.ft. |
| ... foundation cracks (excavation method) |  | $500-$1,000 |
| ... addition (foundation to roof) |  | $90-$120 / sq.ft. |
| ... basement entrance |  | $5,000-$10,000 |
| ... basement main beam |  | $2,000 |
| Wall System... brick repainting |  | $5-$7 / sq.ft. |
| ... cedar siding |  | $9-$12 / sq.ft. |
| ... brick veneer |  | $9-$21 / sq.ft. |
| ... brick cleaning (unpainted) |  | $2+ / sq.ft. |
| ... brick cleaning (painted) |  | $5+ / sq.ft. |
| ... stucco |  | $9-$11 / sq.ft. |
| ... vinyl siding |  | $4-$5 / sq.ft. |
| ... aluminum siding |  | $4-$5 / sq.ft. |
| Swimming Pool/Hot Tub |  |  |
| General... pump/filter |  | $1,500 |
| ... hot tub fiberglass |  | $5,000+ |
| ... pool-vinyl lined (16 ft. X 40 ft.) |  | $10,000+ |
| ... pool-concrete lined (16 ft. X 40 ft.) |  | $15,000+ |
| ... pool heater |  | $2,000 |
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| --- | --- | --- |
| LIFE EXPECTANCYCOMPONENTRoof Covering |  | AVERAGE LIFE (YRS.) |
| ... asphalt standard shingle |  | 12-15 |
| Plumbing... glavanized water pipe |  | 20-25 |
| ... hot water heater |  | 5-15 |
| ... septic/sewer pump |  | 5-10 |
| ... well pump |  | 10 |
| Appliances... dishwasher |  | 5-12 |
| Heating... oil tank |  | 20 |
| Cooling... central air |  | 10-25 |
| Heating... forced air furnace |  | 10-25 |
| Cooling... heat pump |  | 10-15 |
| Appliances... dryer |  | 10-25 |
| Roof Covering... asphalt premium shingle |  | 15-30 |
| ... wood shingle |  | 10-20 |
| Appliances... garbage disposal |  | 5-12 |
| Cooling... window air conditioning |  | 10-20 |
| Heating... water/steam boiler-cast iron |  | 30-50 |
| ... water/steam circulating pump |  | 10-25 |
| Appliances... oven/range |  | 15-20 |
| Roof Covering... concrete/clay tile |  | 20-40 |
| ... asbestos cement |  | 40-80 |
| Appliances |  |  |
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|  |  |
| --- | --- |
| ... washing machine | 5-15 |
| Heating... water/steam boiler-welded steel | 15-30 |
| Roof Covering... slate tile | 40-80 |
| ... roll roofing | 5-15 |
| ... tar and gravel | 15-25 |
| ... metal | 60 |