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RENOVATION COACHING + PROBLEM SOLVING

RENOVATION ESTIMATING & BUDGET GUIDE[©]

TYPICAL COSTS OF RESIDENTIAL CONSTRUCTION
AND HOME REMODELLING

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THE CANADIAN BUILDING CONSULTING GROUP INC.
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Canadian Price Index: Multiply by .75 -.85 for rural areas and Atlantic Provinces.

The estimates contained herein include the supply and installation of average quality building materials and professional workmanship.

We have used a 1,400 square foot, 2-storey, 3 bedroom house as our model. Costs will obviously increase with upgraded quality selections and inherent complications with the job at hand.

1. ROOFING SYSTEMS

Sloped Roofs

- asphalt shingles \$3.00 sq. ft. +
- cedar shakes \$13.00/sq. ft.+
- cedar shingles \$11.00/sq. ft. +
- slate tiles \$15.00/sq. ft. +
- steel roofing \$6.00/sq. ft. +
- clay /concrete tiles \$7.00 - \$10.00
- Removal of existing shingles,
dumping charges: 1or 2 layers \$1.25 - \$1.75/sq. ft.

Flat roofs

- 4-ply (tar and gravel) \$8.00 - \$10.00/sq. ft.
- single-ply membrane \$7.00 - \$9.00/sq. ft.
- rolled asphalt (90lb) \$2.50 - \$3.50/sq. ft.

Misc.

- chimney flashing \$100.00 - \$400.00 ea.
- roof/wall flashing \$5.00 - \$6.00/lin. ft.
- parapet wall flashing \$25.00 - \$35.00/lin. ft.
- roof vents \$100.00 + ea.
- roof tune-up \$300.00 +

The average cost to install new asphalt shingles is approximately \$5,100.00.

The average cost to tear-off existing shingles and install new asphalt shingles is approximately \$6,800.00.

EAVESTROUGHS UPGRADING (Aluminum)

- eavestroughs/downpipes (5") \$7.00 - \$8.00/lin. ft.
- fascia (6") \$5.00/lin. ft.
- soffit (16") \$6.00/lin. ft.
- remove existing eavestroughs \$1.00/lin. ft.
- eavestroughs cleaning \$150.00 +

The average cost to install new soffit, fascia and eavestroughs is approximately \$2,800.00+

SKYLIGHT/ROOF WINDOWS

- 2'x4' skylight on a flat roof
(incl. interior finishing) \$3,300.00 +
- 2'x4' skylight on a sloped roof
(incl. interior finishing) \$4,000.00 +
- 2'x4' roof window (including
interior finishing) \$3,500.00 +

2. EXTERIOR ELEMENTS

WALL SIDING

- aluminum siding \$6.00/sq. ft.
- cedar siding \$6.00 - \$8.00/sq. ft
- asphalt shingles \$3.50/sq. ft.
- vinyl siding \$5.00/sq. ft.
- stucco / EFIS \$15.00/sq. ft. +
- brick (vener) \$15.00/sq. ft. +
- brick cleaning (unpainted) \$2.50/sq. ft.
- brick cleaning (painted) \$5.00 - \$8.00/sq. ft.

DECKS

- pressure treated \$25.00/sq. ft +
- cedar \$30.00/sq. ft +
- custom designed & built \$35.00/sq. ft +
- wood patio/roof deck \$20.00/sq. ft +

WINDOW REPLACEMENT

- wood/vinyl windows \$75.00/sq. ft. +
- aluminum/vinyl windows \$55.00/sq. ft. +
- architectural windows \$125.00/sq. ft. +
- aluminum storm windows \$150.00 - \$250.00 ea.
- aluminum porch enclosures \$15.00/sq. ft. +
- fixed thermal glass
(existing frames) \$20.00/sq. ft. +

EXTERIOR DOORS

- steel insulated doors \$750.00 + ea.
- solid wood doors \$900.00 + ea.
- 6' aluminum / vinyl patio doors \$1,500.00 + ea.
- 6' wood patio door \$1,800.00 + ea.
- aluminum storm door \$450.00 + ea.
- install 6'x7' opening(brick wall) \$3,500.00 ea.
- install 6'x7' opening(wood wall) \$2,000.00 ea.

FENCES

- pressure treated lumber (5' high) \$25.00/lin. ft.
- cedar (5' high) \$35.00/lin. ft.
- chain link (4' high) \$12.00/lin. Ft

DRIVEWAYS/WALKWAYS

- interlocking brick/stone \$12.00 - \$14.00/sq. ft.
- stamped concrete \$10.00/sq. ft.
- asphalt paving
(using existing base) \$3.00/sq. ft.
- asphalt paving
(with installation of new base) \$5.50/sq. ft.

PATIOS

- interlocking brick/stone \$12.00 - \$14.00/sq. ft.
- stamped concrete \$10.00/sq. ft.
- patio stones \$4.00/sq. ft.
- wood decking \$8.00/sq. ft. +
- flagstone/field stone \$25.00/sq. ft.

LANDSCAPING

- top soil and sod \$2.00/sq. ft.
- tree removal \$1,800.00 + ea.
- 6"x 6" pressure treated retaining walls:
 - below grade (per piece) \$16.00/lin. ft.
 - above grade (per piece) \$12.00/lin. ft.

GARAGES

- removal of existing garage \$3,000.00
- detached carport \$8,000.00
- detached wood frame 1-car \$20,000.00+
- detached wood frame 2-car \$25,000.00+
- detached block 1-car \$23,000.00+
- detached block 2-car \$27,000.00+

Overhead doors

- Automatic garage door opener \$450.00 + ea.
- single car overhead door
 - steel insulated \$1000.00 + ea.
 - redwood \$1,000.00 + ea.
 - clapboard \$750.00 + ea.
- double car overhead door
 - steel insulated \$1,500.00 + ea.
 - redwood \$1,750.00 + ea.
 - clapboard \$1,100.00 + ea.

3. ELECTRICAL SYSTEMS

Upgrade of main service to:

- 100 amps \$1,800.00 - \$2,100.00
- 200 amps \$2,800.00 - \$3,100.00
(with existing underground) \$1,300.00 +
- 400 amp \$8,000.00 +
- 16 circuit auxiliary panel \$350.00 - \$450.00 ea.
- electrical permit (minor work) \$200.00+
- emergency back-up generator - 8kw \$6,000 +
- emergency back-up generator – 16 kw \$10,000 +

Retrofit work

- *Typical cost to totally remove old knob and tube wiring in house \$12,000-\$15,000+*

- per plug, switch, light* \$150.00 ea.
- stove and dryer plugs \$250.00 ea.
- bathroom, exterior GFI plug \$150.00 ea.
- bathroom exhaust fan \$500.00 ea.
- doorbell system \$180.00 + ea.
- baseboard heaters \$350.00 - \$450.00 ea.
- powered attic ventilators \$500.00 + ea.
- kitchen plugs \$200.00 ea.
- oven exhaust fan \$400.00 - \$500.00 ea.
- electric smoke detectors \$160.00 ea.

New work

- per plug, switch, light* \$100.00 ea.
- stove and dryer plugs \$150.00 ea.
- bathroom, exterior GFI plug \$100.00 ea.
- bathroom exhaust fan \$200.00 ea.
- doorbell system \$150.00 + ea.
- baseboard heaters \$250.00 - \$300.00 ea.
- powered attic ventilators \$250.00 + ea.
- kitchen plugs \$125.00 ea.
- oven exhaust fan \$300.00 - \$350.00 ea. (electrical only)
- electric smoke detectors \$80.00 - \$100.00 ea.
- exterior hydro mast head \$4,500+
(if required)

4. PLUMBING SYSTEMS

Kitchen

- sink & faucets \$600.00 + ea.
- dishwasher connection \$275.00 ea.
- garburator \$600.00 + ea.
- vegetable sprayer \$150.00 + ea.

Bathrooms

- whirlpool bath/faucets \$2,200.00+
- bathtub/faucets \$900.00+
- shower connection + head \$200.00+
- toilet \$400.00+
- wash basin/faucets \$350.00+
- pedestal sinks/faucets \$400.00+
- pressure/temp. balance control \$500.00
- pre-formed shower enclosure \$2,000.00+
- ceramic tiles to existing wall \$2,000.00+

General Work

- new 3/4" water service* \$2,500.00+* From the house to the city connection only.
- new 1" water service* \$3,500.00+
- 40 gal. electric hot water tank \$1,000.00
- to change all drain lines under basement floor with excavation \$4,000.00+
- replace drain lines at front yard \$3,000.00+
- laundry tub and connections \$450.00+
- change water lines (basement) \$1000.00+
- change water lines (entire house) \$3000.00+
- exterior garden hose bibb \$150.00 - \$250.00
- battery powered back-up sump pump \$1,500-\$2,000.00
- emergency water generated back-up sump pump \$750.00-\$1,000.00
- full-port backwater valve \$3,500.00+

Private Plumbing Systems

- shallow well water service \$1,200.00+ ea. septic tank (1000 gal)
- deep well water service \$3,000.00+ ea.
- laundry tub sewage pump \$600.00
- installation of sump hole \$1,000.00 ea.
- submersible sump pump (to buy) \$200.00+ ea.
- sewage ejection system \$4,000.00
- septic tank (1000 gal) (existing soil) \$5,000.00 ea.
- septic tank (1000 gal) (new soil) \$10,000.00 ea.
- septic tank cleaning \$150.00 ea.
- well drilling \$40.00 - \$60.00/ft.

6. FIREPLACES & CHIMNEYS

- masonry fireplaces \$5,500+
- factory built fireplaces \$2,500.00 - \$3,500.00
- wood stoves \$2,000.00 - \$3,500.00
- fireplace inserts \$1,500.00+
- glass doors \$600.00+

Repairs

- new damper \$250.00 +
- new fire brick \$750.00 +
- hearth extension \$600.00 +
- flue cleaning \$200.00 +

Chimneys

- rebuild top foot – single flue \$1,200.00+
- new chimney cap/flue top damper \$600.00+
- flue/rain cap \$250.00+
- chimney rebuilding (double flue) \$350.00 - \$400.00/lin. ft.
- tuckpointing / minor brick replacement \$600.00+
- re-line flue (stainless steel) \$1,500.00+

SECURITY SYSTEMS

- wireless motion detectors \$500.00
- wired system \$1,300.00+
- alarm monitoring \$30.00/month +

BASEMENTS

- underpinning \$250.00/lin. ft.+ = \$50,000+
- lowering basement floor
(bench method) \$200.00/lin. ft.+ = \$30,000+
- recreation room remodeling \$50.00/sq. ft. +
- to construct basement apartment \$100.00 sq. ft. + = \$30,000+
- to construct separate entrance \$10,000.00 ea.-\$15,000+
- excavation/waterproofing
exterior foundation \$35.00/sq. ft.
- repair foundation cracks:
 - excavation method \$800.00 - \$1,200.00 ea.
 - urethane injection method \$500.00 ea.

TERMITE PREVENTION

- chemical treatment of soil \$1,800.00 ea.+

8. GENERAL CONSTRUCTION

- additions \$150.00/sq. ft. + one storey no basement
- renovations \$175.00/sq. ft. + one storey with basement
- custom built homes \$250.00/sq. ft. + two storey with basement
- complete kitchen renovation \$25,000.00 +
- complete bathroom renovation \$15,000.00 +
- main floor powder room \$8,000.00+

SWIMMING POOLS

16'x32' with 3' perimeter walkway:

- vinyl lined \$25,000.00 +
- concrete lined \$40,000.00 +

Accessories/misc.

- pool heaters \$2,000.00 +
- pumps/filters \$1,200.00 +
- seasonal opening/closing
maintenance \$200.00 - \$350.00
- 6' x 8' fiber glass hot tub \$6000.00 +

DISPOSAL

- 14 cu. yd. (mixed debris) \$600.00 ea.
- 20 cu. yd. (mixed debris) \$800.00 ea.

9. BUILDING AND CONSTRUCTION PERMITS (City of Toronto only)

(Source: <http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=e7c14b1c296c0410VgnVCM10000071d60f89RCRD>)

- minimum fee \$190.00
- building permits (New construction) \$16.42/every (m²) of construction
- building permits (Renovations) \$4.72/every (m²) of renovation/alteration
- demolition
 - (1) To demolish \$0.15/every (m²) of building + \$2,052.00
 - (2) Environmental review \$911.99
- inspection fee \$82.08/hour
- plans examination fee \$82.08/hour
- HVAC (add furnace) \$190.00
- HVAC (add AC) \$190.00
- HVAC (complete system) \$239.40
- plumbing (fixture) \$20.52 (each)
- plumbing (water, sanitary service) \$190.00

ELECTRICAL SAFETY AUTHORITY

See: <http://www.esasafe.com/contractors/esa-fees/>

10. PROFESSIONAL DESIGN COSTS

- architectural fees
 - schematic design + permit drawings 10%+ of estimated total construction cost
- heat loss/gain + air duct design \$2000.00+
- structural engineer for permit drawings \$3500.00+ for a whole house
- interior designer \$150.00/hour+
- floor plan measurer \$250.00+ per house (dependent on size)