

Cost Guide

The Cost Guide is provided for your convenience as a "ballpark" indicator of typical cost. Your actual cost may vary widely depending on the contractor used and the scope of effort. Please get 3 bids from licensed contractors on any job. Listed costs include Labor and Materials.

Heating and Cooling

Furnace - clean and service: \$150 to \$250
Forced air furnace - replace: \$3000 to \$4500
Boiler - replace: \$5,000 to \$7,000 (does not include radiators and piping)
Central air conditioning - replace: \$3,000 to \$5,000
Evaporative cooler - replace: \$1,500

Roof

1500 square foot main floor - tear-off and replace - 10 squares
- Plain 3-tab asphalt shingle: \$5,000 to \$6,000
- Premium asphalt shingle: \$8,500 to \$14,000
- Concrete tile: \$14,000 and up
- Wood shake: \$12,000 to \$16,000
Wood shake maintenance: \$150 per each year of age
Gutters: \$7 per linear foot - 1500 square foot home = 175 linear feet = \$1225

Electrical

Breaker panel - replace: \$1500 to \$3000
Aluminum wiring - remediate a 2500 square foot home: \$4,000 to \$7,000
GFCI outlet - install: \$50 to \$75
Ungrounded receptacle - correct: \$50 to \$200
Reverse polarity outlet - correct: \$50 to \$75
Bathroom vent fan - install: \$200 to \$350
Smoke detector - install: \$50 to \$75

Plumbing

Water heater - replace: \$900 to \$1200
Water heater - tankless: \$3500
Sewer lateral pipe - replace: \$7,500 to \$15,000
Sewer lateral tap - repair/replace: \$3,500 to \$5,500
Sump - Install new pump in an existing sump: \$450 to \$700
Sump pump - replace: \$300 to \$500
Pressure regulator on water main - install: \$350
Toilet - re-seat loose toilet: \$150
Leaking faucet - repair: \$75
Hot/cold reverse - correct: \$150 to \$250 - does not include drywall repair
Replace garbage disposal: \$200 to \$400



Windows

Correct fogged glass / broken seal: \$250 to \$300
Broken glass - repair: \$250 to \$300
New vinyl window - install: \$400 to \$600 each
New vinyl sliding door - install: \$1000 to \$2500

Flooring - per square foot

Replace carpeting and pad: \$2.75 to \$5.00
Install wood flooring: \$6.50 to \$8.00 - oak
Refinish wood flooring: \$2 to \$3
Install new tile - ceramic: \$5 to \$10
Install vinyl or linoleum: \$3 to \$6

Painting

Interior room - 12' x 14' - 2 coats: \$175 to \$300
Exterior - spray - \$2500 to \$5000

Deck / Flat Work

New Deck - Trex type wood plastic composite - 12' x 24': \$10,000 to \$15,000
Concrete driveway, sidewalk, patio: \$6 to \$9 per square foot
Level concrete: \$300 to \$500 per area

Attic Insulation Upgrade

\$.75 to \$1.50 per square foot = \$1000 to \$2250 per house

