

Repair and Renovation Cost Guideline

EXTERIOR	\$	INTERIOR	\$
Install eaves trough.(inc downspout)	6-8 lin ft	Install drywall over plaster.	1.75-2.25 sq ft
Install vinyl siding	3-5 sq ft	Remove old plaster, install new drywall	3.25-5.00 sq ft
Install stucco	6 -11sq ft	Spray stipple on ceiling.	1.00 sq ft
Install brick	11sq ft and up	Install drywall on studs.	1.50-3.25 sq ft
Install parging	3 sq ft		
Install stone	18-25 sq ft	Install hardwood floors.	8 -10sq ft
		Sand and finish hardwood	2.50 -4sq ft.
Install a deck (cedar)	20-25 sq ft	Install ceramics inc. sub floor	10 sq ft and up
(Pressure treated)	12-15 sq ft	Install sheet vinyl	8.50 sq ft and up
Re-surface asphalt driveway	3-5 sq ft	Install central vacuum system	800 and up
Install interlocking brick	6-8 sq ft	Install a door closer (Man door)	100-150
		Install a garage door opener	250-350
ROOFING, FLASHINGS AND CHIMNEYS		PLUMBING	
Strip and re-roof - asphalt shingles	3-5 sq ft	Replace toilet seal	125-175
Asphalt shingles over existing	1.25-200 sq ft	Replace electric hot water tank	400 and up
Strip/replace tar and gravel roof	5-10 sq ft	Replace main water shut off valve	175-200
Repair slates	28-32 ea	Replace leaking shower	1000 and up
		Install a basement bathroom	3500 and up
Install cedar shakes/shingles	7-9 sq ft		
New flashings for standard chimney	300-400	Replace galvanized pipes with copper:	
Install saddle or cricket at chimney	350-500	Bungalow - 2 bathrooms	2000 and up
Re flash standard skylight	300-400		
Repair valley flashings	20-35 lin ft	Whole house water filter	approx 1000
		Under sink water filter	approx 500
Re build masonry chimney from roof up	150-200 lin ft		
Re-point masonry chimney	75 per hr	Septic tank pump out	150-250
Install concrete cap	150-325	Install a drain at bottom of a sloped drive	1000 and up
Install metal chimney cap	75-100		
Sweep a chimney	100-200		
Install attic vents (static).	75ea		
Install rotary attic vents.	100ea		
		ELECTRICAL	
STRUCTURE		Upgrade aluminium wiring	
Underpin or add foundations. (min 3,000)	250-300 lin ft	using copper pigtailed (house)	800-1500
Replace sill beam	60 lin ft and up	Install 220 volt circuit (dryer/stove)	200-350
Replace main beam in basement	1000-1500	Install GFI. on existing circuit	50-75
Install tele-post with foundation	200-400	Install bathroom fan	200-300
Insect inspection	125-250	Upgrade to 100 amps (includes panel)	1500 and up
Seal vertical crack - concrete wall	250 and up	Upgrade to 200 amps (includes panel)	2000 and up
		Install new breaker panel	450-600
Build an addition (2 story)	150-325 sq ft	Install auxiliary panel	150-300 and up
Build a single garage	10,000 and up	Re-wire a whole house	3000 and up
Build a double garage	12,000 and up		
Fill in a swimming pool	5000 and up		
		HEATING	
INSULATION		Install new oil tank	700-900
Insulate attic to R.30.	1.25-2.50 sq ft	Remove old oil tank (not in ground)	200-350
Insulate walls (blown in)	2.50-3.50 sq ft	Install metal liner for gas appliance	350-500
Insulate walls (framed)	1.25 sq ft and up	Install insulated flue (Wood stove)	1500 and up
		Install Woodstove (incl flue)	2500 and up
		Install gas fireplace	3000 and up

- The prices shown on this page are for guidance only. You may or may not be able to obtain services at these rates in your area.
- **Homeguard Building Inspections Ltd** does not offer renovation services. You should obtain three quotations before awarding any contracts.