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## Residential Construction & Remodeling Estimates

### Life Expectancy

Component Average Life (yrs)

#### Roof

Asphalt Standard Shingle	12-15
Asphalt Premium Shingle	15-30
Wood Shingle/Shake	10-20
Concrete/Clay Tile	25-40
Slate Tile	40-80
Roll Roofing	7-15
Foam/Membrane	7-15
Tar/Gravel	15-25
Metal	60+

#### Heating/Cooling

Forced Air Furnace	15-25
Central Air	12-18
Heat Pump (heating & cooling)	12-18
Window A/C	5-10

#### Plumbing

Galvanized Water Piping	20-30
Cast iron Waste Lines	50-60
Water Heater	6-12
Septic/Sewer Pump	5-10

#### Appliances

Dishwasher	5-12
Washing Machine	5-15
Dryer	10-15
Over/Range	15-20
Disposal	5-10
Refrigerator	8-13

#### Exterior

Caulking	5-10
Paint	7-10
Roofing Adhesives/Cements	7-10
Sealants/Stains	3-8
Windows	8-30

#### Electrical

Service panel	30-60
Accessories/Breakers	10-15+
AFCI/GFCI Interrupters	25-30+

**NOTE:** Life expectancy varies with usage, weather, installation, maintenance & quality of materials. This list is only a general guideline and not a guarantee/warranty of any product. For a larger list of most home components visit website below: <http://www.nachi.org/life-expectancy.htm>

## REMODELING ESTIMATES

### Electrical (Upgrade)

100amp (existing panel)	\$500 - 1,000
200amp (new panel)	\$1,800 - 2,500
200amp (existing panel)	\$1,000 - 1,200
120 / 240 volt circuit	\$200 - 500
Breaker panel- main	\$600 - 900
Breaker panel- auxiliary	\$100 - 300
Circuit breaker (replace)	\$60 - 100
Knob & tube wiring (replace)	\$6,000 - 12,000

### Electrical (Retrofit)

Attic Ventilation-mechanical	\$200 - 250
Ceiling Fan	\$175 - 200
Doorbell System	\$80 - 100
Dryer Duct	\$100 - 150
Hardwired smoke detector	\$60 - 120
Exhaust Fan- bathroom	\$135 - 150
Exhaust Fan- oven	\$200 - 250
Exterior light fixture	\$100 - 250
Fluorescent light fixture	\$100 - 250
Ground - Public system	\$75 - 100
Ground - Private system (w/ground rods)	\$200 - 300
Outlet - standard	\$100 - 150
Outlet- split	\$150 - 250
Outlet- exterior	\$150 - 250
Outlet- replace standard w/GFCI	\$60 - 125
Outlet- CO/ALR (aluminum)	\$50 - 75
Outlet- stove/dryer	\$75 - 125
Outlet- rewire reverse polarity	\$40 - 75
Standard light fixture	\$100 - 200

## Heating & Cooling

### **Forced-Air System**

Air duct	\$3,500 - 4,000
Air duct (retrofit)	\$5,500 - 6,000
Annual Service	\$50 - 150
Blower/motor	\$300 - 500
Clean duct	\$150 - 325
Electric air filter	\$500 - 900
Gas-high efficiency	\$3,500 - 4,500

### **Air Conditioner/Heat Pump**

Air handler 3-ton (vertical)	\$1,400 - 2,000
Air handler 3-ton (horizontal)	\$1,600 - 2,000
Central a/c existing duct	\$1,800 - 3,000
Central a/c attic mounted separate duct	\$8,500+
Compressor (replace)	\$1,300 - 1,500
Condenser (replace)	\$1,500 - 2,500
Heat recovery ventilator (HRV)	\$1,500 - 2,500
Heat pump	\$4,000 - 6,000

## Structure/Exterior

Addition (foundation to roof)	\$80-115 sqft
Foundation cracks	\$200-900
Lintel (masonry wall)	\$500 - 600
Masonry wall	\$450 - 750 lin. ft
Remove a bearing wall	\$2,000 - 3,000
Remove partition wall	\$600 - 1,600
Re-support floor joist (sistering)	\$300 - 500
Re-support a roof rafter (sistering)	\$150 - 300
Repair roof/floor truss. Consult with a structural professional	
Roof sheathing (replace)	\$5 - 7 sqft
Underpinning	\$300 - 450
Painting	\$1,500 - 2,500
Termite prevention (chemical)	\$450 and up

### **Wall System**

Stucco	\$7 - 11 sqft
Wood Panel	\$6 - 10 sqft
Brick/stone veneer	\$8 - 20 sqft
Brick cleaning (unpainted)	\$2.50 sqft
Brick cleaning (painted)	\$5.50 sqft
Brick repainting	\$3 - 7 sqft
Re-pointing exterior masonry wall	\$3 - 8 sqft
Aluminum & Vinyl siding	\$4 - 5 sqft

### **Exterior Door**

Aluminum storm door	\$350
Metal insulated door	\$700
Patio door - replace	\$700 - 1500
Patio door - brick wall (6ft)	\$250 - 3,500
Patio door - wood wall (6ft)	\$1,600 - 3,000

## Plumbing

### **Bathroom**

Basin (pedestal type)	\$300
Basin (vanity)	\$200
Bathtub replace/retile	\$2,000+
Shower connection	\$300
Shower stall - plastic/fiberglass	\$700 - 1,900
Shower stall - ceramic tile	\$3,000 and up
Toilet - flush mechanism	\$100 - 250
Toilet - replace	\$150 - 250
Toilet - unclog	\$100 - 200
Sub enclosure - ceramic tile	\$2,000 - 3,000
Sub enclosure - plastic/fiberglass	\$500 - 1,200
Install Whirlpool bath	\$3,000 and up
Replace leaking shower pan	\$1,000 - 1,600
Remodel 4 piece bathroom	\$6,000 and up
Replace water line to house	\$1,500 - 3,500
Connect waste plumbing to sewer	\$3,000 and up

### **Kitchen**

Dishwasher	\$500 - 1,000
Garbage disposal	\$125 - 400
Range hood	\$300 - 500
Sink	\$550 - 850
Remodel complete kitchen	\$8,000 and up

### **Private Plumbing System**

Septic tank (1,000 gal)	\$2,000 - 5,000
Septic tank cleaning	\$150 - 300
Sewage waste pump	\$1,300 - 1,700
Dig well	\$20 - 30 lin/ft
Well pump	\$1,000+

### **Upgrade**

Water heater (50 gal electric)	\$600 - 800
Water heater (50 gal gas)	\$800 - 1,000
Tankless water heater	\$1,000 - 1,500
Laundry tub/connection	\$300 - 500
Main shut-off valve	\$150 - 300
Temperature/Pressure relief valve	\$50 - 90
Water softener	\$800 - 1,500
R.O. system	\$300-600

### **Swimming Pool & Hot Tub**

Pool-concrete lined (16ft x 40ft)	\$22,000 - 65,000
Pool heater	\$1,500 - 2,500
Pump/filter	\$1,000 - 1,500
Hot tub fiberglass	\$4,000+
Entrapment prevention drain cover	\$85 - 150

## Roof/Eave/Flashing/Chimney

### Sloped Roofs

Asphalt Shingle	\$1.50 – 2.50 sqft
Lt shingle (strip & re-shingle)	\$2.50 – 3.50 sqft
Asphalt shingle (high quality)	\$4 – 6 sqft
Concrete tile	\$6 – 12 sqft
Clay tile	\$10 – 20 sqft
Wood shake/shingle	\$4 – 9 sqft
Install skylight/solar tube	\$ 350 – 500+

### Low sloped/Flat Roofs

Roll roof asphalt (90 lb)	\$1.00 – 2.00 sqft
4 ply (tar & gravel)	\$6 – 10 sqft
Single ply membrane	\$5 – 10 sqft

### Gutters

Gutter cleaning	\$100
Gutter/downspout – aluminum	\$5 – 8 lin ft
Gutter/downspout – galvanized	\$4 – 5 lin ft
Downspout extension	\$15
Soffits/fascia (aluminum)	\$10 lin ft

### Flashings

Chimney flashing	\$200 – 500
Metal cricket at chimney	\$200 – 400
Parapet wall flashing	\$25 lin ft
Roof vent	\$50
Reflash skylight	\$300 – 500
Valley flashing	\$15 – 250
Wall flashing	\$3 – 4 lin ft

### Chimney

Chimney extension	\$100 – 250 lin ft
Chimney repointing	\$5 – 10 / brick
Concrete cap	\$100 – 350
Spark/Rain cap	\$75
Reline flue	\$30 – 40 lin ft
Install masonry fireplace w/flue roughed in	\$2,000 and up
Install glass doors on fireplace	\$300 and up
Gas fireplace insert	\$800 – 1,200

## Interior

### Windows

Bay	\$35 – 40 sqft
Casement	\$50 sqft
Single/double hung	\$40 – 50 sqft
Single/double hung (replace)	\$150 – 400 sqft
Slider (aluminum)	\$20 – 25 sqft
Thermal glass (existing frame)	\$25 sqft

## Interior (continued)

### Floor

Carpet – clean	\$35 – 50 per rm
Carpet & underpad	\$3 – 10 sqft
Ceramic tile	\$5 – 8 sqft
Hardwood	\$6 sqft and up
Laminate wood	\$3 – 4 sqft
Vinyl – sheet	\$2.50 – 8 sqft
Vinyl – tile	\$1 – 8 sqft

### Ceilings/Wall

Walls (inulation/drywall)	\$2.50 sqft
Drywall over plaster	\$2 – 3 sqft
Plaster over plaster	\$2.50 sqft
Wall Painting (3 coats)	\$1.50 sqft
Wallpaper	\$2 – 8 sqft
Baseboard/door/window casing	\$2.50 lin ft

### Doors

Interior – panel	\$400
Exterior panel	\$750
Bi-fold - louver	\$800
Bi-fold – panel	\$600
Custom w/ casing/hardware	\$500-1,000
French	\$700
Stair railing	\$30 – 50 lin ft

### Insulation

Batt	\$.60 – 2.00 sqft
Loose	\$.50 – 4.00 sqft

## Garage/Driveway/Walks

### Garage

Detached carport	\$4,000+
Detached wood frame	\$8,000+
Garage door opener	\$250 – 500
Metal door (sectional)	\$500 -700

### Driveway/Walks

Concrete	\$150+ a yard
Pavers	\$3 -15 sqft
Flagstone	\$10 – 15 sqft

These estimates reflect the average basic costs for supplies & installation of building materials in the southwest area and in no way are exact numbers for your specific area.

It is strongly recommended that you obtain a minimum of 3 written quotes from reputable local licensed contractors for validation of your area.