



250 213 6700

Repair and Renovation Costs

HEATING	\$	INTERIOR	\$
Install gas mid efficiency furnace	2,000 - 3,000	Install drywall over plaster.	2.00 -2.50/sq.ft
Install gas high efficiency furnace	2,550 - 3,500	Remove old plaster and install new drywall (bear in mind you may want to increase the insulation and/or add a vapour barrier at the same time.)	3.25 - 5.00 sq.ft.
Replace furnace fan	400-600	Spray stipple on ceiling.	1.25/sq.ft
Install chimney liner	500-700	Install suspended ceiling.	3.50 - 5.50/sq.ft
Install oil furnace (includes tank)	5,500 and up	Install drywall on studs.	1.75 - 350/sq.ft
Install new oil tank	900-1,100	Install hardwood floors.	7.00 - 10.00/sq.ft
Remove old oil tank (not in ground)	200-350	Sand and re-stain hardwood	2.00 - 3.50/sq.ft.
Install complete forced air system	8,500 and up	Install ceramics inc. sub floor	9.00/sq.ft. and up
Heat recovery ventilator	2,500 and up ea	Install sheet vinyl	8.50/sq.ft. and up
Air source heat pump	3,500 - 4,500	Install gas fireplace	3,000 and up
Air conditioning on existing ductwork	2,500 - 3,000	Install wood stove inc. flue	2,500 and up
Replace a compressor	750-1300	Sweep a chimney	100-150
Annual service furnace/air conditioning.	175 ea	Install central vacuum system	800 and up
		Install a door closer (Man door)	100- 150
		Install a garage door opener	450-650
EXTERIOR		STRUCTURE	
Install aluminium eaves trough.	3.00 - 4.00 lin. ft	Underpin or add foundations. (minimum 3,000)	250 - 350 lin. ft
Install aluminium/vinyl siding	3.00 - 5.00 sq. ft	Replace sill beam	70 and up lin. ft
Install stucco	6.50 - 11.00 sq. ft	Replace main beam in basement	1,000 - 1,500
Install brick	11.00 sq. ft and up	Install tele-post with foundation	250-450
Install parging	3.00 sq. ft	Insect inspection	150-250 and up
Install stone	18 -25sq. ft	Seal vertical crack - concrete wall interior	250 and up
Install a deck (cedar)	35 - 45 sq. ft	Ditto but exterior method	400 and up
Install a deck (Pressure treated)	15 -18 sq. ft		
Re-surface asphalt driveway	4 - 6 sq. ft.	Build an addition (2 story)	150 - 325 sq. ft.
Install interlocking brick	9 - 12 sq. ft.	Build a single garage	9,000 and up
Install a drain at bottom of a sloped drive	1,000 and up	Build a double garage	12,000 and up
		Fill in a swimming pool	5,000 and up
ROOFING, FLASHINGS AND CHIMNEYS		PLUMBING	
Strip and re-roof - asphalt shingles	3.00 - 5.50 sq. ft.	Replace main water shut off valve	175-200
Asphalt shingles over existing	3 - 4.50 sq. ft.	Replace toilet seal	125- 175
Strip/replace tar and gravel roof	4 - 6.00 sq. ft.	Replace electric hot water tank	375.00
Install new concrete tiles	7 - 9.00 sq. ft.	Install new septic system	7,000 and up
(But you may need additional structural support here)		Dig up and replace failed septic system tile bed	8,000 - 15,000
Install cedar shakes/shingles	7 - 9.00 sq. ft.	Two yearly pump out	125- 175
Install new slate roof	10 - 20.00 sq. f	Replace service pipe in street	200/lin.ft
New flashings for standard chimney	300-400	Replace galvanized pipes with copper:	
Install saddle or cricket at chimney	350-500	Bungalow - 1 bathroom	1,500 and up
Re flash standard skylight	350-450	Bungalow - 2 bathrooms p	2,000 and u
Repair valley flashings	20- 35 lin. ft.	Two story - 2 bathrooms	3,000 and up
Re build masonry chimney from roof up	200 lin ft	Install bathroom fan	150-200
Ditto but double flue pipe	250 lin. ft	Install bathroom fan and humidistat	200-300
Re-point masonry chimney	70 per hour	Replace leaking shower pan.	1000 and up
Install concrete cap	150-325	Install solid waste pump and tank for basement bathroom or laundry	1,500 and up
Install metal chimney cap	75-100	Drill a well	25 - 30/ft
Install metal liner for gas appliance	350-500	Install a submersible well pump and pressure tank	1,500-2000
Install insulated flue (Wood stove)	1,500 and up	Replace a submersible sump pump	150 and up
		Remodel a bathroom	3,500 and up
		Install a basement bathroom	3,500 and up
ELECTRICAL		INSULATION	
Upgrade aluminium wiring using copper pigtails (house)	700-950	Insulate attic to R.30.	1.25 - 2.50 sq. ft
Install 220 volt circuit (dryer/stove)	250-450	Insulate walls (blown in)	2.50 - 3.00 sq. ft
Install GFI. on existing circuit	65-80	Insulate walls from exterior siding before installing new	1.50 - 3.00 sq. ft
Upgrade to 100 amps (includes panel)	850-1,100	Insulate basement walls (framed)	1.25 sq. ft. and up
Upgrade to 200 amps (includes panel)	1,750 and up		
Install new breaker panel	500-700000	Install attic vents (static).	75.00 ea
Install auxiliary panel	200-350 and up	Install rotary attic vents.	150.00 ea
Re-wire a whole house	4,200 and up		

- The prices shown on these pages are for guidance only. You may or may not be able to obtain services at these prices in your area.
- All-Points Home Inspections does not offer renovation services. You should obtain at least three quotations before awarding any contracts.

- We gather this information from local contractors and keep it current.
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