

## BUDGETING

The budgeting information provided is offered for rough estimating purposes. We have provided you with typical life expectancies where possible. For specific quotes, contact at least three appropriate professional contractors before you finalize your budget. For your convenience, a column has been provided to record your quotes. Please keep in mind that some contractors will have minimum fees.

### ROOFING

ITEM DESCRIPTION	AVERAGE COST \$ (+/-)	AVERAGE LIFE SPAN	YOUR QUOTE
Standard asphalt shingles - over existing	1.75/sq. ft.	15 yrs.	
Standard asphalt shingles - strip & reshingle	3.50/sq. ft.	15 yrs.	
Low slope asphalt shingles - over existing	2.75/sq. ft.	15 yrs.	
Low slope asphalt shingles - strip & Reshingle	4.25/sq. ft.	15 yrs.	
Wood shingles/shakes - strip & reshingle	7.50/sq. ft.	20-50 yrs.	
Asphalt roll roofing	1.10 -2.20/sq. ft.	5-10 yrs.	
Built up tar & gravel	6.00/sq. ft.	10-20 yrs.	
Exposed rubber membrane	6.00/sq. ft.	15 yrs.	
Clay tile roofing (excluding structural work)	7.00/sq. ft.	50+ yrs.	
Metal tile roofing	7.00-20.00/sq. ft.	50+ yrs.	
Tuckpoint masonry chimney	30.00 per row		
Rebuild masonry chimney	200.00/lin. ft.		
Install masonry chimney cap	150.00 - 500.00		
Install screened chimney rain cap	75.00 - 100.00		
Install roof vent	125.00+		
Install new aluminum eavestrough & Downspouts	4.50/lin. ft.		
Install new aluminum soffit/fascia	10.00/lin. ft		

### EXTERIOR

ITEM DESCRIPTION	AVERAGE COST \$ (+/-)	AVERAGE LIFE SPAN	YOUR QUOTE
Install aluminum/vinyl siding	4.50/sq. ft.		
Install clear cedar siding	6.00/sq. ft		
Install paint grade cedar siding	4.50/sq. ft		

### EXTERIOR CONT'D

ITEM DESCRIPTION	AVERAGE COST \$ (+/-)	AVERAGE LIFE SPAN	YOUR QUOTE
Stucco siding	9.00/sq. ft.		
Brick cleaning — exposed	3.00/sq. ft.		
Brick cleaning - strip paint	5.00/sq. ft.		
Windows upgrade to thermal	40.00/sq. ft.		
Install sliding glass door (6')	2500.00		
Install steel insulated door	1500.00		
Lay new sod	1.50 -2.50/sq. ft.		

#### STRUCTURE

ITEM DESCRIPTION	AVERAGE COST \$ (+/-)	AVERAGE LIFE SPAN	YOUR QUOTE
Underpin to re-support	250.00/lin. ft.		
Lower basement floor underpin/bench	225.00/lin. ft.		
Install separate basement entrance	5000.00+		
Install drainage tile	60.00/lin. ft.		
Excavate and damp proof foundation wall	13.00/sq. ft.		
Seal foundation crack with resin injection	400.00		
Re-support cracked/damaged floor joist	200.00		
Parge foundation walls above grade	5.00/sq. ft.		
Install basement support post	350.00		
Replace roof sheathing	5.00/sq. ft.		
Termite treatment	1200.00		

#### INTERIOR

ITEM DESCRIPTION	AVERAGE COST \$ (+/-)	AVERAGE LIFE SPAN	YOUR QUOTE
Upgrade attic insulation	1.00/sq. ft.		
Install skylight (2' x 4')	2000.00		
Install suspended ceiling	3.00/sq. ft.		
Install drywall	2.50/sq. ft.		
Paint interior surfaces	1.00/sq. ft.		
Refinish hardwood floors	2.50/sq. ft.		

#### INTERIOR CONT'D

ITEM DESCRIPTION	AVERAGE COST \$ (+/-)	AVERAGE LIFE SPAN	YOUR QUOTE
Install hardwood floors	6.00+/sq. ft.		
Install mid-grade carpet with underpad	25.00+/sq. yd.		
Install ceramic tile flooring	15.00+/sq. ft.		
Install marble flooring	20.00+/sq. ft.		
Install resilient/vinyl flooring	6.00+/sq. yd.		
Install central vac system (retrofit)	1000.00 - 1500.00		
Install central vac system (from rough-in)	750.00 - 1000.00		
Install French door paint grade 30"	750.00		
Install conventional swing door 30"	650.00		
Install slatted bifold door 30"	400.00		
Install smoke detector (battery type)	60.00		
Carbon Monoxide Detector (to purchase)	60.00		
Install bathroom fan (vent to exterior)	\$300+		

### HEATING

ITEM DESCRIPTION	AVERAGE COST \$ (+/-)	AVERAGE LIFE SPAN	YOUR QUOTE
Install mid efficiency furnace	2500.00	15-20 yrs.	
Install high efficiency furnace	3500.00	15-20 yrs.	
Install new blower motor	350.00	15-20 yrs.	
Install humidifier	200.00 - 300.00	5-15 yrs.	
Install electronic air cleaner	600.00		
Annual service & maintenance	75.00 - 125.00		
Clean ductwork	200.00+		
Install mid efficiency boiler	3500.00+	25 yrs.	
Install high efficiency boiler	5000.00+	20-25 yrs.	
Replace circulating pump	500.00	10-20 yrs.	
Replace expansion tank	300.00		
Install metal chimney liner	450.00		
Install programmable thermostat	75.00 - 150.00		
Add electric baseboard heater	250.00+		
Convert from water to forced air system	10,000.00 - 20,000.00		

ITEM DESCRIPTION	AVERAGE COST \$ (+/-)	AVERAGE LIFE SPAN	YOUR QUOTE
Remove oil storage tank (buried)	4500.00 ++ (up to ?)		
Remove oil storage tank (basement)	500.00		

### COOLING

ITEM DESCRIPTION	AVERAGE COST \$(+/:1	AVERAGE LIFE SPAN	YOUR QUOTE
Install central air on current forced air System	2500.00	15-20 yrs.	
Replace central air system	1500.00 - 2000.00	15-20 yrs.	
Install independent air conditioning system	10,000.00	15-20 yrs.	
Annual service & maintenance	100.00 - 150.00		

### PLUMBING

ITEM DESCRIPTION	AVERAGE COST \$ (+/-)	AVERAGE LIFE SPAN	YOUR QUOTE
Replace supply line from street	2500.00+		
Replace main shut off valve	250.00		
Upgrade galvanized lines to copper	2000.00+		
Replace old drainage pipes with ABS	2500.00+		
Replace sump pump	250.00		
Replace laundry tub	250.00		
Septic tank	6,000.00 - 10,000.00		
Septic tank cleaning/pump out	150.00 - 200.00		
Well drilling	50.00+/ft.		
Well pump (submersible)	800.00+		
Well pump (in house)	600.00		
Install new water heater	600.00+		
Install water. softener	1000.00+		
Hook-up dishwasher	250.00		
Whirlpool tub (to purchase)	2000.00		
Retile existing shower enclosure	1000.00		
Three piece bathroom remodeling	5000.00+		
Install exterior hosebib	250.00		

## ELECTRICAL

ITEM DESCRIPTION	AVERAGE COST \$ (+/-)	AVERAGE LIFE SPAN	YOUR QUOTE
Upgrade main service to 100 amps	1200.00		
Upgrade main service to 200 amps	1600.00		
Upgrade 1 00 amp service to breakers	500.00		
Upgrade 200 amp service to breakers	700.00		
Rewire entire house	4500.00+		
Add 120 volt dedicated circuit	200.00		
Add 240 volt dedicated circuit	300.00		
Install kitchen split receptacle	200.00		
Replace existing plug with GFCI plug	70.00 - 100.00		
Install standard 120 volt plug (panel to plug)	200.00		
Install new light (excluding fixture)	150.00		
Install new switch	75.00		
Install exterior GFCI plug	100.00 - 200.00		

## FIREPLACES

ITEM DESCRIPTION	AVERAGE COST \$ (+/-)	AVERAGE LIFE SPAN	YOUR QUOTE
Chimney sweep/cleaning	100.00 - 175.00		
Install gas insert in fireplace	1500.00		
Install gas fireplace (vent through wall)	2500.00+		
Install glass doors on fireplace	250.00+		
Install thermostat control for fireplace	75.00		

## SECURITY SYSTEMS

ITEM DESCRIPTION	AVERAGE COST \$ (+/-)	AVERAGE LIFE SPAN	YOUR QUOTE
Full wired system	1000.00+		
Wireless system	600.00		
Monitoring	20.00 - 25.00/mth.		

## DECKS/PORCHES/PATIOS

ITEM DESCRIPTION	AVERAGE COST \$ (+/-)	AVERAGE LIFE SPAN	YOUR QUOTE
Pressure treated deck	18.00+/sq. ft.		
Cedar deck	25.00+/sq. ft.		
Build wood frame roof over deck	12.00+/sq. ft.		
Add railings to existing deck	10.00-15.00/lin. ft.		
Interlocking stone patio	6.50 - 8.50/sq. ft.		
Poured concrete patio	8.00/sq. ft.		

### FENCES/RETAINING WALLS

ITEM DESCRIPTION	AVERAGE COST \$ (+/-)	AVERAGE LIFE SPAN	YOUR QUOTE
Pressure treated fence 5'	20.00/lin. ft.		
Cedar fence 5'	25.00/lin. ft.		
Chain link fence 4'	10.00/lin. ft.		
Wood retaining wall	20.00+/sq. ft.		
Interlock retaining wall	30.00+/sq. ft.		

### GARAGES

ITEM DESCRIPTION	AVERAGE COST \$ (+/-)	AVERAGE LIFE SPAN	YOUR QUOTE
Build single car detached garage	8,500.00+		
Build double car detached garage	12,500+		
Replace single garage door	800.00		
Replace double garage door	1200.00		
Install automatic garage door opener	400.00		

### DRIVEWAYS/WALKWAYS

ITEM DESCRIPTION	AVERAGE COST \$ (+/-)	AVERAGE LIFE SPAN	YOUR QUOTE
Asphalt paving	3.00/sq. ft.	10-20 yrs.	
Seal/reseal with liquid asphalt	75.00+	10-20 yrs.	
Poured concrete	8.00/sq. ft.	35 yrs.	
Interlocking stone	6.50 - 8.50/sq. ft.	15+ yrs.	