

ESTIMATING & BUDGET GUIDE

REPRINTING WITH PERMISSION
THE CANADIAN BUILDING CONSULTING GROUP INC.
2003
THE CANADIAN BUILDING CONSULTING GROUP INC.

TYPICAL COSTS OF RESIDENTIAL CONSTRUCTION AND HOME REMODELLING

Baker Street Home Inspection Services Inc.
In operation since 1985

Serving the Greater Toronto Area from
Oakville to the west, Newmarket to the
north and Oshawa to the east.

3335 Yonge Street, Suite 402
Toronto, Ontario, M4N 2M1

Tel - (416) 483-3535
Fax - (416) 483-9756
info@bakerstreet-hi.ca

Normal Business Hours (Monday to Friday)
8:30 am to 12:30 pm
1:30 pm to 4:30 pm

Our phones are monitored
continuously after business hours.

Canadian Price Index: Multiply by .75 - .85 for rural areas and Atlantic Provinces

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ROOFING SYSTEMS

Sloped Roofs

- asphalt shingles \$175-\$200/sq. ft.
- low lope asphalt shingles \$3.00/sq. ft.
- cedar shakes \$10.00/sq. ft.
- cedar shingles \$8.00/sq. ft.
- slate tiles/steel roofing \$15.00+/sq. ft.
- clay/concrete tiles \$ 7.00 -\$9.00/sq. ft.
- Removal of existing shingles,
dumping charges:
(1 or 2 layers) \$1.25 - \$1.75/sq. ft.

Flat Roofs

- 4-ply (tar and gravel) \$5.00 - \$7.00/sq. ft.
- single-ply membrane \$5.00 - \$7.00/sq. ft.
- rolled asphalt (90 lb) \$2.50 - \$3.00/sq. ft.

Misc.

- chimney flashing \$100.00 - \$400.00 each
- roof/wall flashing \$4.00 - \$5.00/lin. ft.
- parapet wall flashing \$20.00 - \$30.00/lin. ft.
- roof vents \$75.00 ea.
- roof tune-up \$300.00 ea.

The average cost to install new asphalt shingles is approximately \$3,600.00.

The average cost to tear-off all existing shingles and install new asphalt shingles is approximately \$5,200.00.

WALL SIDING

- aluminum siding \$4.50 sq. ft.
- cedar siding \$6.00 - \$7.00 sq. ft.
- paint grade siding \$3.00 - \$4.00/sq. ft.
- asphalt shingles \$2.00 sq. ft.
- vinyl siding \$4.00 sq. ft.
- stucco (cement) \$9.00 - \$10.00 sq. ft.
- brick (veneer) \$10.00 - \$14.00 sq. ft.
- brick cleaning (unpainted) \$1.50 sq. ft.
- painted brick \$5.00 - \$8.00 sq. ft.

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EAVES UPGRADING (Aluminum)

- eavestroughs/downpipes (5") \$4.00 - \$5.00/lin. ft.
- fascia (6") \$3.50/lin. ft
- soffit (12") \$5.00/lin. ft
- remove existing eavestroughs \$1.00/lin. ft.
- copper eavestroughs/downpipes \$20.00/lin. ft.
- eavestrough cleaning \$125.00 +

The average cost to install new soffit, fascia and eavetrough is approximately \$1,800.00 - \$2,200.00.

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DECKS

- pressure treated \$15.00 - \$20.00/sq. ft.
- cedar \$20.00 - \$25.00/ sq.ft.
- custom designed & built \$25.00/sq. ft+
- wood patio/roof deck \$15.00/sq. ft.+

SKYLIGHT/ROOF WINDOWS

- 2' x 4' skylight on flat roof (incl. interior finishing) \$2,000.00 +
- 2' x 4' skylight on sloped roof (incl. interior finishing) \$2,800.00 +
- 2' x 4' roof window (including interior finishing) \$2,000.00 +

WINDOW REPLACEMENT

- wood windows \$50.00/sq. ft
- aluminum/vinyl windows \$30.00/sq. ft.
- aluminum storm windows \$100.00 - \$200.00 ea.
- aluminum porch enclosures \$10.00/lin. ft.
- fixed thermal glass (existing frames) \$18.00/sq. ft.
- bow/bay windows \$1,800.00+
- greenhouse windows \$1,200.00+

EXTERIOR DOORS

- steel insulated doors \$700.00 ea.
- solid wood doors \$900.00 ea.
- 6' aluminum/vinyl/patio door \$1,300.00 ea.
- 6' wood patio door \$1,800.00 ea.
- aluminum storm door \$350.00 ea.
- install 6' x 7' opening in brick wall \$1,500.00 ea.
- install 6' x 7' opening in wood wall \$1,000.00 ea.

FENCES

- pressure treated lumber (5' high) \$22.00/lin. ft.
- cedar (5' high) \$28.00/lin. ft.
- chain link \$10.00/lin. ft.

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DRIVEWAYS/WALKWAYS

| | |
|-----------------------------------------------------|--------------------------|
| • interlocking brick/stone | \$7.00 - \$9.00/sq. ft. |
| • stamped concrete | \$8.00 - \$10.00/sq. ft. |
| • asphalt paving (using existing base) | \$2.50/sq. ft. |
| • asphalt paving (with installation of new base) | \$4.00/sq. ft. |
| • asphalt sealing | \$70.00 - \$150.00 |
| • install drain/catch basin | \$1,000.00 - \$1,500.00 |

PATIOS

| | |
|----------------------------|--------------------------|
| • interlocking brick/stone | \$6.00 - \$8.00/sq. ft. |
| • stamped concrete | \$8.00 - \$10.00/sq. ft. |
| • patio stones | \$3.00 sq. ft |
| • wood decking | \$5.00/sq. ft |
| • flagstone/fieldstone | \$16.00/sq. ft. |

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LANDSCAPING

| | |
|-----------------------------------------------------------------------|-------------------------|
| • top soil and sod | \$1.50/sq. ft.+ |
| • lawn/garden sprinkler system | \$1,000.00+ |
| • tree removal | \$800.00-\$1,500.00 ea. |
| • stump removal | \$600.00 ea.+ |
| • 6" x 6" pressure treated retaining walls below grade (per piece) | \$10.00/lin. ft. |
| above grade (per piece) | \$8.00/lin. ft. |

GARAGES

| | |
|------------------------------|-------------|
| • removal of existing garage | \$2,500.00 |
| • detached carport | \$5,000.00 |
| • detached wood frame 1-car | \$12,000.00 |
| • detached wood frame 2-car | \$15,000.00 |
| • detached block 1-car | \$16,000.00 |
| • detached block 2-car | \$20,000.00 |

Overhead doors

| | |
|--------------------------------|----------------|
| • automatic garage door opener | \$450.00+ |
| • single car - steel insulated | \$750.00 ea. |
| • overhead doors - redwood | \$800.00 ea. |
| - cladboard | \$500.00 ea. |
| • double car - steel insulated | \$1,325.00 ea. |
| overhead doors - redwood | \$1,325.00 ea. |
| - cladboard | \$800.00 ea. |

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ELECTRICAL SYSTEMS

Upgrade of main service to:

| | |
|----------------------------------|-------------------------|
| • 100 amps | \$1,000.00 - \$1,500.00 |
| • 200 amps | \$1,800.00 - \$2,100.00 |
| (with existing underground) | \$1,000.00 |
| • 400 amps | \$4,000.00 + |
| • 16 circuit auxiliary panel | \$350.00 - \$450.00 ea. |
| • add meter/relocate meter | \$1,800.00 |
| • electrical permit (major work) | \$150.00 |

Retrofit Work

| | |
|----------------------------------|-------------------------|
| • per plug, switch, light* | \$80.00 - \$100.00 ea. |
| • stove and dryer plugs | \$225.00 ea. |
| • bathroom, exterior GFI plug | \$100.00 ea. |
| • bathroom exhaust fan with vent | \$500.00 ea.+ |
| • doorbell system | \$180.00 ea. |
| • baseboard heaters | \$350.00 - \$450.00 ea. |
| • powered attic ventilators | \$500.00 ea. |
| • kitchen plugs | \$150.00 ea. |
| • oven exhaust fan with vent | \$400.00 - \$500.00 ea. |
| • electric smoke detectors | \$150.00 ea. |
| • install dryer duct | \$150.00 - \$200.00 ea. |

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ELECTRIC SYSTEMS - continued

New work

| | |
|----------------------------------|-------------------------|
| • per plug, switch, light* | \$45.00 - \$50.00 ea. |
| • stove and dryer plugs | \$100.00 ea. |
| • bathroom, exterior GFI plug | \$60.00 - \$70.00 ea. |
| • bathroom exhaust fan with vent | \$150.00 - \$200.00 ea. |
| • doorbell system | \$80.00 - \$100.00 ea. |
| • baseboard heaters | \$250.00 - \$300.00 ea. |
| • powered attic ventilators | \$250.00 ea. |
| • kitchen plugs | \$100.00 ea. |
| • oven exhaust fan with vent | \$350.00 - \$500.00 ea. |
| • electric smoke detectors | \$60.00 - \$80.00 ea. |
| • install dryer duct | \$50.00 - \$70.00 ea. |
| • ceiling fan | \$500.00 - \$700.00 ea. |

The average total electrical charges when building a new house or totally renovating is approximately \$8,500.00*

*The cost to supply light fixtures are not included in the above estimates.

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PLUMBING SYSTEMS

Kitchen

| | |
|-------------------------|----------|
| • sink & faucets | \$550.00 |
| • dishwasher connection | \$275.00 |
| • garborator | \$550.00 |
| • vegetable sprayer | \$50.00 |

Bathrooms

| | |
|-------------------------------------------|-------------------------|
| • whirlpool bath/faucets | \$2,200.00+ |
| • bathtub/faucets | \$900.00 |
| • shower connection with shower head | \$200.00 |
| • toilet | \$400.00 |
| • bidet | \$500.00 |
| • wash basin/faucets | \$350.00 |
| • pedestal sinks/faucets | \$400.00 |
| • pressure/temp. balance control | \$450.00 |
| • vinyl bathtub enclosure | \$300.00 - \$500.00 |
| • pre-formed shower enclosure | \$1,400.00 - \$1,900.00 |
| • ceramic tiles to existing tub enclosure | \$1,500.00 |

General Work

| | |
|--------------------------------------------------------------------|-------------------------|
| • new 1" water service | \$1,200.00 - \$2,500.00 |
| • replace main shut-off valve | \$150.00 - \$300.00 |
| • 40 gl. electric hot water tank | \$600.00 ea. |
| • to change all drain lines under basement floor - with excavation | \$3,000.00 |
| • without excavation | \$1,500.00 |
| • replace drain lines at front yard | \$1,500.00 + |
| • laundry tub and connections | \$450.00 - \$500.00 |
| • change water lines (basement) | \$800.00 + |
| • change water lines (entire house) | \$2,500.00 + |
| • exterior garden hose bibb | \$100.00 - \$120.00 |

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PLUMBING SYSTEMS - continued

Private Plumbing Systems

| | |
|----------------------------------|-----------------------------|
| • shallow well water service | \$1,000.00 + ea. |
| • deep well water service | \$1,500.00 - \$3,000.00 ea. |
| • laundry tub sewage pump | \$300.00 |
| • installation of sump hole | \$600.00 ea. |
| • submersible sump pump (to buy) | \$200.00 - \$300.00 ea. |
| • sewage ejection system | \$1,500.00+ |
| • septic tank (1,000 gallons) | |
| - using existing soil | \$5,000.00 ea. |
| • septic tank (1,000 gallons) | |
| - with new drainage soil | \$10,000.00 ea. |
| • septic tank cleaning | \$150.00 ea. |
| • well drilling | \$40.00 - \$60.00/ft. |

The average total plumbing charges when building a house or totally renovating is approximately \$12,000.00 - \$13,500.00.

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HEATING, VENTILATION & AIR CONDITIONING SYSTEMS (HVAC)

Forced Air Systems

| | |
|----------------------------------------|---------------------|
| • high-efficiency gas furnace | \$3,300.00 |
| • mid-efficiency gas furnace | \$2,600.00 |
| • installation of air ducts (new) | \$3,500.00 |
| • installation of air ducts (retrofit) | \$5,500.00+ |
| • to metal line existing chimney flue | \$500.00 |
| • replace blower or motor | \$300.00 - \$450.00 |
| • air duct cleaning | \$275.00 - \$350.00 |
| • humidifier: - drum type | \$185.00 |
| • humidifier: - flow-through type | \$350.00 |
| • programmable thermostat | \$200.00 |
| • electric air cleaner | \$650.00 |
| • electronic air filter | \$250.00 |
| • air to air heat exchanger (HRV) | \$2,200.00 |

Hot Water System

| | |
|---------------------------------------------|---------------------------|
| • hot water gas boiler | \$3,100.00 - \$4,000.00 |
| • hot water gas 'high-efficiency' boiler | \$6,000.00 + |
| • circulating pump | \$600.00 ea. |
| • new refractory fire pot | \$450.00 - \$650.00 |
| • cast iron radiators (basement) | \$600.00 - \$800.00 ea. |
| • cast iron radiators (upper level) | \$800.00 - \$1,000.00 ea. |
| • removal of in-basement oil tank | \$450.00 + |
| • complete radiator & boiler removal | \$1,500.00 - \$2,000.00 |

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HVAC, cont/Ed.

Air Conditioning/Heat Pumps

| | | | |
|------------------------------------------------------------------|-------------------------|---------|------------|
| • window units: 8 BTUH | \$700.00 | 12 BTUH | \$1,050.00 |
| • central A/C unit using existing ducts (2 tons) | \$2,350.00 | | |
| • central A/C unit using existing ducts (3 tons) | \$2,800.00 | | |
| • attic mounted A/C unit using separate ducts (low velocity) | \$9,000.00 + | | |
| • attic mounted A/C unit using separate ducts (high velocity) | \$14,000.00+ | | |
| • heat pump (2 tons) | \$4,500.00 | | |
| • heat pump (3 tons) | \$5,400.00 | | |
| • ductless systems (2 tons) | \$3,800.00 - \$5,200.00 | | |

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THERMAL INSULATION (RETROFIT)

- to add R-20 (6") of loose insulation (700 sq. ft.) \$600.00
- to add R-32 (10") of loose insulation (700 sq. ft.) \$800.00
- wall/roof cavities \$2.00 - \$2.50/sq. ft.
- rigid insulation (prior to re-siding) \$1.00 - \$2.00/sq.ft.

FIREPLACES

- masonry fireplaces \$5,500.00 +
- factory built fireplace (wood) \$3,500.00 - \$4,000.00
- wood stoves \$1,500.00 - \$2,500.00
- fireplace inserts (wood) \$700.00 - \$1,200.00 +
- glass doors \$200.00 +
- factory built gas fireplace \$3,000.00 - \$4,000.00
- gas log set (existing fireplace) \$1,000.00 - \$1,800.00

Repairs

- new damper \$250.00
- new firebrick \$500.00
- hearth extension \$250.00
- flue cleaning \$80.00

CHIMNEYS

- rebuild top foot \$450.00
- new chimney cap/flue top damper \$300.00
- flue cap \$75.00 ea.
- chimney rebuilding (double flue) \$150.00 - \$250.00/lin. ft.
- tuck pointing/
minor brick replacement \$300.00 - \$500.00
- re-line flue (stainless steel) \$1,200.00 - \$2,000.00 ea.

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DISPOSAL

- 14 cu. yd. (mixed debris) \$600.00 ea.
- 20 cu. yd. (mixed debris) \$750.00 ea.

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STAIRS/RAILINGS

- oak circular stair \$1,700.00 ea.
- carpet grade circular stair \$1,400.00 ea.
- standard oak staircase \$1,250.00 ea.
- standard carpet grade staircase \$700.00 ea.
- stair railings \$65.00 - \$85.00/lin. ft.

FLOOR COVERINGS

- sheet vinyl \$8.00/sq. ft. +
- 12" x 12" P.V.C. tiles \$3.50/sq. ft.
- carpet + underpad \$4.00/sq/ ft. +
- indoor/outdoor carpet \$1.50/sq. ft.
- finished subfloor \$2.00/sq. ft.
- 3/8" oak, maple \$8.00/sq. ft.
- 3/4" oak, maple \$12.00/sq. ft.
- parquet flooring \$7.00/sq. ft.
- hardwood floor refurbishing
 - with natural finish \$2.00-\$2.50/sq. ft.
 - with stain \$3.00-\$3.50/sq/ ft.
- ceramic floor tile \$15.00/sq. ft.
- carpet cleaning (per room) \$30.00 - \$50.00 ea.

SECURITY SYSTEMS

- wireless motion detectors \$500.00
- wired system \$1,300.00 +
- alarm monitoring \$30.00/month

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BASEMENTS

- underpinning \$175.00 - \$200.00/lin. ft.
- lowering basement floor (bench method) \$120.00/lin. ft.
- recreation room remodelling \$20.00 - \$45.00/sq. ft.
- to construct basement apartment \$40.00 - \$60.00/sq. ft.
- to construct separate basement entrance \$10,000.00 ea.
- excavation/waterproofing exterior foundation \$18.00/sq. ft.
- repair foundation cracks:
 - excavation method \$800.00 - \$1,200.00 ea.
 - urethane injection method \$400.00 ea.

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GENERAL CONSTRUCTION

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| • additions | \$100.00 - \$120.00/sq. ft. + |
| • renovations | \$100.00 - \$140.00/sq. ft. |
| • custom built homes | \$170.00/sq. ft. + |
| • complete kitchen renovation | \$15,000.00 + - complete |
| • bathroom renovation | \$9,000.00 + |
| • add main floor (2-piece) bath | \$4,000.00+ |
| • add basement bathroom (3-piece) | \$5,800.00+ |

SWIMMING POOLS AND SPAS

16' x 32' with 3' perimeter walkway:

| | |
|----------------------|-------------|
| • vinyl lined | \$16,000.00 |
| • concrete lined | \$32,000.00 |
| • fill-in/disconnect | \$6,000.00+ |

Accessories/misc.

| | |
|-------------------------------------------|-------------------------|
| • pool heaters | \$1,500.00 |
| • pumps/filters | \$1,200.00 |
| • seasonal opening/closing maintenance | \$200.00 - \$350.00 |
| • 6' x 8' fibreglass hot tub | \$5,500.00 - \$6,000.00 |
| • sauna (interior) | \$3,500.00+ |
| • steamer in existing shower | \$2,200.00+ |

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