

Listed are approximate repair cost. Please remember that costs from contractor to contractor can vary as much as 300%. Always, always get at least three estimates before making a decision.

1.	Clean & service A/C or Heat Pump	\$100 - \$200 ea.
2.	Clean evaporator/condenser coils	\$75 - \$200 ea.
3.	Clean condensate drain	\$65 - \$100 ea.
4.	Install/replace existing condensing unit	\$1,200 - \$3,000 ea.
5.	Install/replace existing evaporator & condenser	\$2,500 - \$5,500 ea.
6.	Install/replace fan on forced air unit	\$250 - \$450 ea.
7.	Install/replace heat pump or A/C compressor	\$800 - \$1,500 ea.
8.	Install/replace drip pan on air handler	\$150 - \$400 ea.
9.	Replace fan motor @ condenser	\$225 - \$400 ea.
10.	Service & add Freon to A/C or Heat Pump	\$125 - \$250 ea.

### Appliances

1.	Add/replace garage door opener	\$300 & up
2.	Add/replace window air conditioner	\$375 - \$800 ea.
3.	Install/replace range	\$450 - \$1,500 ea.
4.	Install/replace wall oven	\$850 - \$1,900 ea.
5.	Install/replace cook top	\$350 - \$1,200 ea.
6.	Install/replace dishwasher	\$400 - \$900 ea.
7.	Install/replace garbage disposal	\$175 - \$450 ea.
8.	Install/replace trash compactor	\$350 - \$650 ea.
9.	Install/replace range hood / exhaust fan	\$150 - \$500 ea.
10.	Install/replace microwave-built in	\$350 - \$1,050 ea.
11.	Repair/replace range / oven elements	\$100-\$150 ea.
12.	Repair/replace dishwasher gasket	\$100 & up
13.	Repair/replace range / oven gasket	\$100 & up
14.	Repair/replace refrigerator gasket	\$125 & up
15.	Repair/replace range / cooktop burners	\$75 - \$100 ea.

### Electrical

1.	Rewire entire house including panel	\$3 - \$5 psf
2.	Upgrade electric service to house including panel:	
	- upgrade to 100 amps	\$1,000 - \$1,500 ea.
	- upgrade to 200 amps	\$1,500 - \$2,000 ea.
3.	Replace main entrance cable	\$500 - \$750 ea.
4.	Replace meter base	\$250 - \$500 ea.
5.	Repair loose meter base	\$50 - \$150 ea.
6.	Repair loose overhead entrance cable	\$75 - \$150 ea.
7.	Add exterior grounding rod	\$100 - \$200 ea.
8.	Install underground (buried) wire	\$5 - \$10 plf
9.	Replace main panel box only	\$500 - \$800 ea.
10.	Replace 110v circuit breaker	\$50 - \$100 ea.

11.	Replace 220v circuit breaker	\$75 - \$125 ea.
12.	Add GFCI breaker / outlet	\$75 - \$150 ea.
13.	Add grounding strap to water line	\$50 - \$100 ea.
14.	Add grounding strap across meter base	\$25 - \$75 ea.
15.	Replace ungrounded wires including knob and tube with grounded romex	\$3.50 - \$6.50 psf
16.	Add additional receptacles or replace ungrounded receptacles with grounded	\$45 - \$100 ea.
17.	Replace grounded receptacle with GFCI	\$50 - \$75 ea.
18.	Install new basic light and switch	\$150 - \$350 ea.
19.	Replace/repair light fixture	\$75 - \$150 ea.
20.	Replace defective light switch / outlet	\$50 - \$75 ea.
21.	Install junction box to repair spliced wires	\$25 - \$50 ea.
22.	Install covers where missing or broken	\$3 - \$5 ea.
23.	Install proper connectors for aluminum wiring	\$0.50 - \$1 psf
24.	Install hard wired smoke detectors	\$75 - \$150 ea.
25.	Install battery powered smoke detectors	\$50 - \$100 ea.
26.	Install door bell	\$50 - \$250 ea.
27.	Install exhaust fan	\$250 - \$550 ea.
28.	Install attic fan	\$350 - \$550 ea.
29.	Install central vacuum	\$1,500 - \$3,500 ea.
30.	Install exterior spotlights	\$150 - \$300 ea.
31.	Install security system	\$500 and up
32.	Install phone or cable jack	\$25 - \$50 ea.
33.	Install bathroom vent fan	\$100 - \$200 ea.
34.	Install ceiling fan	\$150 - \$350 ea.
35.	Install phone or cable jack	\$150 - \$350 ea.
36.	Caulk/clean entry box & cable	\$75 - \$125 ea.
37.	Correct reversed polarity @ outlet / switch	\$50 min + \$10 ea.
38.	Upgrade alum. outlet / switch to CO/ALR type	\$75 min + \$30-\$50 ea.

## Exterior

1.	Roofing shingles-install new:	
	- asphalt shingles-20 to 30 year over existing	\$1.00 - \$1.50 psf
	- wood shake / shingles	\$3.50 - \$5.50 psf
	- slate / tile roof	\$5.50 - \$8.50 psf
	- plastic shingles	\$3.50 - \$5.50 psf
	- tear off existing shingles-add for each layer	\$25 - \$50 psf
	- steep roof add	\$50 - \$100 psf
	- install ridge vent	\$6 - \$10 plf

	- install ice and water shield	\$1 - \$3 plf
2.	Rolled roofing	\$1.50 - \$2.50 psf
3.	Rubber roofing	\$3.00 - \$5.00 psf
4.	Built up/ tar & gravel roofing	\$3.50 - \$5.50 psf
5.	Metal roofing	\$2.50 - \$6.50 psf
6.	Install skylight	\$350 - \$850 ea.
7.	Install roof flashing along a wall	\$3 - \$6 plf
8.	Install chimney flashing	\$150 - \$350 ea.
9.	Line existing box gutter with rubber	\$20 - \$30 plf
10.	Install gutters and downspouts:	
	- aluminum	\$5 - \$8 plf
	- galvanized	\$3 - \$6 plf
	- copper	\$8 - \$12 plf
	- gutter screening or covering	\$1.50 - \$8 plf
	- downspout	\$1 - \$5 plf
11.	Replace face boards / fascia	\$20 - \$35 plf
12.	Replace soffit	\$2 - \$4 psf
13.	Siding-install or replace with new	
	- vinyl	\$3.00 - \$6.00 psf
	- aluminum	\$4.00 - \$6.00 psf
	- wood/hardboard	\$4.00 - \$8.00 psf
	- steel	\$4.00 - \$6.00 psf
14.	Repoint masonry wall	\$3 - \$5 psf
15.	Rebuild masonry wall	\$8 - \$14 psf
16.	Rebuild chimney-exterior only	\$75 - \$125 plf
17.	Replace masonry weather cap	\$125 - \$200 ea.
18.	Install new metal chimney cap	\$150 - \$350 ea.
19.	Concrete patio-new	\$8 - \$12 psf
20.	Concrete patio-repair with bonding	\$2 - \$4 psf
21.	Porch-wood-replace with new	\$15 - \$20 psf
22.	Porch railing	\$15 - \$40 plf
23.	Deck-install new	
	- pressure treated	\$15 - \$25 psf
	- cedar	\$30 - \$50 psf
	- composite	\$20 - \$40 psf
	- railing	\$10 - \$30 plf

	- steps	\$50 - \$100 plf
24.	Replace damaged wood trim	\$5 - \$15 plf
25.	Paint wall or trim	\$1 - \$2 psf
26.	Replace caulk	\$0.50 - \$1 plf
27.	Concrete walk-new	\$8 - \$12 psf
28.	Concrete walk-repair with bonding	\$2 - \$4 psf
29.	Concrete driveway-new	\$8 - \$15 psf
30.	Concrete driveway-repair with bonding	\$2 - \$4 psf
31.	Asphalt driveway-new	\$6 - \$12 psf
32.	Asphalt driveway-resurface	\$3 - \$6 psf
33.	Seal driveway	\$1 - \$3 psf
34.	Install drain at bottom of driveway	\$8 - \$12 plf
35.	Add/replace storm windows	\$50-\$150 ea.
36.	Replace double garage door	\$800 & up
37.	Replace single garage door	\$500 & up
38.	Replace wood posts @deck / porch	\$100 - \$150 ea.
39.	Replace wood stairs @ deck	\$200 - \$400 & up
40.	Repoint / tuckpoint masonry	\$5 - \$10 plf & up

### Foundation / Basement / Structural

1.	Add fill dirt/regrade @ foundation	\$500 & up
2.	Add/regrade swale @ yard to improve drainage	\$450 - \$750 p/side
3.	Add/install metal support pole (3"x8')	\$100 - \$200 ea.
4.	Add/install steel I-Beam (W10x15)	\$20 plf & up
5.	Inject cracks w/epoxy	\$350 & up ea.
6.	Labor to set beam/pole	\$15 plf & up
7.	Build/rebuild detached garage	\$30 - \$50 psf
8.	Build/repair retaining wall	\$75 - \$200 psf
9.	Brickwork (labor to set, metals, etc)	\$10 psf & up
10.	Install sump pump / drain tile	\$1,600 & up
11.	Mudjack concrete slab / walk / etc	\$600 & up ea.
12.	Stonework (labor to set, metals, etc)	\$15 psf & up
13.	Remove/replace concrete slab	\$10 psf & up
14.	Repair/replace concrete block walls	\$225-\$350 plf
15.	Repair/restrain 8' concrete block wall	\$400 & up p/beam
16.	Repair/replace rotted or damaged joist	\$100 - \$250 ea.
17.	Repair/replace rotted or damaged sill plate	\$75 - \$100 plf & up
18.	Underpin corner of building	\$1,100 - \$1,300 ea.
19.	Underpin/replace foundation	\$500 plf & up
20.	Underpin/align masonry chimney	\$2,500 - \$3,000
21.	Waterproof foundation add drain tile - Interior System - Exterior System	\$60 - \$90 plf \$85 - \$100 plf
22.	Realign foundation wall	\$85 - \$100 & up plf
23.	Install helical tie-backs	\$700 - \$800 ea.

### Heating

1.	Clean & service furnace / boiler	\$125 - \$250 ea.
2.	Install/replace new gas forced air furnace	\$1,500 - \$3,500 ea.

3.	Install/replace new oil forced air furnace	\$1,800 - \$3,000 ea.
4.	Install/replace new duct work	\$10 - \$15 plf
5.	Install/replace new oil boiler	\$2,800 - \$4,500 ea.
6.	Install/replace new gas boiler	\$2,500 - \$4,000 ea.
7.	Install/replace baseboard heaters	\$150 - \$350 ea.
8.	Install/replace new hot water radiators	\$250 - \$450 ea.
9.	Install/replace new electric baseboard heat	\$15 - \$25 plf
10.	Install/replace humidifier	\$150 - \$450 ea.
11.	Install/replace water circulator pump	\$150 - \$250 ea.
12.	Install/replace zone valves	\$75 - \$150 ea.
13.	Install/replace oil burner	\$350 - \$550 ea.
14.	Install/replace oil fuel tank above ground	\$650 - \$1,000 ea.
15.	Install/replace thermostat	\$150 - \$600 ea.
16.	Reline firebox on oil furnace	\$250 - \$450 ea.
17.	Remove/encapsulate asbestos @ ducts / pipes / flue	\$20 - \$30 plf (\$500 min)
18.	Repair/replace burners	\$100 - \$300 ea.
19.	Replace blower motor	\$150 - \$250 ea.
20.	Replace electronic air cleaner	\$400 - \$700 ea.
21.	Replace fan switch	\$75 - \$150 ea.
22.	Replace gas valve	\$150 - \$250 ea.
23.	Replace thermocouple	\$75 - \$150 ea.

### Interior

1.	Flooring-installing new	
	- sheet vinyl	\$5.00 - \$7.50 psf
	- vinyl tiles	\$2.50 - \$8.50 psf
	- wall to wall carpet	\$3.00 - \$8.50 psf
	- parquet flooring	\$4.50 - \$8 psf
	- hardwood flooring	\$6 - \$13 psf
	- ceramic tile flooring	\$8 - \$20 psf
	- new sub floor	\$1.50 - \$2.50 psf
2.	Clean carpets	\$0.05 - \$0.25 psf
3.	Strip and refinish wood floors	\$2 - \$4 psf
4.	Install new drywall	\$1.50 - \$3.50 psf
5.	Install new plaster	\$3 - \$5 psf
6.	Repair damage to drywall or plaster	\$2.50 - \$4.50 psf
7.	Install new drop ceiling	\$3.25 - \$5.50 psf
8.	Replace existing drop ceiling tiles	\$0.25 - \$1 psf
9.	Install acoustic ceiling tiles	\$1.50 - \$3.50 psf
10.	Windows-replace with new	

	- vinyl	\$300 - \$600 ea.
	- metal	\$200 - \$400 ea.
	- wood	\$400 - \$600 ea.
	- bay window	\$1,200 - \$2,500 ea.
	- bow window	\$1,800 - \$3,500 ea.
	- garden window	\$800 - \$1,500 ea.
11.	Windows-repair per sash	
	- replace single pane glass	\$25 - \$75 ea.
	- replace double pane glass	\$75 - \$150 ea.
	- replace ropes or springs	\$50 - \$100 ea.
	- replace windowsill	\$50 - \$150 ea.
	- replace window screen	\$25 - \$75 ea.
12.	Exterior doors-replace with new	
	- single door	\$450 - \$650 ea.
	- double door	\$650 - \$850 ea.
	- single door with side lites	\$1,200 - \$2,500 ea.
	- sliding door	\$800 - \$1,500 ea.
	- atrium door	\$900 - \$1,800 ea.
	- french doors	\$1,200 - \$2,500 ea.
	- storm door	\$200 - \$450 ea.
	- metal basement doors	\$500 - \$1,200 ea.
	- door hardware	\$45 - \$150 ea.
13.	Exterior door-repair	\$25 - \$100 ea.
14.	Interior door-replace with new	
	- hollow core slab	\$75 - \$150 ea.
	- hollow core raised panel	\$125 - \$250 ea.
	- solid wood-single door	\$200 - \$350 ea.
	- interior french doors	\$400 - \$800 ea.
	- closet doors	\$150 - \$400 ea.
	- door hardware	\$45 - \$75 ea.
15.	Interior door repair	\$10 - \$75 ea.
16.	Wood stairs-install new	\$50 - \$100 plf
17.	Wood stairs-repair	\$5 - \$50 plf
18.	Pull down attic stairs	\$350 - \$850 ea.
19.	Wood stair railing	\$5 - \$50 plf
20.	Wood trim	\$1 - \$5 plf
21.	Paint walls and trim	\$0.25 - \$1 psf
22.	Hang wallpaper	\$1.50 - \$3.50 psf
23.	Install insulation	\$.75 - \$2 psf
24.	Fireplace-install new	
	- install pre-fab fireplace with wall vent	\$2,000 - \$4,000 ea.
	- add for vertical metal chimney	\$75 - \$150 plf
	- masonry fireplace	\$4,500 - \$10,500 ea.
	- add for chimney	\$200 - \$400 plf
	- install glass doors	\$250 - \$550 ea.
25.	Fireplace repair	
	- replace damper	\$250 - \$650 ea.
	- repoint inside of fireplace	\$150 - \$550 ea.

	- rebuild inside of fireplace	\$500 - \$1,200 ea.
	- install metal liner in chimney flue	\$80 - \$150 plf
26.	Install/replace counter-tops (Corian)	\$200 plf & up
27.	Install/replace wood paneling	\$40 p/sheet & up
29.	Insulate attic to R-30	\$0.75 - \$1.50 psf
30.	Insulate crawlspace / garage ceiling (batts) to R-19	\$1.25 - \$2.50 psf
31.	Remove frame walls (not load bearing)	\$50 plf & up
32.	Repair/replace window glazing	\$75 min & \$20 ea.
33.	Spray texture ceiling (no prep)	\$100 min. & \$2 psf

### Kitchen

1.	Total remodel of kitchen	\$50 - \$200 psf
2.	Refinish/reface cabinets	\$75 - \$150 plf
3.	Wood cabinets new-wall	\$100 - \$400 plf
4.	Wood cabinets new-base	\$200 - \$500 plf
5.	Counter top-replace with new	
	- formica	\$40 - \$75 plf
	- solid surface	\$75 - \$125 plf
	- ceramic tile	\$100 - \$150 plf
6.	Kitchen sink	\$350 - \$1,250 ea.
7.	Sink fixture	\$250 - \$850 ea.
8.	Replace sink trap	\$65 - \$100 ea.

### Plumbing

1.	Total remodel of bathroom	\$50 - \$150 psf
2.	Replace main water shut off valve	\$150 - \$350 ea.
3.	Replace main water supply line from street	\$25 - \$75 plf
4.	Dig new well for water supply	\$1,500 - \$3,500 ea.
5.	Install new well pump	\$650 - \$1,000 ea.
6.	Install new water lines from well	\$6 - \$10 plf
7.	Install new well pressure tank	\$350 - \$750 ea.
8.	Water heater-install new	
	- 30 gallon	\$300 - \$400 ea.
	- 40 gallon	\$400 - \$500 ea.
	- 50 gallon	\$500 - \$700 ea.
	- dispose of old unit - add	\$50 - \$75 ea.
9.	Water heater-repair	
	- replace electric heating element / thermostat	\$100 - \$150 ea.
	- replace gas valve/burner	\$125 - \$150 ea.
	- replace pressure relief valve	\$50 - \$100 ea.

	- add extension on pressure relief valve	\$35 - \$75 ea.
	- add drip pan	\$150 - \$450 ea.
10.	Add or replace septic system	\$8,000 - \$15,000 ea.
11.	Repair septic drain field	\$1,200 - \$2,500 ea.
12.	Replace septic tank	\$1,800 - \$2,500 ea.
13.	Replace main waste line from street	\$25 - \$75 plf
14.	Replace outside hose bib	\$75 - \$150 ea.
15.	Insulate supply piping	\$1 - \$3 plf
16.	Replace existing supply piping with cpvc	\$5 - \$10 plf
17.	Replace existing supply piping with copper	\$10 - \$15 plf
18.	Replace existing waste piping with pvc	\$5 - \$10 plf
19.	Replace existing waste piping with cast iron	\$10 - \$15 plf
20.	Install new shutoff valve	\$25 - \$50 ea.
21.	Install new toilet	\$200 - \$500 ea.
22.	Replace toilet hardware	\$50 - \$100 ea.
23.	Replace toilet wax seal	\$50 - \$125 ea.
24.	Install new bath vanity and sink basin	\$250 - \$1,500 ea.
25.	Install new bath pedestal sink	\$350 - \$1,500 ea.
26.	Install new sink faucet	\$75 - \$150 ea.
27.	Replace sink trap	\$65 - \$100 ea.
28.	Replace sink pop-up drain control	\$50 - \$100 ea.
29.	Install new fiberglass tub / shower combo	\$650 - \$1,200 ea.
30.	Install new fiberglass shower stall	\$450 - \$800 ea.
31.	Repair crack or chips in fiberglass tub / shower	\$150 - \$350 ea.
32.	Install new tile shower stall	\$1,500 - \$3,500 ea.
33.	Replace damaged tile	\$10 - \$25 psf
34.	RegROUT tile	\$5 - \$10 psf
35.	Install cast iron bath tub	\$250 - \$550 ea.
36.	Install tile tub surround	\$10 - \$25 psf
37.	Install fiberglass tub surround	\$250 - \$650 ea.
38.	Install "glass doors"	\$150 - \$550 ea.
39.	Install tub or shower fixture	\$250 - \$1,000 ea.
40.	Replace tub pop-up drain control	\$100 - \$350 ea.
41.	Repair hot-cold water reversed at fixtures	\$150 - \$300 ea.
42.	Install drip pan under washing machine	\$150 - \$450 ea.
43.	Install vent piping for dryer	\$5 - \$10 plf
44.	Add/enclose 1/2 bath @ basement	\$1,800 & up
45.	Add/enclose 3/4 bath @ basement	\$2,400 & up
46.	Clean out drain w/snake	\$75 - \$200
47.	Install glass shower doors	\$150 - \$400
48.	Install whirlpool tub	\$2,000 & up
49.	RegROUT tile @ bath / shower	\$75 - \$175 min.
50.	Repair/replace drain or trap	\$75 - \$200 ea.
51.	Repair simple leak (service call)	\$75 - \$125 ea.
52.	Replace bathtub & ceramic tile	\$1,500 & up
53.	Replace/extend gas lines (inside)	\$25-\$35 plf/min.
54.	Replace shower, pan, mud & tile	\$1,500 & up
55.	Retile & mud @ tub / shower enclosure	\$750 - \$1,800 ea.

### Roof / Flashings / Gutters / Chimney

1.	Add splashblocks / extend downspouts	\$10 - \$25 ea.
2.	Align & respike gutters	\$100 & up
3.	Caulk/repair metal flashing	\$100 & up
4.	Clean gutters & downspouts	\$50 - \$75 & up
5.	Clean/sweep & evaluate chimney / flue	\$150 - \$300 ea.
6.	Install passive roof vents / caps	\$35 - \$85 ea.
7.	Install soffit vents	\$35 - \$65 ea.
8.	Repair/replace flashings or valley	\$200 min & up
9.	Repair slate / tile roof	\$50 p/slate/tile & up
10.	Replace ridge shingles @ wood roof	\$6 plf & up
11.	Spot maintenance @ wood roofs	\$350 - 850 min. & up
12.	Strip/replace tar & gravel roof	\$10 - \$15 psf
13.	Tuckpoint chimney above roof line	\$175 min. & up

### Stucco / EIFS

1.	Skim top coat	\$3 - \$5 psf
2.	Install new	\$5 - \$8 psf
3.	Repair Stucco / EIFS	\$8 - \$14 psf
4.	Caulk windows / doors	\$65 - \$75 ea.
5.	Caulk breach locations	\$10 - \$15 ea.
6.	Seal exposed wall bottom	\$5 - \$6 plf
7.	Install kickout flashings	\$225 - \$300 ea.
8.	Install deck flashing	\$34 - \$45 plf
9.	Install window drain pan	\$75 - \$125 plf
10.	Install window head flashing	\$12 - \$14 plf
11.	Install door head flashing	\$17 - \$20 plf
12.	Remove & replace substrate / framing	\$40 - \$50 psf
13.	Repair cracks or delamination	\$100 - \$125 ea.
14.	Repair holes or minor damage	\$35 - \$40 ea.
15.	General caulking	\$3 - \$5 plf
16.	Install backer rod & caulk	\$5 - \$6 plf

#### Foundation Crack

Repairs.....\$400-800  
(Depending On Approach)

#### Lot Drainage

Improvements.....\$500 And Up

#### Sloped Roofing

Replacement .....\$2500-3500

#### Bay Window Roofing

Improvements .....\$400-700

#### Re-Install

Skylight.....\$400-700

Gutter and Downspout Replacement.....	\$700-1000
Rebuild Chimney.....	\$700-1000
Paint/Stain Exterior Wall Surfaces And Trim.....	\$1000 And Up
Paint/Caulk Windows And Trim.....	\$500 And Up
Siding Repairs And Painting .....	\$1500 And Up
Siding Replacement .....	\$3000-5000
Window Replacement.....	\$350 And Up (Each)
Storm Window Installation.....	\$75-150 Each
Install Aluminum Soffit/Fascia And Gutters .....	\$1200-1800
Overhead Garage Door Replacement.....	\$700-1200
Install Overhead Garage Door Opener .....	\$200-400
Rebuild Garage .....	\$5000 And Up
Re-Surface Driveway.....	\$1500-2500
Build Deck.....	10 Per Square Foot And Up
Upgrade Electrical Service To 100 Amps.....	\$700-1000
Upgrade Electrical Service To 200	

Amps.....	\$1200-1500
Replace Main Electrical Panel .....	\$400-600
Aluminum Wire Improvements .....	\$400-700
Add Additional Electrical Outlets .....	\$50 And Up (Each)
Add GFCI Receptacles/Breakers .....	\$50 And Up (Each)
Add 220V Dedicated Electrical Circuit .....	\$150-250
Furnace Replacement.....	\$2000- 2500
High Efficiency Furnace .....	\$3000-4000
Electronic Air Cleaner Installation.....	\$400-600
Ductwork Cleaning .....	\$100-300
Furnace Blower Motor Replacement .....	\$200-300
Boiler Replacement.....	\$2500- 3500
Add Circulating Pump To Heating System.....	\$300-500
Radiator Control Valve Repairs .....	\$50 Each (Roughly)
Buried Oil Tank Removal.....	\$2000 And Up
Set Back Thermostat Installation.....	\$75-150
Central Air Conditioning	

Installation.....\$2000-2500