



# Home Works Inspection Services

Yarmouth, N.S. – Tel. (902) 742-8994  
www.homeworksnet.com



## Home Improvement Costs

The following is intended as approximates only. As the information is gathered from a number of different Canadian sources, discrepancies or wide variations may be noted. Your local contractor should be contacted (actually, we suggest you get quotes from at least three sources) for more exact pricing.

### ROOFING/FLASHING/CHIMNEYS

Install conventional asphalt shingles over existing shingles	\$1.50 – \$2.50 per sq. ft.
Strip & reshingle on low to medium sloped roof	\$2.50 – \$3.50 per sq. ft.
Strip & reshingle with top quality asphalt shingles	\$3.00 -- \$4.00 per sq. ft.
Strip & reshingle on steep, high, or complex roof	\$4.00 – \$7.00 per sq. ft.
👍 [Rule of thumb: use the pitch number and multiply it by the number of bundles to come up with the cost of labour plus 10% -- no removal of existing material]	
Strip and reroof with cedar shingles	\$7.00 – \$10.00 per sq. ft.
Steel shingles – painted	\$4.00 -- \$5.00 per sq. ft.
Plastic shakes – color through	\$3.50 -- \$5.25 per sq. ft.
Install roll roofing	\$1.00 -- \$2.00 per sq. ft.
Drip edge (usually included)	\$1.00 -- \$2.00 per linear ft.
New roof sheeting – plywood or waferboard	\$1.50 -- \$2.00 per sq. ft.
Strip and replace built-up tar and gravel roof	\$8.00 – \$12.00 per sq. ft. (min. \$1000)
Strip and install modified bitumen roof membrane	\$8.00 - \$12.00 per sq. ft. (min. \$1000)
Improve flat roof drainage prior to installation of new membrane	\$2.00 - \$3.00 per sq. ft.
Paint modified bitumen membrane	\$.25 - \$.50 per sq. ft.
Install sheet metal on small roof surfaces	\$8.00 - \$20.00 per sq. ft. (min. \$500)
Reflash typical skylight or chimney	\$300.00 – \$500.00
Plumbing vent flashing	\$75.00 -- \$125.00 each
Install a metal cricket at wide chimney	\$300.00 - \$500.00
Repair valley flashings on existing roof	\$20.00 - \$30.00 per linear ft.
Repaint typical chimney above roof line	\$150.00 – \$300.00 (min. \$250)
Double flue	\$300.00 - \$400.00 (min. \$250)
	\$20.00 – \$50.00 per row
Rebuild typical single flue chimney above roof line	\$150.00 – \$300.00 per linear foot (min. \$500)
Double flue	\$200.00 - \$400.00 per linear ft. (min. \$500)
Install concrete cap on typical chimney	\$50.00 - \$100.00 each
Chimney rain cap	\$35.00 -- \$100.00 each
Replace prefab chimney section	\$65.00 -- \$150.00 per section



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## EXTERIOR

Install galvanized or aluminum gutters and downspouts		\$4.00 – \$5.00 per linear ft. (min. \$500)
Provide downspout extensions		\$15.00 - \$25.00 each
Clean gutters in fall and/or spring		\$50.00 - \$150.00
Install aluminum soffits and fascia		\$8.00 – \$12.00 per linear ft.
Install siding	Vinyl	\$3.50 - \$5.00 per sq. ft.
	Aluminum Siding	\$5.00 - \$6.00 per sq. ft.
	Wood (cedar)	\$5.00 - \$7.00 per sq. ft.
	Wood (paint grade)	\$3.00 – \$4.50 per sq. ft.
	Stucco	\$7.00 - \$12.00 per sq. ft.
Repoint exterior wall:	Soft mortar	\$3.00 – \$4.50 per sq. ft. (min. \$500)
	Hard mortar	\$6.00 – \$8.00 per sq. ft. (min. \$500)
Replace deteriorated bricks		\$20.00 - \$30.00 per sq. ft.
Sealing of brickwork		\$.75 – \$1.00 per sq. ft.
Parge foundation walls		\$3.00 – \$4.00 per sq. ft.
Dampproof foundation walls and install weeping tiles		\$150.00 – \$200.00 per lin. ft. (min. \$3000)
Install a deck		\$25.00 – \$40.00 per sq. ft. (min. \$1000)
Install a deck on a flat roof		\$25.00 - \$40.00 per sq. ft.
Resurface existing asphalt driveway		\$2.50 – \$4.00 per sq. ft.
Seal asphalt driveway		\$50.00 and up
Install interlocking brick driveway		\$6.00 – \$8.00 per sq. ft.
Install concrete driveway		\$6.00 - \$10.00 per sq. ft.
Install a drain at the bottom of a sloped driveway		\$1000.00 - \$1500.00
Install a concrete slab patio		\$5.00 - \$8.00 per sq. ft.
Install concrete patio stones		\$2.00 - \$5.00 per sq. ft.
Rebuild exterior basement stairwell		\$3500.00 – \$5000
Install a drain at existing basement stairwell		\$500.00 - \$800.00
Build detached garage:	Single	\$8000.00 and up
	Double	\$12000.00 and up
Install a garage door	Single metal one-piece	\$600.00 - \$800.00
	Single wood sectional	\$800.00 - \$1000.00
	Double wood sectional	\$1200.00 - \$1500.00
Install garage door opener		\$300.00 - \$450.00
Build retaining wall:	Wood	\$20.00 – \$25.00 per sq. ft. (min. \$500)
	Concrete	\$30.00 – \$40.00 per sq. ft. (min. \$500)
Replace porch steps	Wood	\$200.00 - \$300.00
	Concrete	\$300.00 - \$500.00
Replace porch flooring		\$4.00 - \$6.00 per sq. ft.
Replace porch skirting		\$10.00 - \$15.00 per linear ft.
Replace step railing		\$100.00 - \$200.00
Install fencing	Wood	\$16.00 – \$50.00 per linear ft.
	Chain link	\$7.00 - \$12.00 per linear ft.
Painting:	Trim only	\$1500.00 – \$2500.00 and up
	Trim and wall surface	\$3000.00 and up
Lay sod		\$1.00 – \$2.00 per sq. ft.



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## STRUCTURE

Underpin one corner of house	\$3500.00 and up
Underpin or add foundations	\$300.00 and up per lin. ft. (min. \$3000)
Lower basement floor by underpinning and/or bench footings	\$150.00 – \$300 per lin. ft. (min. \$5000)
Replace deteriorating sill beam with concrete	\$60.00 and up per lin. ft. (min. \$500)
Install basement support post with proper footing	\$300.00 - \$500
Repair minor crack in poured concrete foundation	\$400.00 - \$800
Replace main beam in basement (unfinished)	\$1000.00 - \$2000.00
Resupport joist by sistering another alongside	\$100.00 – \$300.00 (depends on how much wiring, piping, or ductwork is in the way)
Remove open bearing wall	\$2000.00 and up (exclusive of decorating)
Remove partition wall	\$500.00 - \$1500.00 (exclusive of decorating)
Install door opening in interior wall	\$500.00 - \$1000.00 (exclusive of decorating)
Rebuild arch above window or door opening	\$800.00 and up
Install lintel above opening in masonry wall	\$500.00 and up
Install exterior basement stairwell	\$5000.00 and up
Build an addition	foundation to roof
	additional storey
Install collar ties	\$150.00 – \$300.00 per sq. ft.
Install lateral bracing on collar ties	\$100.00 - \$300.00 per sq. ft.
Replace roof sheathing	\$30.00 – \$50.00 each (min. \$400)
	\$100.00 - \$200.00
	\$4.00 - \$6.00 per sq. ft.

## ELECTRICAL

Upgrade electrical service to 100-amps (including new panel)	\$1000.00 - \$1500.00
Upgrade electrical service to 200-amps	\$1800.00 – \$2200.00
Install new circuit breaker panel	\$500.00 – \$900.00
Install auxiliary breaker panel	\$200.00 - \$400.00
Replace main ground	Home on public water system
	Home on private well
	(install ground rods)
Replace circuit breaker (20 amp or less)	\$50.00 - \$100.00
Add 120-volt circuit (microwave, freezer, etc.)	\$150.00 - \$300.00
Add 240-volt circuit (dryer, stove, etc.)	\$250.00 - \$400.00
Add conventional receptacle (assuming electrician is already there)	\$150.00 and up
Add a kitchen split receptacle	\$150.00 - \$250.00
Provide a ground for a conventional receptacle	\$75.00 - \$100.00
Replace conventional receptacle with GFCI receptacle	\$60.00 - \$90.00
Install exterior outlet with waterproof cover	\$200.00 – \$300.00
Replace conventional receptacle with aluminum compatible Type (CO/ALR) (assuming several are required)	\$10.00 - \$15.00 each
Rewire reversed polarity receptacle (assuming electrician is already there)	\$5.00 - \$10.00 each
Install switches (assuming electrician is already there)	\$10.00 - \$20.00 each
Install standard light fixture	\$100.00 - \$200.00
Install exterior light	\$150.00 - \$200.00
Install fluorescent light fixture	\$150.00 - \$200.00
Rewire entire house during gut or renovations	\$3000.00 and up



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Replace knob and tube wiring with conventional wiring  
(typical 3-bedroom house) \$8000.00 - \$12 000

## HEATING

Install mid efficiency forced-air furnace	\$2000.00 - \$4000.00
Install high efficiency forced-air furnace	\$3500.00 -- \$6000.00
Annual service by heating contractor	\$50.00 - \$100.00 minimum
Replace blower and/or motor	\$400.00 - \$600.00
Install humidifier	\$300.00 – \$400.00
Install electronic air filter	\$500.00 - \$800.00
Install mid efficiency boiler	\$2500.00 - \$5000.00
Install high efficiency boiler	\$5000.00 - \$9000.00
Install circulating pump	\$400.00 - \$600.00
Rebuild firepot on boiler	\$500.00 - \$800.00
Install expansion tank	\$250.00 – \$300.00
Install backflow preventer	\$100.00 – \$150.00
Install chimney liner for gas appliance	\$400.00 - \$800.00
Install chimney liner for oil appliance	\$700.00 - \$1800.00
Supply and install stainless steel liner for fireplace insert (bungalow)	\$900.00 - \$1100.00
Install programmable thermostat	\$200.00 - \$300.00
Replace indoor oil tank	\$1200.00 - \$2500.00
Remove oil tank from basement	\$400.00 and up
Remove abandoned underground oil tank	\$3000.00 and up
Replace radiator valve	\$250.00 - \$500.00
Replace radiator	\$500.00 - \$900.00
Add electric baseboard heater	\$250.00 - \$400.00
Convert from hot water heating to forced air: Bungalow	\$8000.00 - \$10000.00
Two storey	\$15000.00 - \$20000.00
Clean ductwork	\$200.00 and up

## COOLING/HEAT PUMPS

### INSULATION & VENTILATION

Insulate open attic area to modern standards	\$0.50 - \$1.25 per sq. ft.
Blow insulation into flat roof, cathedral ceiling, or wall cavity	\$2.00 - \$3.50 per sq. ft.
Improve attic ventilation (supplied when re-roofing)	\$40.00 - \$50.00 per vent
Insulate from exterior with rigid insulation prior to residing	\$1.00 – \$2.00 per sq. ft.
Insulate basement from interior	\$1.00 and up per sq. ft.



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## PLUMBING

Replace galvanized piping with copper:

- Bungalow with one bathroom \$1500.00 - \$2000.00
- Bungalow with two bathrooms \$2000.00 - \$2500.00
- 2 stories with one bathroom, finishing extra \$2000.00 - \$3000.00
- 2 stories with two bathrooms \$2500.00 - \$3500.00

Replace water line to house \$2000.00 and up

Replace older or damaged main shut off valve \$150.00 - \$300.00

Install water heater \$600.00 - \$800.00

Replace toilet \$400.00 and up

Replace toilet flush mechanism \$100.00 - \$150.00

Install bidet \$500.00 and up

Replace basin: Vanity \$200.00 and up

Pedestal \$350.00 and up

Replace basin, including faucets \$500.00 and up

Replace faucet set \$150.00 and up

Replace bathtub, including ceramic tile and faucets \$1500.00 and up

Install whirlpool bath, including faucets \$3000.00 and up

Replace bathtub shower faucet set \$300.00 and up

Retile bathtub enclosure \$1000.00 - \$1500.00

Replace leaking tile shower stall pan \$1000.00 - \$1600.00

Rebuild tile shower stall \$1500.00 - \$2500.00

Install plastic bathtub enclosure \$200.00 - \$400.00

Install plastic shower stall \$600.00 - \$2000.00

Install bathroom exhaust fan \$250.00 - \$500.00

Replace laundry tub \$250.00 - \$500.00

Remodel bathroom completely (4 pc.) \$6000.00 and up

Connect waste plumbing system to municipal sewers \$3000.00 and up

Install submersible pump \$800.00 and up

Install suction or jet pump 400.00 - \$600.00

Install modest basement bathroom \$4000.00 and up

Install kitchen sink Single \$300.00 and up

Double \$400.00 and up

Install dishwasher \$600.00 - \$1000.00

Install garbage disposal \$400.00 - \$600.00

Install kitchen stove hood \$250.00 - \$500.00

Install solid waste pump \$1200.00 - \$1800.00

Connect waste plumbing system to municipal sewer \$3000.00 and up

Snake out obstruction in main sewer link below yard \$200.00 - \$400.00

Repair collapsed section of sewer line below yard \$1000.00 and up

Install submersible pump in well \$800.00 and up

Install suction or jet pump for well \$400.00 - \$800.00

Replace water tank for pump \$250.00 - \$300.00

Install outdoor faucet \$150.00 - \$200.00

Replace sump pump \$150.00 - \$200.00

Install sauna \$3000.00 and up





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Install kitchen counter	\$20.00 per linear ft.
Install ceiling fan	\$200.00 and up
Install gas fireplace (cosmetics extra)	\$3500.00 and up
Install central vacuum system	\$800.00 - \$2000.00
Install central vacuum canister only	\$500.00 - \$1000.00
Paint interior (walls, ceilings, doors, trim) of entire house	\$2000.00 and up
Hang wallpaper	\$2.00 and up per sq. ft.
Urethane injection of foundation cracks	\$350.00 - \$500.00 each
Dampproof foundation walls and install perimeter drains	\$70.00 - \$120.00 per linear ft. (min. \$1000)

