

# "Home Improvement Costs for 2006"

by Tim Oglesby, Home Check America

The following costs are intended as estimates for repairs and/or improvements to a typical three bedroom home. The costs are based on information obtained in the Chicagoland area. Our experience has shown that actual contractor quotations can vary by as much as 300%. The quality of workmanship and materials will influence costs. This estimate can not account for the complexity of the job, accessibility, and economic conditions that can alter actual costs.

## ROOFING/FLASHINGS/CHIMNEYS

Install conventional asphalt shingle over existing shingles	\$ 2-3 per sq ft.
Tear off and re-shingle on low to medium sloped roof	\$ 3-4 per sq ft.
Tear off and re-shingle on steep, high or complex roof	\$ 4-7 per sq ft.
Tear off and shingle with wood shake/shingles	\$ 7-11 per sq ft.
Tear off and replace built-up tar & gravel roof	\$ 8-13 per sq ft.
Tear off and install single-ply roof membrane	\$ 6-12 per sq ft.
Re-flash typical skylight or chimney	\$ 350-500
Re-point typical chimney above roof line	\$ 6-9 per sq ft.
Rebuild typical single flue chimney above roof line	\$ 200-500 per lin ft.
Install chimney liner	\$1500-3500

## EXTERIOR

Install galvanized or aluminum gutters & downspouts	\$ 5-6 per lin ft.
Install aluminum soffits and fascia	\$ 8-12 per lin ft.
Install aluminum or vinyl siding	\$ 4-6 per sq ft.
Re-point exterior wall: Soft mortar	\$ 4-6 per sq ft.
Hard mortar	\$ 7-9 per sq ft.
Parge foundation walls	\$ 4-5 per sq ft.
Damp proof foundation walls, install weeping tiles	\$ 200-300 per lin ft.
Deck installation	\$ 30-50 per sq ft.
Resurface existing asphalt driveway	\$ 3-5 per sq ft.
Install interlocking brick driveway	\$ 7-9 per sq ft.
Rebuild exterior basement stairwell	\$ 3500-6000
Build detached garage: Single	\$ 10000+
Double	\$ 15000+
Build retaining wall: Wood	\$ 25-30 per sq ft.
Concrete	\$ 35-50 per sq ft.
Painting: Trim only	\$ 1500-2500
Walls & trim	\$ 3000+

## STRUCTURE

Underpin one corner of house	\$ 3500+
Underpin or add foundations	\$ 400+ per lin ft.
Lower basement floor by underpinning and/or bench footings	\$ 200-500 per lin ft.
Replace deteriorated sill beam with concrete	\$ 75+ per lin ft.
Install basement support post with proper footing	\$ 300-500
Perform chemical treatment for termites	\$ 1800+
Repair minor crack in poured concrete foundation	\$ 300-800 per crack

## ELECTRICAL

Upgrade electrical <u>service</u> to 100-amps (including new panel)	\$ 1500-2500
Upgrade electrical service drop wires (suitable panel exists)	\$ 800-1200
Upgrade electrical service to 200-amps	\$ 2000-3000
Installing new circuit breaker panel (no service upgrade)	\$ 800-1000
Replace circuit breaker	\$ 100-150
Add 120-volt circuit (microwave, freezer, etc)	\$ 200-400
Add 240-volt circuit (dryer, stove, A/C, etc)	\$ 300-500
Add conventional receptacle	\$ 250-350
Replace conventional receptacle with GFCI	\$ 75-125
Rewire electrical outlet with reversed polarity (minus service call fee)	\$ 10-15 each

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## HEATING

Install mid efficiency forced air furnace		\$ 2000-4000
Install high efficiency forced air furnace		\$ 3500-6000
Install humidifier		\$ 300-500
Install electronic air filter		\$ 500-800
Install mid efficiency boiler		\$ 2500-5000
Install high efficiency boiler		\$ 5000-9000
Install circulating pump		\$ 500-750
Install chimney liner for gas appliance		\$ 500-1000
Install chimney liner for oil appliance		\$ 800-2000
Install programmable thermostat		\$ 250-400
Replace indoor oil tank (if permitted)		\$ 1500-3000
Remove oil tank from basement		\$ 500-1500+
Remove abandoned underground oil tank		\$ 3000 and up
Replace radiator valve		\$ 300-600
Add electric baseboard heater		\$ 350-500
Convert from hot water heat to forced air:	Bungalow	\$ 8000-10000
	Two story	\$ 15000-20000
Clean ductwork		\$ 300+
Cleaning & Servicing furnace		\$ 125-200

## COOLING

Add central air conditioning on existing forced air furnace	\$ 2500-3500
Add heat pump on existing forced air system	\$ 4000-5000
Replace heat pump or air conditioning condenser	\$ 1500-2500
Install independent air conditioning system (like in boiler houses)	\$ 8000-15000
Install ductless air conditioning system	\$ 3500 and up
Cleaning, servicing, boosting A/C unit	\$150-250

## INSULATION

Insulate open attic area to modern standards	\$ 1-2 per sq ft.
Blow insulation into flat roof, cathedral ceiling or wall cavity	\$ 2-4 per sq ft.
Improve attic ventilation	\$ 50-75 per vent

## PLUMBING

Replace galvanized piping with copper: (2 story, 1.1 bath)	\$ 3000-4000
Replace water line to house	\$ 2500 and up
Replace toilet	\$ 450 and up
Replace basin, including faucets	\$ 750 and up
Replace bathtub, including ceramic tile and faucets	\$ 2500 and up
Install whirlpool bath, including faucets	\$ 3500 and up
Retile bath surround	\$ 1000-2000
Replace leaking tile shower stall pan	\$ 1500-2000
Rebuild tile shower stall	\$ 1500-3000
Replace laundry tub	\$ 400-600
Remodel bathroom completely (4 pc.)	\$ 7000 and up
Connect waste plumbing system to municipal sewers	\$ 3500 and up
Install submersible pump	\$ 1000 and up
Install suction or jet pump	\$ 500-750
Install modest basement bathroom (ejector in place)	\$ 4000 and up

## INTERIOR

Add drywall over plaster	\$ 2-3 per sq ft.
Sand and refinish hardwood floors	\$ 2-4 per sq ft.
Install replacement windows (vinyl)	\$ 500-1000 per unit
Install storm windows	\$ 200-350 per unit
Install masonry fireplace (with chimney flue roughed in)	\$ 2500 and up
Install pre-built fireplace (including extra)	\$ 3000 and up
Install glass doors on fireplace	\$ 350 and up
Install skylight	\$ 1800-3000
Remodel kitchen completely	\$ 10000 and up
Install gas fireplace (cosmetics extra)	\$ 2500 and up

### About the Author

In 1984 Tim Oglesby unknowingly bought a home with significant defects. In 1994 he began Home Check America to assist new homeowners in NE Illinois. With a degree in business and masters in management, Tim was trained as a home inspector with Carson & Dunlop Engineering, was a general contractor for eight years, and is a licensed home inspector and real estate broker. He is a sought after public speaker and author on issues important to property management and home inspections. Contact: [www.homecheckamerica.com](http://www.homecheckamerica.com) or call toll free 1-866-245-4663. Home Check America is responsible for the content of its articles and has no affiliation with the RE/MAX organization.