

# ESTIMATING & BUDGET GUIDE

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THE CANADIAN BUILDING CONSULTING GROUP INC.  
Revised: August 2007

## TYPICAL COSTS OF RESIDENTIAL CONSTRUCTION AND HOME REMODELLING

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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](mailto:info@bakerstreet-hi.ca)

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

Our phones are monitored  
continuously after business hours.

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

The estimates contained herein include the **supply** and **installation** of average quality building materials and professional workmanship. We have used a 1,400 square foot, 2-storey, 3 bedroom house as our model. Costs will obviously increase with upgraded quality selections and inherent complications with the job at hand.

## ROOFING SYSTEMS

### *Sloped Roofs*

- asphalt shingles \$2.50/sq. ft.
- low sloped asphalt shingles \$3.50/sq. ft.
- cedar shakes \$13.00/sq. ft.
- cedar shingles \$11.00/sq. ft.
- slate tiles/steel roofing \$15.00 +/sq. ft.
- clay/concrete tiles \$7.00 - \$10.00
- Removal of existing shingles, dumping charges: 1or 2 layers \$1.25 - \$1.75/sq. ft.

### *Flat roofs*

- 4-ply (tar and gravel) \$8.00 - \$10.00/sq. ft.
- single-ply membrane \$7.00 - \$9.00/sq. ft.
- rolled asphalt ( 90lb ) \$2.50 - \$3.50/sq. ft.

### *Misc.*

- chimney flashing \$100.00 - \$400.00 ea.
- roof/wall flashing \$5.00 - \$6.00/lin. ft.
- parapet wall flashing \$25.00 - \$35.00/lin. ft.
- roof vents \$100.00 + ea.
- roof tune-up \$300.00 +

*The average cost to install new asphalt shingles is approximately \$4,100.00*

*The average cost to tear-off existing shingles and install new asphalt shingles is approximately \$5,800.00*

## WALL SIDING

- aluminum siding \$6.00/sq. ft.
- cedar siding \$6.00 - \$8.00/sq. ft
- asphalt shingles \$2.50/sq. ft.
- vinyl siding \$5.00/sq. ft.
- stucco (cement) \$15.00/sq. ft. +
- brick (veneer) \$15.00/sq. ft. +
- brick cleaning (unpainted) \$2.50/sq. ft.
- brick cleaning (painted) \$5.00 - \$8.00/sq. ft.

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## EAVES UPGRADING (Aluminum)

- eavestroughs/downpipes (5'') \$6.00 - \$7.00/lin. ft.
- fascia (6'') \$5.00/lin. ft.
- soffit (16'') \$6.00/lin. ft.
- remove existing eavestroughs \$1.00/lin. ft.
- eavestrough cleaning \$125.00 +

*The average cost to install new soffit, fascia and eavestrough is approximately \$2,300.00 - \$2,800.00*

## DECKS

- pressure treated \$25.00/sq. ft +
- cedar \$30.00/sq. ft +
- custom designed & built \$35.00/sq. ft +
- wood patio/roof deck \$20.00/sq. ft +

## SKYLIGHT/ROOF WINDOWS

- 2'x4' skylight on a flat roof (incl. interior finishing) \$3,300.00 +
- 2'x4' skylight on a sloped roof (incl. interior finishing) \$4,000.00 +
- 2'x4' roof window (including interior finishing) \$3,300.00 +

## WINDOW REPLACEMENT

- wood/vinyl windows \$75.00/sq. ft. +
- aluminum windows \$55.00/sq. ft. +
- aluminum storm windows \$150.00 - \$250.00 ea.
- aluminum porch enclosures \$15.00/sq. ft. +
- fixed thermal glass (existing frames) \$20.00/sq. ft.

## EXTERIOR DOORS

- steel insulated doors \$700.00 + ea.
- solid wood doors \$900.00 + ea.
- 6' aluminum patio doors \$1,500.00 + ea.
- 6' wood patio door \$1,800.00 + ea.
- aluminum storm door \$450.00 + ea.
- install 6'x7' opening in brick wall \$2,500.00 ea.
- install 6'x7' opening in wood wall \$1,000.00 ea.

## FENCES

- pressure treated lumber (5' high) \$25.00/lin. ft.
- cedar (5' high) \$35.00/lin. ft.
- chain link (4' high) \$12.00/lin. ft.

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## DRIVEWAYS/WALKWAYS

- interlocking brick/stone \$12.00 - \$14.00/sq. ft.
- stamped concrete \$10.00/sq. ft.
- asphalt paving (using existing base) \$3.00/sq. ft.
- asphalt paving (with installation of new base) \$5.00/sq. ft.

## PATIOS

- interlocking brick/stone \$12.00 - \$14.00/sq. ft.
- stamped concrete \$10.00/sq. ft.
- patio stones \$4.00/sq. ft.
- wood decking \$8.00/sq. ft. +
- flagstone/field stone \$20.00/sq. ft.

## LANDSCAPING

- top soil and sod \$2.00/sq. ft.
- tree removal \$1,800.00 + ea.
- 6"x 6" pressure treated retaining walls:
  - below grade (per piece) \$15.00/lin. ft.
  - above grade (per piece) \$10.00/lin. ft.

## GARAGES

- removal of existing garage \$3,000.00
- detached carport \$6,000.00
- detached wood frame 1-car \$17,000.00+
- detached wood frame 2-car \$22,000.00+
- detached block 1-car \$22,000.00+
- detached block 2-car \$27,000.00+

### *Overhead doors*

- automatic garage door opener \$450.00 + ea.
- single car overhead door
  - steel insulated \$750.00 + ea.
  - redwood \$1,000.00 + ea.
  - cladboard \$700.00 + ea.
- double car overhead door
  - steel insulated \$1,400.00 + ea.
  - redwood \$1,750.00 + ea.
  - cladboard \$1,000.00 + ea.

## ELECTRICAL SYSTEMS

### *Upgrade of main service to:*

- 100 amps \$1,500.00 - \$1,800.00
- 200 amps \$2,500.00 - \$2,800.00
- (with existing underground) \$1,300.00
- 400 amp \$5,000.00 +
- 16 circuit auxiliary panel \$350.00 - \$450.00 ea.
- electrical permit (major work) \$150.00+

### *Retrofit work*

- per plug, switch, light\* \$150.00 ea.
- stove and dryer plugs \$250.00 ea.
- bathroom, exterior GFI plug \$150.00 ea.
- bathroom exhaust fan \$500.00 ea.
- doorbell system \$180.00 + ea.
- baseboard heaters \$350.00 - \$450.00 ea.
- powered attic ventilators \$500.00 + ea.
- kitchen plugs \$200.00 ea.
- oven exhaust fan \$400.00 - \$500.00 ea.
- electric smoke detectors \$160.00 ea.

### *New work*

- per plug, switch, light\* \$100.00 ea.
- stove and dryer plugs \$150.00 ea.
- bathroom, exterior GFI plug \$100.00 ea.
- bathroom exhaust fan \$200.00 ea.
- doorbell system \$150.00 + ea.
- baseboard heaters \$250.00 - \$300.00 ea.
- powered attic ventilators \$250.00 + ea.
- kitchen plugs \$125.00 ea.
- oven exhaust fan \$300.00 - \$350.00 ea. (electrical only)
- electric smoke detectors \$80.00 - \$100.00 ea.

The average total electrical charges when building a new house or totally renovating is approximately \$9500.00\*

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

## PLUMBING SYSTEMS

### *Kitchen*

- sink & faucets \$600.00 + ea.
- dishwasher connection \$275.00 ea.
- garberator \$600.00 + ea.
- vegetable sprayer \$150.00 + ea.

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## PLUMBING SYSTEMS - continued

### *Bathrooms*

- whirlpool bath/faucets \$2,200.00+
- bathtub/faucets \$900.00+
- shower connection with shower head \$200.00+
- toilet \$400.00+
- wash basin/faucets \$350.00+
- pedestal sinks/faucets \$400.00+
- pressure/temp. balance control \$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 \$2,000.00+
- 40 gal. electric hot water tank \$600.00
- to change all drain lines under basement floor
  - with excavation \$4,000.00+
- replace drain lines at front yard \$3,000.00+
- laundry tub and connections \$450.00+
- change water lines (basement) \$1000.00+
- change water lines (entire house) \$3000.00+
- exterior garden hose bibb \$120.00 - \$150.00

### *Private Plumbing Systems*

- shallow well water service \$1,200.00+ ea.
- deep well water service \$3,000.00+ ea.
- laundry tub sewage pump \$300.00
- installation of sump hole \$1000.00 ea.
- submersible sump pump (to buy) \$200.00+ ea.
- sewage ejection system \$4,000.00
- septic tank (1000 gal)
  - using existing soil \$5,000.00 ea.
- septic tank (1000 gal)
  - 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 - \$13,000.00.

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## STAIRS/RAILING

- oak circular stair \$5,000.00 +
- carpet grade circular stair \$3,000.00
- standard oak staircase \$2,500.00 + ea.
- standard carpet grade staircase \$1,500.00 ea.
- stair railings \$100.00 /lin. ft. +

## FLOOR COVERINGS

- sheet vinyl \$8.00/sq. ft. +
- 12"x12" P.V.C. tiles \$4.00/sq. ft.
- carpet + underpad \$6.00/sq. ft. +
- laminate flooring \$6.00/sq.ft. +
- finished subfloor \$3.00/sq. ft.
- 3/8" oak, maple \$10.00/sq. ft.
- 3/4" oak, maple \$12.00/sq. ft.
- parquet flooring \$7.00/sq. ft.
- hardwood floor refurbishing
  - with natural finish \$2.50-\$3.00/sq. ft.
  - with stain \$3.50-\$4.00/sq. ft.
- ceramic floor tile \$16.00/sq. ft. +

## SECURITY SYSTEMS

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

## BASEMENTS

- underpinning \$250.00/lin. ft.+
- lowering basement floor (bench method) \$200.00/lin. ft.+
- recreation room remodeling \$50.00/sq. ft. +
- to construct basement apartment \$100.00 sq. ft. +
- to construct separate basement entrance \$10,000.00 ea.
- excavation/waterproofing exterior foundation \$20.00/sq. ft.
- repair foundation cracks:
  - excavation method \$800.00 - \$1,200.00 ea.
  - urethane injection method \$500.00 ea.

## TERMITE PREVENTION

- chemical treatment of soil \$1,800.00 ea.+

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## GENERAL CONSTRUCTION

- additions \$150.00/sq. ft. +
- renovations \$175.00/sq. ft. +
- custom built homes \$250.00/sq. ft. +
- complete kitchen renovation \$22,000.00 +
- complete bathroom renovation \$11,000.00 +

## SWIMMING POOLS

*16'x32' with 3' perimeter walkway:*

- vinyl lined \$25,000.00 +
- concrete lined \$40,000.00 +

*Accessories/misc.*

- pool heaters \$2,000.00
- pumps/filters \$1,200.00
- seasonal opening/closing maintenance \$200.00 - \$350.00
- 6' x 8' fiber glass hot tub \$6000.00 +

- *Our inspection report documents the condition of the roof, exterior elements, electrical, heating/cooling, plumbing, structural elements and interiors.*
- *Our inspections also cover repair and upgrading recommendations prioritized with cost estimates, life expectancies, cost effective home improvements advice & tips for the do-it-yourselfer.*
- *We stand behind our service and remain available to answer your questions indefinitely after the inspection.*