

RESIDENTIAL CONSTRUCTION AND REMODELING ESTIMATES



Compliments of
Dickey Inspection Group

Interior

Windows

Awning	\$45/ sq ft.
Awning/casement (replace)	\$40/ sq ft.
Bay/bow	\$35 - \$40/ sq ft.
Casement	\$50/ sq ft.
Double hung	\$40/ sq ft.
Double hung (replace)	\$150 - \$400/ sq ft.
Slider - aluminum	\$25/ sq ft.
Slider - aluminum (replace)	\$20/ sq ft.
Storm - aluminum	\$45 - \$175
Thermal glass (existing frame)	\$25/ sq ft.

Ceiling/Wall

Acoustic ceiling (suspended)	\$4/ sq ft.
Baseboard/door/window casing	\$2.50/ lin ft.
Drywall over plaster	\$2 - \$3/ sq ft.
Plaster (over existing plaster)	\$2.50/ sq ft.
Stucco/stipple	\$1/ sq ft.
Walls (insulations/drywall)	\$2.50/ sq ft.
Walls painting (3 coats)	\$1.25/ sq ft.
Wallpaper	\$2-\$8/ sq ft.

Floor

Carpet - clean	\$35 - \$50/ room
Carpet - outdoor	\$1.50/ sq ft.
Carpet and underpad	\$3 - \$10/ sq ft.
Ceramic tile	\$5 - \$8/ sq ft.
Hardwood	\$6/ sq ft. and up
Hardwood - (prefinished)	\$8-\$10/ sq ft. up
hardwood - refinish	\$1.75 - \$3.50/ sq ft.
vinyl - sheet	\$2.50 - \$8/ sq ft.
vinyl - tile	\$1 - \$8/ sq ft.

Doors

Bi-fold - louver	\$800
Bi-fold - panel	\$600
Custom with casing/hardware	\$400
Exterior - panel	\$750
Interior - panel	\$400
French	\$700
Patio	\$1,750
Storm - aluminum	\$190 - \$300

Stairs/Railings

Curved stair - oak (7 risers)	\$7,000+
Spiral stair - oak	\$4,700
Standard stair - oak (7 risers)	\$900
Stair railing	\$30 - \$50/ lin ft.

Insulation

Rigid exterior (prior to finish)	\$.75-\$1.25/sq.ft.
R20 - batt	\$.60 - \$1.50/ sq ft.
R20 - loose	\$.50 - \$.75/ sq ft.
R32 - batt	\$1.50 - \$2.00/ sq ft.
R32 - loose	\$1.50 - \$4.00/ sq ft.

Typical Life Expectancy of Major Components

(Average Life in Years)

Roof Covering

Asphalt standard shingle	12 - 15
Asphalt premium shingle	15 - 30
Wood shingle	10 - 20
Concrete/clay tile	20 - 40
Asbestos cement	40 - 80
Slate tile	40 - 80
Roll roofing	5 - 15
Tar & Gravel	15 - 25
Metal	60

Heating

Forced air furnace	10 - 25
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Cooling

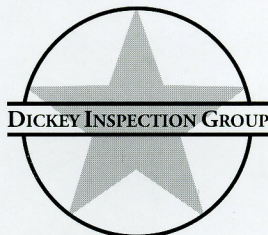
Central air	10 - 15
Heat pump	10 - 15
Window air conditioning	10 - 20

Plumbing

Galvanized water pipe	20 - 25
Hot water heater	7 - 10
Septic/sewer pump	5 - 10
Well pump	10

Appliances

Dishwasher	5 - 12
Dryer	10 - 25
Garbage disposal	5 - 12
Oven/range	15 - 20
Washing machine	5 - 15



Dickey Inspection Group
 1241 American Parkway
 Richardson, Texas 75081
 Office : 972-907-0202 Fax: 972-907-0203

Gutters

Gutter cleaning	\$100
Gutter/downspout - aluminum	\$5-\$8/ lin ft.
Gutter/downspout - galvanized	\$4 - \$5/ lin ft.
Downspout extention	\$15
Soffits/fascia (aluminum)	\$10/ lin ft.

Chimney

Chimney extention	\$100 - \$250/ lin ft.
Chimney repointing	\$5 - \$10/ brick
Concrete cap (single flue)	\$100 - \$250
Concrete cap (double flue)	\$200 - \$350
Rain cap	\$75
Reline flue	\$30 - \$40/ lin ft.
Install masonry fireplace w/flue roughed in	\$2,000 and up
Install glass doors on fireplace	\$300 and up

Flashing

Chimney flashing (sloped asphalt)	\$200 - \$400
Chimney flashing (flat build-up)	\$300 - \$500
Metal cricket at chimney	\$200 - \$400
Parapet wall flashing	\$25/ lin ft.
Roof vent	\$50
Reflash skylight	\$400 - \$500
Valley flashing	\$15 - \$250
Wall flashing	\$3 - \$4/ lin ft.

Garage/Driveway/Walkway

Garage

Detached carport	\$4,000+
Detached wood frame - single	\$8,000+
Detached wood frame - double	\$13,000+
Detached block - single	\$18,000+
Detached block - double	\$24,000+
Removal of existing garage	\$1,500+

Overhead Doors

Automatic garage door opener	\$500
Cladboard - single	\$450 - \$650
Cladboard - double	\$750 - \$1,000
Metal - single (one piece)	\$700
Metal - double (one piece)	\$1,100
Wood - single (one piece)	\$725 - \$1,000
Wood - double (sectional)	\$1,250

Driveway

Asphalt paving (existing base)	\$3 - \$5/ sq ft.
Asphalt paving (new base)	\$3 - \$5.50/ sq ft.
Asphalt (seal)	\$50 - \$75
Asphalt paving (existing base)	\$3 - \$5/ sq ft.
Asphalt paving (new base)	\$3 - \$3.50/ sq ft.

Landscaping/Deck/Patio/Fence

Landscaping

Lay soil & sod	\$1 - \$2/ sq ft.
Sprinkler system	\$1,500 - \$2,500
Retaining wall - concrete	\$45/ sq ft.
Retaining wall - wood	\$30/ sq ft.
Remove retaining wall	\$30 - \$45/ sq ft.
Install retaining wall	\$30 - \$35/ sq ft.
w/o removal or deconstruction	

Deck

Pressure treated/cedar	\$10 - \$25/ sq ft.
Custom designed & built	\$30 - \$50/ sq ft.

Patio

Concrete	\$10 - \$15/ sq ft.
Flagstone/fieldstone	\$16/ sq ft.
Interlock brick/stone	\$8 - \$10/ sq ft.
Patio stone	\$3/ sq ft.

Porch

Flooring	\$5/ lin ft.
Railing	\$150
Skirting	\$15/ lin ft.
Steps - concrete	\$400
Steps - wood	\$250

Structure/Exterior

Structure

Addition (foundation to roof)	\$75 - \$110 sq. ft.
Excavation/waterproofing	\$90 - \$110 sq. ft.
Foundation cracks (excavation method)	\$300 - \$900
Foundation cracks (injection method)	\$350
Re-parge foundation	\$2.50 - \$4.00 sq.ft.
Piers	\$125 - \$325 per pier
Lintel (masonry wall)	\$600
Remove bearing wall	\$2,500
Remove partition wall	\$600 - \$1,600
Re-support floor joist (sistering)	\$200 - \$300
Roof sheathing (replace)	\$5.00 - \$6.00 sq. ft.
Underpinning	\$300 - \$400
Painting	\$1,500 - \$2,500
Termite prevention (chemical soil treatment)	\$500 and up

Wall System

Aluminum siding	\$4.00 - \$5.00/ sq. ft.
Brick veneer	\$8.00 - \$20.00/ sq. ft.
Brick cleaning (unpainted)	\$2.50/ sq. ft.
Brick cleaning (painted)	\$5.50/ sq. ft.
Brick repainting	\$3.00 - \$7.00/ sq. ft.
Re-point exterior masonry wall (soft mortar)	\$3.00 - \$4.50/ sq. ft.
Re-point exterior masonry wall (hard mortar)	\$6.00 - \$8.00/ sq. ft.
Cedar siding	\$7.00 - \$10.00/ sq. ft.
Stucco	\$8.00 - \$10.00/ sq. ft.
Vinyl siding	\$4.00 - \$5.00/ sq. ft.

Exterior Door

Aluminum storm door	\$350
Metal insulated door	\$700
Patio door - replace	\$700 - \$1,500
Patio door - brick wall (6 ft.)	\$250 - \$3,500
Patio door - wood wall (6 ft.)	\$2,000 - \$3,000

Roof/Eave/Flashing/Chimney

Sloped Roofs

Asphalt shingle	\$1.50 - \$2.50/ sq. ft.
Lt shingle (strip & re-shingle)	\$2.50 - \$3.50/ sq. ft.
Asphalt shingle (high quality)	\$4.00 - \$6.00/ sq. ft.
Cedar shake/shingle	\$6.00 - \$9.00/ sq. ft.
Clay tile	\$10.00 - \$20.00/ sq. ft.
Concrete tile	\$6.00 - \$12.00/ sq. ft.
Wood shake/shingle	\$4.00 - \$6.00/ sq. ft.
Slate tile	\$30.00 - \$50.00/ sq. ft.
Install skylight	\$500 and up

Flat Roofs

Roll roofing asphalt (90 lb.)	\$1.00 - \$2.00/ sq. ft.
4 ply (tar and gravel)	\$6.00 - \$10.00/ sq. ft.
Single ply membrane	\$5.00 - \$10.00/ sq. ft.

THESE ESTIMATES REFLECT THE AVERAGE BASIC COSTS FOR SUPPLIES AND INSTALLATION OF BUILDING MATERIALS IN THE SOUTHWEST AREA. IT IS STRONGLY RECOMMENDED THAT YOU OBTAIN A MINIMUM OF THREE WRITTEN QUOTES FROM THE REPUTABLE LICENSED LOCAL CONTRACTORS FOR VALIDATION IN YOUR AREA.

Plumbing

Bathroom

Basin - pedestal type	\$300
Basin - vanity	\$200
Bathtub - replace - retile	\$2,200+
Shower connection	\$300
Shower stall - plastic	\$700 - \$1,900
Shower stall - ceramic tile	\$3,000 and up
Toilet - flush mechanism	\$100 - \$150
Toilet - replace	\$350
Toilet - replace seal	\$100 - \$250
Toilet - unclog	\$100 - \$200
Tub enclosure - ceramic tile	\$2,200 - \$3,000
Tub enclosure - plastic	\$500 - \$1,200
Whirlpool bath/faucet	\$3,500
Replace water line to house	\$1,500 - \$3,500
Install Whirlpool bath	\$3,000 and up
Replace leaking shower pan	\$1,000 - \$1,600
Connect waste plumbing to sewer	\$3,000 and up
Submersible pump	\$800
Remodel Four Piece Bathroom	\$6,000 and up

Kitchen

Dishwasher	\$550 - \$890
Garbage disposer	\$175 - \$400
Range hood	\$300 - \$500
Sink - porcelain	\$650 - \$820
Sink - stainless steel	\$550 - \$730
Remodel complete kitchen	\$8,000 and up

Private Plumbing System

Laundry tub and waste pump	\$450 - \$800
Septic tank (1,000 gal.)	\$2,000 - \$5,000
Septic tank cleaning	\$150
Sewage waste pump	\$1,300 - \$1,700
Well - shallow	\$25 lin/ft.
Well - deep	\$25 lin/ft.
Well - submersible pump	\$1,000

Upgrade

Hot water tank (50 gal. Electric)	\$600 - \$800
Hot water tank (50 gal. gas)	\$800 - \$1,000
Laundry tub/connection	\$300 - \$500
Main shut-off valve	\$150 - \$300
Temperature and relief valve (replace)	\$50 - \$90
Water softener	\$800 - \$1,500

Swimming Pool and Hot Tub

Swimming Pool/Hot Tub

Pool - vinyl lined (16 ft. x 40 ft.)	\$7,250+
Pool - concrete lined (16 ft. x 40 ft.)	\$22,500 - \$65,000
Pool heater	\$1,500 - \$2,500
Hot tub - fiberglass	\$4,000+
Anti Vortex Drain Cover	\$85

Electrical

Retrofit

Attic ventilator-mechanical	\$250
Ceiling fan	\$200
Doorbell system	\$80 - \$100
Dryer duct	\$100 - \$150
Hardwired smoke detector	\$60 - \$120
Exhaust fan-bathroom	\$135 - \$150
Exhaust fan-oven	\$200 - \$250
Exterior light fixture	\$100 - \$250
Fluorescent light fixture	\$150 - \$250
Ground - public system	\$75 - \$100
Ground - private system(w/ground rods)	\$200 - \$300
Receptacle - conventional	\$100 - \$150
Receptacle - split	\$150 - \$250
Receptacle - exterior with cover	\$150 - \$250
Receptacle - replace conventional w/GFCI	\$75 - \$125
Receptacle - CO/ALR (aluminum)	\$50 - \$75
Receptacle - stove/dryer	\$75 - \$100
Receptacle - rewire reverse polarity	\$40 - \$60
Standard light fixture	\$100 - \$200

Upgrade

100 amp (existing panel)	\$600
200 amp (new panel)	\$1,800 - \$2,500
200 amp (existing panel)	\$1,000 - \$1,200
120/240 volt circuit	\$200 - \$500
Breaker panel - main	\$600 - \$900
Breaker panel - auxiliary	\$100 - \$300
Circuit breaker (replace)	\$60 - \$100
Knob & tube wiring (replace)	\$6,000 - \$12,000

Heating And Cooling

Forced-Air System

Air duct (new)	\$3,500
Air duct (retrofit)	\$5,500
Annual service	\$75 - \$150
Blower/motor	\$300 - \$500
Clean duct	\$150 - \$350
Electronic air filter	\$500 - \$900
Gas-high efficiency	\$3,500 - \$4,500
Metal lin.ft (existing chimney flue)	\$500 - \$1,000

Hot Water System

Circulating pump	\$500 - \$750
Tankless New	\$1,800 - \$2,000
Tankless Retrofit	\$2,500

Air Conditioner/Heat Pump

Air handler 3-ton (vertical)	\$1,800 - \$2,000
Air handler 3-ton (horizontal)	\$1,500 - \$1,800
Central a/c existing duct	\$1,800 - \$3,000
Central a/c attic mounted separate duct	\$9,000+
Compressor (replace)	\$1,300 - \$1,500
Condenser (replace)	\$1,500 - \$2,500
Heat recovery ventilator (HRV)	\$1,500 - \$2,500
Heat pump	\$4,500 - \$6,000