

Florida Property Improvement and Repair Costs Tables



2017 Edition

The following pages detail the anticipated costs for home improvements and repairs for a property in Florida. Contractor estimates may differ greatly depending on the location, size and type of property. Additionally, estimates often vary by as much as 300% for the same project. It is recommended to obtain 3 to 5 estimates before choosing a contractor.



Property Improvement and Repair Costs

The following amounts are estimates for repairs and Improvements. Contractors actual cost may vary, sometimes significantly. Be advised that estimates should be obtained from two-three contractors.

Roofing-Flashings-Chimneys

Install asphalt shingles over existing shingles	\$1.50- \$2.75 per sq. ft.
Strip and re-roof asphalt shingles	\$2.50-\$3.75 per sq. ft.
Strip and re-roof high-quality asphalt shingles	\$3.50-\$4.50 per sq. ft.
Strip and re-roof low-slope asphalt shingles	\$3.50-\$4.50 per sq. ft.
Strip and re-roof cedar shingles	\$7.50-\$10.50 per sq. ft.
Strip and re-roof cedar shakes	\$8.50-\$12.50 per sq. ft.
Strip and re-roof steel shingles	\$5.50-\$6.50 per sq. ft.
Strip and re-roof aluminum shingles	\$4.75-\$6.50 per sq. ft.
Strip and re-roof plastic shakes	\$4.75-\$6.50 per sq. ft.
Install concrete tile roofing (assuming no structural reinforcement)	\$5.50-\$7.25 per sq. ft.
Steel sheet roofing	\$5.25-\$7.50 plus per sq. ft.
Install new slate roof	\$10.50-\$20.50 per sq. ft.
Repair loose slates or tiles	\$35.00 per slate/tiles
Install asphalt roll roofing	\$1.15-\$2.25 per sq. ft.
Strip and replace built-up tar and gravel roof	\$8.00-\$12.50 per sq. ft. (min. \$1000)
Strip and install modified bitumen roof membrane	\$8.00-\$12.50 per sq. ft. (min. \$1000)
Synthetic rubber membrane	\$10.50-\$15.50 per sq. ft.
Upgrade flat roof drainage prior to installation of new membrane	\$2.25-\$3.75 per sq. ft.
Paint modified bitumen membrane	\$0.50-\$0.75 per sq. ft. (min. \$200)
Install sheet metal on small roof surfaces	\$8.25-\$20.75 per sq. ft. (min. \$500)
Re-flash typical skylight or chimney on asphalt roof	\$350.00-\$550.00
Re-flash skylight or chimney on built-up or bitumen roof	\$400.00-\$750.00
Install metal cricket for wide chimney	\$300.00-\$550.00
Repair valley flashings on existing roof	\$20.00-\$30.00 per lin. ft. (min. \$300)
Replace parapet wall flashing	\$20.00-\$30.00 per lin. ft. (min. \$300)
Rebuild typical single-flue chimney above roof line	\$150.00-\$300.00 per lin.ft. (min. \$500)
Rebuild typical double-flue chimney above roof line	\$200.00-\$400.00 per lin.ft. (min. \$500)
Repoint typical single-flue chimney above roof line	\$20.00-\$30.00 per row (min. \$250)
Repoint typical double-flue chimney above roof line	\$25.00-\$40.00 per row (min. \$250)
Install concrete cap on typical single-flue chimney	\$200.00-\$350.00
Install concrete cap on typical double-flue chimney	\$200.00-\$400.00
Install rain cap on typical chimney	\$50.00-\$150.00 each
Replace roof sheathing	\$1.50-\$2.00 per sq. ft.

Exterior

Install galvanized or aluminum gutters and downspouts	\$4.00-\$5.00 per lin.ft. (min. \$500)
Provide downspout extensions	\$15.00-\$25.00 each
Clean gutters in fall or spring	\$50.00-\$150.00
Install copper gutters and downspouts	\$15.00-\$25.00 per lin. ft.
Install aluminum soffit and fascia	\$8.00-\$12.00 per lin. ft.
Install aluminum siding	\$5.00-\$6.00 per sq. ft.
Install vinyl siding	\$3.50-\$5.00 per sq. ft.
Install cedar siding	\$5.00-\$7.00 per sq. ft.
Install paint grade siding	\$3.00-\$4.50 per sq. ft.
Install stucco	\$7.00-\$12.00 per sq. ft.
Re-point exterior wall (soft mortar)	\$3.00-4.50 per sq. ft. (min. \$500)
Re-point exterior wall (hard mortar)	\$6.00-\$8.00 per sq. ft. (min. \$500)
Replace deteriorated bricks	\$20.00-\$30.00 per sq. ft.
Rebuild parapet wall	\$20.00-\$30.00 per sq. ft.
Chemical cleaning of unpainted brick	\$2.00-\$3.00 per sq.ft. (min. \$1000)
Chemical cleaning of painted brick	\$4.00-\$6.00 per sq.ft. (min. \$1000)
Sealing of brickwork	\$0.75-\$1.00 per sq. ft.
Paint exterior trim (not including any repairs)	\$1500.00-\$2500.00 plus
Paint trim and wall surfaces (not including any repairs)	\$3000.00 plus
Parge foundation walls	\$3.00-\$4.00 per sq.ft.
Damp-proof foundation walls and install weeping tile	\$150.00-\$200.00 per lin.ft.
Install a deck	\$12.00-\$25.00 per sq. ft.

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Install 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 plus
Install interlocking brick driveway	\$6.00-\$8.00 per sq. ft.
Install a concrete driveway	\$6.00-\$10.00 per lin. ft.
Install drain at bottom of sloped driveway	\$1,000.00-\$1,500.00
Install 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	\$3,500.00-\$5,000.00
Install drain at existing basement stairwell	\$500.00-\$800.00
Build detached garage (single)	\$8,000.00 plus
Build detached garage (double)	\$12,000.00 plus
Break wood-soil contact at detached garage	\$25.00-\$40.00 per lin.ft. (min. \$500)
Demolish and remove detached garage (dependent on dumping costs)	\$1,500.00 plus
Install garage door (single, metal, one-piece)	\$600.00-\$800.00
Install garage door (single, wood, sectional)	\$800.00-\$1000.00
Install garage door (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)
Build retaining wall (concrete)	\$30.00-\$40.00 per sq. ft. (min \$500)
Replace wood porch steps	\$200.00-\$300.00
Replace concrete porch steps	\$300.00-\$500.00
Replace porch decking	\$4.00-\$6.00 per sq. ft.
Replace porch skirting	\$10.00-\$15.00 per lin. ft.
Replace step railing	\$100.00-\$200.00
Install wood fence	\$16.00-\$50.00 per lin. ft.
Install chain link fence	\$7.00-\$12.00 per lin. ft.
Lay sod	\$1.00-\$2.00 per sq. ft.
Install lawn sprinkler system	\$1,000.00 plus
Structure	
Underpin one corner of house	\$3,500.00 plus
Underpin or add foundations	\$300.00 plus per lin. ft.
Lower basement floor by underpinning and/or bench footings	\$150.00-\$300.00 per lin. ft.
Replace deteriorating sill beam with concrete	\$60.00 plus per lin. ft. (min. \$500)
Replace main beam in (unfinished) basement	\$1,000.00-\$2,000.00
Re-support (sister) a floor joist	\$100.00-\$300.00 (unobstructed)
Install basement support post with proper foundation	\$300.00-\$500.00
Perform chemical treatment for wood-boring insects	\$1,700.00 plus
Remove or open load-bearing wall	\$2,000.00 plus
Remove partition wall	\$500.00-\$1500.00
Install door opening in interior wall	\$500.00-\$1000.00
Rebuild arch above window or door opening	\$800.00 plus
Install lintel above opening in masonry wall	\$500.00 plus
Install exterior basement stairwell	\$5,000.00 plus
Repair minor crack in poured concrete foundation	\$400.00-\$800.00
Build an addition, foundation to roof	\$150.00-\$300.00 per sq. ft.
Build an additional story	\$100.00-\$300.00 per sq. ft.
Install collar ties	\$30.00-\$50.00 each
Install lateral bracing on collar ties	\$100.00-\$200.00
Replace roof sheathing	\$4.00-\$6.00 per sq. ft.
Electrical System	
Upgrade electrical service to 100 amps w/new panel	\$1,000.00-\$1,500.00
Upgrade electrical service to 100 amps	\$500.00-\$800.00
Upgrade electrical service to 200 amps	\$1800.00-\$2200.00
Replace main ground/grounded to water main	\$100.00-\$150.00
Replace main ground install ground rods	\$250.00-\$450.00
Install new circuit breaker panel	\$500.00-\$900.00
Install auxiliary breaker panel	\$200.00-\$400.00
Replace circuit breaker (20 amp or less)	\$50.00-\$100.00
Add 120 volt circuit	\$150.00-\$3000.00
Add 240 volt circuit	\$250.00-\$400.00
Add exterior outlet with waterproof cover	\$200.00-\$300.00
Add conventional receptacle	\$150.00-\$300.00
Add kitchen split receptacle	\$150.00-\$250.00
Provide ground for conventional receptacle	\$75.00-\$100.00
Replace conventional receptacle with ground fault circuit receptacle	\$60.00-\$90.00
Upgrade entire house with aluminum compatible receptacles, connectors, etc.	\$500.00-\$1000.00

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Rewire outlet with reversed polarity	\$5.00-\$10.00 each
Install switches	\$10.00-\$20.00 each
Install standard light fixture	\$100.00-\$200.00
Install exterior light fixture	\$150.00-\$250.00
Rewire entire house during gut or renovations	\$3,000.00 plus
Heating System	
Install mid-efficiency forced air furnace	\$2,500.00-\$5,000.00
Install high-efficiency forced air furnace	\$3,500.00-\$7,000.00
Annual service by heating contractor	\$75.00-\$100.00 minimum
Replace blower/motor	\$400.00-\$700.00
Install humidifier	\$200.00-\$500.00
Install electronic air filter	\$500.00-\$900.00
Install mid-efficiency boiler	\$2,500.00-\$6,000.00
Install high-efficiency boiler	\$5,000.00-\$10,000.00
Rebuild fire pot on boiler	\$500.00-\$900.00
Install circulating pump	\$400.00-\$700.00
Install expansion tank	\$250.00-\$400.00
Install backflow preventer	\$100.00-\$250.00
Install chimney liner for gas appliance	\$400.00-\$900.00
Install chimney liner for oil appliance	\$700.00-\$1,900.00
Install programmable thermostat	\$200.00-\$400.00
Replace indoor fuel oil storage tank	\$1,200.00-\$1,600.00
Remove indoor fuel oil storage tank	\$400.00 plus
Remove abandoned underground fuel oil storage tank	\$3,000.00 plus
Replace radiator valve	\$250.00-\$600.00
Replace radiator	\$500.00-\$1,000.00
Add electric baseboard heater	\$250.00-\$600.00
Convert hot water heating to forced air (bungalow)	\$8,000.00-\$15,000.00
Convert hot water heating to forced air (two story)	\$15,000.00-\$25,000.00
Clean ductwork	\$300.00-\$600.00
Duct conversion from gravity to forced air furnace	\$1,000.00-\$2,000.00
After-warranty parts and service plans	\$200.00-\$450.00 per year
Air Conditioning-Heat Pumps Systems	
Add central air conditioning to existing forced air system	\$2,000.00-\$4,000.00
Add heat pump to existing forced air system	\$4,000.00-\$8,000.00
Replace heat pump or air conditioning condenser	\$1,200.00-\$3,000.00
Install independent air conditioning system	\$8,000.00-\$20,000.00
Install ductless split-system air conditioning	\$3,000.00 plus
Insulation	
Insulate open attic area to modern standards	\$0.50-\$2.00 per sq. ft.
Blow insulation into flat roof/wall cavity	\$2.00-\$4.50 per sq. ft.
Upgrade attic ventilation	\$40.00-\$60.00 per vent
Remove UFFI in wood-frame walls	\$20.00-\$45.50 per sq. ft.
Remedial approach to UFFI (caulking, heat-recovery ventilator)	\$3,000.00-\$6,000.00
Insulate exterior walls with rigid foam board, prior to re-siding	\$1.00-\$3.00 per sq. ft.
Insulate basement from interior	\$2.00 per sq. ft. plus
Plumbing System	
Replace galvanized piping	\$500.00-\$3,500.00
Replace water line to house	\$150.00-\$300.00 per lin. ft.
Replace main water shut-off valve	\$150.00-\$400.00
Install new water heater	\$600.00-\$2000.00
Replace toilet	\$400.00 plus
Replace toilet flush mechanism	\$100.00-\$150.00
Unclogging toilet	\$100.00-\$300.00
Replace toilet seal	\$150.00-\$350.00
Install bidet	\$500.00 plus
Replace vanity basin	\$200.00 plus
Replace pedestal basin	\$350.00 plus
Replace faucet set	\$150.00 plus
Replace bathtub, including ceramic tile	\$1,500.00 plus
Replace bath or shower faucet set	\$300.00 plus
Install refinished claw foot bathtub	\$1,800.00 plus
Install whirlpool bath	\$3,000.00 plus
Retile bathtub enclosure	\$800.00-\$1,300.00
Install plastic bathtub enclosure (tub-surround)	\$200.00-\$500.00
Rebuild tile shower stall	\$1,500.00-\$3,000.00
Replace leaking shower stall pan	\$1,000.00-\$2,500.00

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Install plastic shower stall	\$600.00-\$3,000.00
Install bathroom exhaust fan	\$250.00-\$600.00
Remodel four-piece bathroom completely	\$6,000.00 plus
Install modest basement bathroom	\$4,000.00 plus
Replace laundry tubs	\$250.00-\$600.00
Install laundry facilities	\$900.00 plus
Install single kitchen sink	\$300.00 plus
Install double kitchen sink	\$400.00 plus
Install dishwasher	\$600.00-\$1,500.00
Install garbage disposal	\$400.00-\$700.00
Install kitchen range hood	\$250.00-\$600.00 plus
Install solid waste pump	\$1,200.00-\$2,000.00
Connect waste plumbing system to municipal sewers	\$3,000.00 plus
Clear obstruction in main sewer line (to street or septic tank)	\$200.00-\$400.00 plus
Repair collapsed or damaged section of sewer line	\$1,000.00 plus
Install submersible well pump	\$800.00 plus
Install suction or jet pump	\$400.00-\$900.00
Replace pressure system tank	\$250.00-\$600.00
Install water softener	\$1,000.00 plus
Install outdoor faucet	\$150.00-\$350.00
Replace sump pump	\$150.00-\$350.00
Install sauna	\$3,000.00 plus
Interior	
Add drywall over plaster	\$1.50-\$4.00 per sq. ft.
Remove old plaster and install drywall	\$3.50-\$5.50 per sq. ft.
Add wire lath and new plaster over existing plaster	\$3.00-\$5.00 per sq. ft.
Spray stipple on existing ceiling	\$1.00-\$2.50 per sq. ft.
Install suspended tile ceiling	\$3.00-\$6.00 per sq. ft.
Install acoustic tile ceiling	\$1.50-\$3.00 per sq. ft.
Sand and refinish hardwood floors	\$1.50-\$4.00 per sq. ft.
Install 3/8" thick hardwood strip flooring	\$6.00-\$9.00 per sq. ft.
Install 3/4" thick hardwood strip flooring	\$10.00-\$12.00 per sq. ft.
Install hardwood parquet flooring	\$5.00-\$8.00 per sq. ft.
Install ceramic floor tiles	\$10.00 plus per sq. ft.
Install vinyl floor tiles	\$3.00 plus per sq. ft.
Install vinyl roll flooring	\$7.00 plus per sq. yd.
Install synthetic wall-to-wall carpet	\$20.00 plus per sq. yd.
Install wool wall-to-wall carpet	\$50.00 plus per sq. yd.
Install carpet padding	\$6.00 per sq. yd.
Professional carpet cleaning	\$30.00 per room plus
Install replacement sliding windows	\$35.00-\$45.00 per sq. ft.
Install replacement casement windows	\$50.00 plus per sq. ft.
Install replacement awning windows	\$50.00 plus per sq. ft.
Install replacement double-hung windows	\$40.00-\$45.00 per sq. ft.
Install replacement fixed windows	\$30.00-\$40.00 per sq. ft.
Install replacement bay windows	\$40.00-\$65.00 per sq. ft.
Install storm window	\$100.00-\$300.00 each
Convert coal-burning fireplace to wood-burning unit (not including chimney relining or replacement)	\$2,000.00 plus
Install masonry fireplace if flue already roughed-in	\$2,000.00 plus
Install masonry fireplace with single-flue chimney	\$6,000.00 plus
Install zero-clearance fireplace (including chimney)	\$3,000.00 plus
Install gas fireplace	\$2,500.00 plus
Install glass doors on fireplace	\$300.00 plus
Chimney cleaning	\$100.00-\$175.00 each
Install fireplace damper	\$200.00 plus
Install interior hollow core door	\$150.00-\$200.00
Install interior custom wood door (including casing and hardware)	\$450.00 plus
Install interior French doors	\$700.00 plus
Install louvre doors on closet	\$150.00-\$250.00
Install sliding mirror doors on closet	\$350.00 plus
Install exterior solid wood door	\$700.00 plus
Install exterior insulated metal door	\$500.00 plus
Install closer on garage man door	\$150.00-\$250.00
Install metal storm door	\$350.00 plus
Replace hardware on metal storm door	\$100.00-\$150.00
Install sliding glass door (brick wall)	\$2,500.00-\$3,500.00
Install sliding glass door (wood frame wall)	\$2,000.00-\$2,500.00

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Replace sliding glass door	\$1,000.00-\$1,700.00
Install basic skylight	\$1,500.00 plus
Install roof window or ventilating skylight	\$2,000.00 plus
Remodel kitchen completely	\$15,000.00 plus
Install kitchen cabinets	\$300.00 plus per lin. ft.
Install kitchen counter	\$30.00 plus per lin. ft.
Install ceiling fan	\$200.00 plus
Install conventional alarm system	\$1,000.00 plus
Install central vacuum system	\$800.00-\$2,000.00
Install central vacuum canister only	\$500.00-\$1,000.00
Paint interior walls, ceilings, door, trim of entire house	\$1,500.00 plus
Hang wallpaper	\$3.00 plus per sq. ft.
Urethane injection of leaking basement cracks	\$350.00-\$500.00 each
Damp-proof foundation walls and install perimeter drains	\$70.00-\$120.00 per lin. ft.

Meridian Inspections, Inc.