



# HOME IMPROVEMENT & REPAIR COST GUIDE



# HOME IMPROVEMENT & REPAIR COST

The following costs are being provided as ballpark estimates only and indicate basic costs for building materials, repairs or renovations based on an average size home in Canada. Note that these costs can vary by as much as 300% depending on many factors including region, economic conditions, quality of workmanship and materials used; along with complexity and disposal fees. We strongly recommend you obtain a minimum of three (3) written quotes from reputable licensed local contractors for validation.

These estimates aren't meant to deter you from purchasing, or selling a home that needs a bit of TLC, but rather to help you make an informed decision when it comes to your property.

## Roofing/Flashing/Chimney

conventional asphalt shingles on existing...\$2 - \$4 sq. ft.

Strip and reshingle/reroof:

conventional asphalt shingles.....\$4 - \$8 sq.ft  
 premium quality asphalt shingles..... \$4 - \$8 sq. ft.  
 cedar shake/shingles.....\$9 - \$18 sq. ft.  
 concrete tile.....\$8 - \$16 sq. ft.  
 New Slate.....\$30 - \$60 sq. ft.  
 Repair loose slates or tiles.....\$25 - \$50 per slate tile

Flat Roofing

roll roofing asphalt (90lb).....\$2 - \$3 sq. ft.  
 4-ply (tar & gravel) .....\$10 - \$20 sq.ft  
 Single-ply membrane.....\$8 - \$16 sq. ft.  
 Improve drainage prior to install of membrane.....\$2 - \$4 sq. ft.  
 Paint membrane.....\$0.50 - \$1 sq. ft.

Sheet metal on small roof surfaces.....\$10 - \$20 sq. ft.

Reflash typical skylight or chimney.....\$500 - \$1000  
 Install metal cricket at wide chimney.....\$400 - \$800  
 Repair valley flashings existing roof.....\$25 - \$50 lin. ft.  
 Replace parapet wall flashing.....\$20 - \$50 lin. ft.

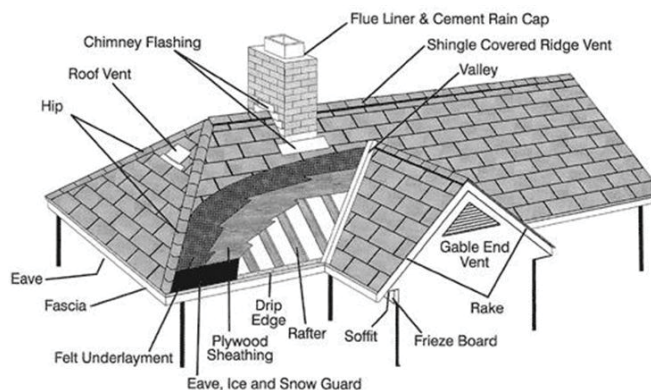
Reline Flue .....\$45 - \$55 lin. ft.

Chimney extension .....\$150 - \$275 lin.ft.  
 Rain cap .....\$200 - \$300

Build typical chimney above roof.....\$100 - \$200 per row  
 Chimney repointing ..... \$20 - \$40 per row  
 Install concrete cap on typical chimney.....\$250 - \$500

Replace roof sheathing.....\$4 - \$8 sq. ft.

## Anatomy of a Roof



## Exterior

Install galvanized or aluminum gutters and downspouts .....\$5 - \$10 lin. ft

Install copper gutters and downspouts.....\$15 - \$30 lin. ft.

Install aluminum soffits and fascia .....\$8 - \$16 lin. ft.

Install aluminum or vinyl siding .....\$6 - \$12 sq. ft.  
 Install fiber cement siding.....\$7 - \$14 sq. ft.

Siding Install and refinish

Cedar.....\$8 - \$16 sq. ft

Paint grade.....\$6 - \$12 sq. ft.

Install stucco.....\$6 - \$12 sq. ft.

Repoint exterior wall:

Soft mortar .....\$3 - \$6 sq. ft.

Hard mortar .....\$5 - \$10 sq. ft.

Replace deteriorated bricks.....\$25 - \$50 sq. ft.

Rebuild Parapet wall.....\$25 - \$50 sq. ft.

Parge foundation walls .....\$3 - \$6 sq. ft.

Dampproof foundation walls

and install weeping tiles ..... \$150 - \$300 lin. ft.

Install a deck:

wood.....\$56 sq. ft.

composite.....\$65 sq. ft.

Rebuild exterior basement stairwell.....\$5000 +

Install drain at existing basement stairwell..\$750 - \$1500

Build detached garage .....\$70 - \$140 sq. ft.

Build retaining wall:

Wood .....\$20 - \$45 sq. ft.

Concrete .....\$30 - \$60 sq. ft.

Painting:

Trim only.....\$2000 +

Trim and wall surfaces .....\$5000 +

Information provided by Carson Dunlop Consulting Engineers and printed with permission.



# HOME IMPROVEMENT & REPAIR COST

## Porch

Flooring.....\$4 - \$8 sq.ft.  
 Railing .....\$400 - \$800  
 Skirting .....\$10 - \$20 lin.ft

Steps  
 wood .....\$750 +  
 concrete ..... \$1500 +

## Driveway

Asphalt paving:  
 existing base ..... \$2 - \$4 sq.ft.  
 new base ..... \$5 - \$8 sq.ft  
 seal .....\$1 + sq ft.

concrete (stamped) ..... \$8 - \$16 sq.ft.

interlock brick/stone .....\$8 - \$16 sq.ft.

Resurface existing asphalt driveway.....\$2 - \$4 sq. ft.

Install interlocking brick driveway .....\$8 - \$16 sq. ft.

Install drain at bottom of sloped driveway ..... \$2000 +

## Deck / Patio

Deck:  
 pressure treated / cedar ..... \$15 - \$30 lin.ft.  
 custom design .....\$55 - \$80 lin.ft.

Patio:  
 concrete slab patio..... \$5 - \$10 sq.ft  
 flagstone / fieldstone ..... \$19 - \$21 lin.ft  
 interlock brick / stone ..... \$11 - \$16 lin.ft  
 concrete patio stones..... \$2.50 - \$5 sq. ft.

## Landscaping

Soil / sod ..... \$3 - \$6 sq.ft.  
 Sprinkler system.....\$1200  
 Lawn sprinkler system.....\$2,000 +

Retaining Wall  
 concrete ..... \$55 sq.ft  
 flagstone / fieldstone ..... \$45 sq.ft

## Fencing

Chainlink (4 ft) ..... \$10 - \$20 lin.ft.  
 Wood - pressure treated (5 ft) .....\$20 - \$50 lin.ft  
 reset post in concrete .....\$85

## Garage

Build detached garage.....\$70 - \$140 sq. ft.  
 Break wood/soil contact  
 at detached garage..... \$25 - \$50 lin. ft.  
 Demolish and remove detached garage.....\$1,500 +

Install garage door:  
 Single metal one-piece..... \$500 - \$1,000  
 Single wood sectional..... \$700 - \$1,400  
 double wood sectional..... \$1,200 - \$2,500

Install garage door opener.....\$300 - \$600

Build retaining wall:  
 Wood.....\$20 - \$40 sq. ft.  
 Concrete.....\$30 - \$60 sq. ft.

## Structure

Repair foundation crack:  
 excavation method ..... \$1000 - \$2000  
 injection method (per crack) .....\$400 - \$800

excavation waterproofing .....\$125 - \$175 sq. ft.

Lower basement floor by underpinning  
 and/or bench footings ..... \$150 - \$300 lin. ft.  
 Underpin or add foundations.....\$325 + lin.ft.  
 Underpin one corner of house.....\$5,000 +

Build an addition:  
 foundation to roof.....\$200 - \$400 sq.ft.  
 additional story.....\$150 - \$300 sq. ft.

Replace deteriorating sill beam  
 with concrete.....\$60 + lin. ft.

Replace main beam in basement unfinished.....\$4,000 +  
 Resupport joist sistering alongside another..... \$250 +  
 nstall basement support post with  
 footing.....\$800-\$1,600  
 Remove/open bearing wall.....\$2,000 +  
 Remove partition wall.....\$2,000 +

Install door opening in interior wall.....\$750 - \$1,500  
 Rebuild arch above window or door opening.....\$1,000 +  
 Install lintel above opening masonry wall.....\$1,000 +

Install collar ties.....\$30 - \$60 each  
 Install lateral braces on collar ties.....\$100 - \$200

Perform chemical treatment for termites ..... \$ 2,000 +  
 Termite inspection by specialist.....\$200 - \$400

# HOME IMPROVEMENT & REPAIR COST

## Electrical

Upgrade electrical service to 100 amps new panel.....	\$1500 - \$3000
if suitably sized panel already exists.....	\$ 800 - \$1600
Upgrade electrical service to 200 amps.	
new panel .....	\$2100 - \$2600
existing panel .....	\$1700 - \$3500
breaker panel main .....	\$750 - \$1000
breaker panel - auxiliary.....	\$350 - \$700
Replace circuit breaker.....	\$100 - \$200
Add 120 / 240 volt circuit .....	\$250 - \$600
Replace main ground:	
Home on public water system.....	\$200 - \$400
Home on private well.....	\$300 - \$600
Add conventional receptacle (assuming electrician is already there).....	\$200 - \$400
Replace conventional receptacle with aluminum compatible type (CO/ALR).....	\$60 - \$120 each
Rewire entire house from aluminum to copper wiring.....	\$750 - \$1,500 per room
Rewire entire house during gut or renovations.....	\$750 - \$1,500
Replace receptacle:	
conventional .....	\$70 - \$145
split .....	\$200 - \$400
exterior with cover .....	\$150 - \$300
GFCI .....	\$100 - \$150
stove/dryer .....	\$300 - \$600
reverse polarity .....	\$50 - \$80
standard light fixture.....	\$100 - \$200
Install exterior light.....	\$250 - \$500
Install florescent light fixture.....	\$150 - \$300
baseboard heater .....	\$250 - \$500
ceiling fan .....	\$500
dryer duct .....	\$125 - \$200
Bathroom exhaust fan .....	\$300 - \$600
Oven exhaust fan .....	\$250 - \$325
Hardwired smoke detector .....	\$75 - \$150
Upgrade entire house with aluminum compatible connectors, receptacles, etc... \$ 1000 - \$2000	
Replace knob & tube wiring with conventional wiring .....	\$1000 - \$2000 per room

## Heating

Install mid efficiency forced-air furnace .....	\$2000 - \$5000
Install high efficiency forced-air furnace ....	\$3500 - \$8000
Replace blower and/or motor.....	\$350 - \$700
Replace induced draft fan.....	\$600 - \$1,200
Install humidifier:	
drum type.....	\$100 - \$200
flow through type .....	\$400 - \$475
Install pleated air filter.....	\$300 - \$1,600
Install electronic air filter.....	\$800 - \$1600
Install Boiler	
mid efficiency .....	\$3500 - \$7000
high efficiency .....	\$3500 - \$12000
Replace refractory pot.....	\$300 - \$500
Install circulating pump .....	\$400 - \$600
Install expansion tank.....	\$300 - \$600
Install backflow preventer.....	\$250 - \$500
Install chimney liner	
gas appliance .....	\$500 - \$1000
oil appliance .....	\$950 - \$2500
Install programmable thermostat.....	\$200 - \$400
Replace indoor oil tank .....	\$1200 - \$2400
Remove oil tank from basement .....	\$600 +
Remove abandoned underground oil tank.....	\$10000 +
Replace radiator valve .....	\$300 - \$600
Replace radiator.....	\$750 - \$1,500
Add electric baseboard heater.....	\$250 - \$500
Clean ductwork .....	\$300 - \$600
Convert from hot water heating to forced air:	
bungalow.....	\$10,000 - \$20,000
two story.....	\$15,000 - \$30,000
Install heat recovery ventilator.....	\$2,500 - \$5,000

## Central Vac

central vac - retrofit .....	\$1000 - \$2000
central vac - canister only.....	\$500 - \$1000

# HOME IMPROVEMENT & REPAIR COST

## Plumbing

Replace galvanized piping with copper:	
Kitchen.....	\$750 - \$1,500
Per bathroom.....	\$1,500 - \$3,000
Replace public water supply pipe to house.....	\$150 - \$300 lin. ft.
Install conventional water heater.....	\$1,000 - \$2,000
Install induced draft water heater.....	\$800 - \$1,600
Monthly rental of conventional water heater.....	\$10 - \$20
Basin:	
pedestal style.....	\$700 +
vanity style .....	\$500 +
replace faucet set.....	\$250 +
Bathtub (replace/retile) .....	\$2,000 +
Tub enclosure	
plastic .....	\$500 - \$1000
ceramic tile .....	\$1000 - \$2000
Install refinished claw bathtub.....	\$2,500 +
Whirlpool tub .....	\$3500 +
Shower connection .....	\$250
Replace leaking shower stall pan.....	\$1,000 - \$2,000
Shower stall:	
plastic .....	\$1,000 - \$2,000
ceramic tile .....	\$2,500 - \$3,300
Rebuild tile shower stall.....	\$2,500 - \$5,000
Toilet:	
flush mechanism .....	\$100 - \$200
replace .....	\$500 +
replace seal .....	\$150 - \$300
unclog or remove obstruction from toilet.....	\$150 - \$200
Install bidet.....	\$700 +
Install modest exhaust fan.....	\$300 - \$600
Install modest basement bathroom.....	\$5,000 +
Install kitchen sink:	
Single.....	\$500 +
Double.....	\$800 +
Install laundry facilities.....	\$1,000 +

## Plumbing cont'd

Install solid waste pump.....	\$1,500 - \$3,000
Connect waste plumbing system to municipal sewers.....	\$5,000 +
Snake out obstruction in main sewer line below yard.....	\$250 - \$500
Repair collapsed or damaged section of sewer line below yard.....	\$2,000 +
Replace water tank for pump.....	\$300 - \$700
Install outdoor faucet.....	\$300 - \$600
Install Sauna.....	\$3,000 +
laundry tub and waste pump .....	\$525 - \$850
laundry tub / connection.....	\$350 - \$550
Replace laundry tubs.....	\$400 - \$800
Septic tank (1000 gallon) .....	\$2600 - \$6000
Septic Tank Cleaning .....	\$175 - \$325
Sewage Waste Pump .....	\$1500 - \$3000
Well:	
shallow .....	\$32 lin.ft.
deep .....	\$42 lin.ft
submersible pump .....	\$1275
suction/jet pump .....	\$600 - \$950
Hot Water Tank	
electric (40 gal) .....	\$600 - \$800
gas (40 gal).....	\$800 - \$1000
Tankless water heater .....	\$2500 - \$3500
Main water service .....	\$175 - \$225 lin.ft.
Main shut off valve .....	\$150 - \$300
Sump pump .....	\$350 - \$700
Supply lines (1 story/2 bath) .....	\$1850 - \$2600
Temperature & pressure relief valve .....	\$60 - \$100
Water Softener .....	\$1000 +
Waste drain lines .....	\$2600 - \$4200

Helpful info on preparing to start your renovations may also be found at: <https://www.chba.ca/before-starting-a-renovation>  
Please Note: Canadian Residential is not affiliated with CHBA and does not verify the accuracy of any information found on their website.



# HOME IMPROVEMENT & REPAIR COST

## Interior

Add drywall over plaster .....	\$4 - \$8 sq. ft.
Remove old plaster and install drywall.....	\$5 - \$10 sq. ft.
Add wire lath and new plaster over existing plaster.....	\$5 - \$10 sq. ft.
Spray stipple on existing ceiling.....	\$2 - \$4 sq. ft.
Install suspended tile ceiling.....	\$5 - \$10 sq. ft.
Install hardwood floors:	
3/8 inch thick.....	\$8 sq. ft.
3/4 inch thick.....	\$12 sq. ft.
Sand and refinish hardwood floors .....	\$2 - 4 sq. ft.
Install parquet flooring.....	\$5 - \$10 sq. ft.
Install ceramic floor tiles.....	\$15 + sq. ft.
Install vinyl floor tiles.....	\$3 + sq. ft.
Install sheet vinyl.....	\$6 - \$12 sq. ft.
Install synthetic wall-to-wall carpet.....	\$25 - \$50 sq. yard
Install wool wall-to-wall carpet.....	\$60 + sq. yard
Install replacement windows:	
Sliding.....	\$40 - \$100 sq. ft.
Casement.....	\$60 - \$120 sq. ft.
Awning.....	\$40 - \$100 sq. ft.
Double hung.....	\$60 - \$120 sq. ft.
Fixed.....	\$35 - \$80 sq. ft.
Bay.....	\$40 - \$100 sq. ft.
Install storm windows .....	\$200 - \$400 each
Convert coal-burning fireplace to wood-burning unit.....	\$4,000 +
Install masonry fireplace (if flue already roughed in) .....	\$3000 +
Install zero clearance fireplace.....	\$3,500 +
Install "factory built" fireplace (including chimney, cosmetics extra) .....	4500 +
Install glass doors on fireplace .....	\$300 +
Install fireplace damper.....	\$700 +
Install interior hollow-core door.....	\$300 - \$600
Install interior custom wood door.....	\$450 +
Install skylight .....	\$3000+
Complete kitchen remodel.....	\$350-\$650 sq.ft.
Install gas fireplace (cosmetics extra) .....	\$4000 +

## Interior

Install exterior door.....	\$750 - \$3,000
Install closer on garage man door.....	\$200 - \$400
Install storm door.....	\$500 - \$1,000
Install sliding glass doors:	
Brick wall.....	\$3,500 - \$7,000
Wood frame wall.....	\$2,500 - \$5,000
Replace sliding glass door.....	\$3,000 +
Install roof window or ventilating skylight.....	\$1,500 +
Install kitchen cabinets.....	\$300 + lin. ft.
Install kitchen counter.....	\$25 + lin. ft.
Install ceiling fan.....	\$500 +
Install conventional alarm system.....	\$1,000 +
Paint interior of entire house.....	\$3,000 +
Hang wallpaper.....	\$3 + sq. ft.
Install interior dampproofing system on inside of foundation wall.....	\$100 - \$150 lin. ft.
Damp-proof foundation walls and install perimeter drainage tiles.....	\$150 - \$300 lin. ft.

## Cooling/Heating Pumps

Add central air conditioning on existing forced-air system .....	\$3000 +
Add heat pump on existing forced-air system.....	\$4000 - \$8000
Replace heat pump or air conditioning condenser.....	\$1600 - \$3500
Install independent air conditioning system.....	\$10000 - \$20000
Install ductless air conditioning system.....	\$3000 - \$7000

## Insulation

rigid exterior (prior to finish) .....	\$1 - \$2 sq.ft.
R20 - batt .....	\$1 - \$2 sq.ft.
R20 - loose .....	\$1 - \$2 sq.ft.
R32 batt .....	\$2 - \$3 sq.ft.
R32 - loose wall .....	\$2 - \$5 sq.ft.
wall / roof cavity .....	\$2 - \$4 sq.ft.



# Home Maintenance Schedule



# Home Maintenance

## Regular Maintenance is the Key

Inspecting your home on a regular basis and following good maintenance practices are the best way to protect your investment in your home. Whether you take care of a few tasks at a time or several all at once, it is important to get into the habit of doing them. Establish a routine for yourself, and you will find the work is easy to accomplish and not very time-consuming. A regular schedule of seasonal maintenance can put a stop to the most common –and costly– problems, before they occur. If necessary, use a camera to take pictures of anything you might want to share with an expert for advice or to monitor or remind you of a situation later.

By following the information noted here, you will learn about protecting your investment and how to help keep your home a safe and healthy place to live.

If you do not feel comfortable performing some of the home maintenance tasks listed below, or do not have the necessary equipment, for example a ladder, you may want to consider hiring a qualified handyperson to help you.

## Seasonal Home Maintenance

Most home maintenance activities are seasonal. Fall is the time to get your home ready for the coming winter, which can be the most grueling season for your home. During winter Months, it is important to follow routine maintenance procedures, by checking your home carefully for any problems that may arise and taking corrective action as soon as possible. Spring is the time to assess winter damage,



start repairs and prepare for warmer months. Over the summer, there are a number of indoor and outdoor maintenance tasks to look after, such as repairing walkways and steps, painting and checking your chimney and roof.

While most maintenance is seasonal, there are some things you should do on a frequent basis year-round:

- Make sure air vents indoors and outdoors (intake, exhaust and forced air) are not blocked by snow or debris.
- Check and clean range hood filters on a monthly basis.
- Test ground fault circuit interrupter(s) on electrical outlets monthly by pushing the test button, which should then cause the reset button to pop up.
- If there are young children in the house, make sure electrical outlets are equipped with safety plugs.
- Regularly check the house for safety hazards, such as a loose handrail, lifting or buckling flooring, inoperative smoke detectors, and so on.

Timing of the seasons varies not only from one area of Canada to another but also from year to year in a given area. For this reason, we have not identified the months for each season. The maintenance schedule presented here is, instead, a general guide for you to follow. The actual timing is left for you to decide, and you may want to further divide the list of items for each season into months.



# Home Maintenance Schedule

## FALL

- Have furnace or heating system serviced by a qualified service company every two years for a gas furnace, and every year for an oil furnace, or as recommended by the manufacturer.
- If you have central air conditioning, make sure the drain pan under the cooling coil mounted in the furnace plenum is draining properly and is clean.
- Lubricate circulating pump on hot water heating system.
- Bleed air from hot water radiators.
- Disconnect the power to the furnace and examine the forced air furnace fan belt, if installed, for wear, looseness or noise; clean fan blades of any dirt buildup.
- Check chimneys for obstructions such as nest before turning on your furnace.
- Vacuum electric baseboard heaters to remove dust.
- Remove the grilles on forced air systems and vacuum inside the ducts.
- Turn ON gas furnace pilot light (if your furnace has one), set the thermostat to “heat” and test the furnace for proper operation by raising the thermostat setting until the furnace starts to operate. Once you have confirmed proper operation, return the thermostat to the desired setting.
- Check and clean or replace furnace air filters each month during the heating season. Ventilation system, such as heat recovery ventilator, filters should be checked every two months.

### SAVE THIS MAINTENANCE SCHEDULE

To be effective, home maintenance must be done on an ongoing basis, from year to year. We suggest you save a copy of this maintenance schedule to print as your checklist. That way, you will have one from year to year.

- Check to see that the ductwork leading to and from the heat recovery ventilator is in good shape, the joints are tightly sealed (aluminum tape or mastic) and any duct insulation and plastic duct wrap is free of tears and holes.
- If the heat recovery ventilator has been shut off for the summer, clean the filters and the core, and pour water down the condensate drain to test it.
- Check to see that bathroom exhaust fans and range hoods are operating properly. If possible, confirm that you are getting good airflow by observing the outside vent hood (the exterior damper should be held open by the airflow). See the About Your House fact sheet CMHC Garbage Bag Airflow Test for a simple way to estimate the airflow.
- Check smoke, carbon monoxide and security alarms, and replace batteries.
- Clean portable humidifier, if one is used.
- Check sump pump and line to ensure proper operation, and to ascertain that there are no line obstructions or visible leaks.
- Replace window screens with storm windows.
- Remove interior insect screens from windows to allow air from the heating system to keep condensation off window glass and to allow more free solar energy into your home.
- Ensure windows and skylights close tightly; repair or replace weatherstripping, as needed.
- Ensure all doors to the outside shut tightly, and check other doors for ease of use. Replace door weatherstripping if required.

# Home Maintenance Schedule

- If there is a door between your house and the garage, check the adjustment of the self-closing device to ensure it closes the door completely.
- Cover outside of air-conditioning units and shut off power.
- Ensure that the ground around your home slopes away from the foundation wall, so that water does not drain into your basement.
- Clean leaves from eavestroughs and roof, and test downspouts to ensure proper drainage from the roof.
- Drain and store outdoor hoses. Close interior valve to outdoor hose connection and drain the hose bib (exterior faucet), unless your house has frostproof hose bibs.
- Have well water tested for quality. It is recommended that you test for bacteria every six months.
- If you have a septic tank, measure the sludge and scum to determine if the tank needs to be emptied before the spring. Tanks should be pumped out at least once every three years.
- Winterize landscaping, for example, store outdoor furniture, prepare gardens and, if necessary, protect young trees or bushes for winter.

## WINTER

- Check and clean or replace furnace air filters each month during the heating season. Ventilation system, such as heat recovery ventilator, filters should be checked every two months.
- After consulting your hot water tank owner's manual, drain off a dishpan full of water from the clean-out valve at the bottom of your hot water tank to control sediment and maintain efficiency.
- Clean humidifier two or three times during the winter season.
- Vacuum bathroom fan grille.
- Vacuum fire and smoke detectors, as dust or spider webs can prevent them from functioning.
- Vacuum radiator grilles on back of refrigerators and freezers, and empty and clean drip trays.
- Check pressure gauge on all fire extinguishers; recharge or replace if necessary.
- Check fire escape routes, door and window locks and hardware, and lighting around outside of house; ensure family has good security habits.
- Check the basement floor drain to ensure the trap contains water; refill with water if necessary.
- Monitor your home for excessive moisture levels—for example, condensation on your windows, which can cause significant damage over time and pose serious health problems—and take corrective action if necessary. *Refer to the About Your House fact sheet Measuring Humidity in Your Home.*
- Check all faucets for signs of dripping and change washers as needed. Faucets requiring frequent replacement of washers may be in need of repair.
- If you have a plumbing fixture that is not used frequently, such as a laundry tub or spare bathroom sink, tub or shower stall, run some water briefly to keep water in the trap.
- Clean drains in dishwasher, sinks, bathtubs and shower stalls.
- Test plumbing shut-off valves to ensure they are working and to prevent them from seizing.
- Examine windows and doors for ice accumulation or cold air leaks. If found, make a note to repair or replace in the spring.

# Home Maintenance Schedule

- Examine attic for frost accumulation. Check roof for ice dams or icicles. If there is excessive frost or staining of the underside of the roof, or ice dams on the roof surface, consult the About Your House fact sheet Attic Venting, Attic Moisture and Ice Dams for advice.
- Keep snow clear of gas meters, gas appliance vents, exhaust vents and basement windows
- Monitor outdoor vents, gas meters and chimneys for ice and snow buildup. Consult with an appropriate contractor or your gas utility for information on how to safely deal with any ice problems you may discover.
- Check electrical cords, plugs and outlets for all indoor and outdoor seasonal lights to ensure fire safety; if worn, or if plugs or cords feel warm to the touch, replace immediately.
- After consulting your hot water tank owner's manual, carefully test the temperature and pressure relief valve to ensure it is not stuck. Caution: This test may release hot water that can cause burns.

## SPRING

- Check and clean or replace furnace air filters each month during the heating season.
- Ventilation system, such as heat recovery ventilator, filters should be checked every two months.
- Have fireplace or wood stove and chimney cleaned and serviced as needed.
- Shut down, drain and clean furnace humidifier, and close the furnace humidifier damper on units with central air conditioning.
- Switch on power to air conditioning and check system. Have it serviced every two or three years.
- Clean or replace air-conditioning filter, if applicable.
- Check dehumidifier and drain —clean if necessary.
- Turn OFF gas furnace and fireplace pilot lights where possible.
- Have well water tested for quality. It is recommended that you test for bacteria every six months.
- Check smoke, carbon monoxide and security alarms, and replace batteries.
- Clean windows, screens and hardware, and replace storm windows with screens. Check screens first and repair or replace if needed.
- Open valve to outside hose connection after all danger of frost has passed.
- Examine the foundation walls for cracks, leaks or signs of moisture, and repair as required.
- Ensure sump pump is operating properly before the spring thaw sets in. Ensure discharge pipe is connected and allows water to drain away from the foundation.
- Re-level any exterior steps or decks that moved as a result of frost or settling.
- Check for and seal off any holes in exterior cladding that could be an entry point for small pests, such as bats and squirrels.
- Check eavestroughs and downspouts for loose joints and secure attachment to your home, clear any obstructions, and ensure water flows away from your foundation.
- Clear all drainage ditches and culverts of debris.
- Repair and paint fences as necessary—allow wood fences to dry adequately before tackling this task.
- Undertake spring landscape maintenance and, if necessary, fertilize young trees.

# Home Maintenance Schedule

## SUMMER

- Monitor basement humidity and avoid relative humidity levels above 60 per cent. Use a dehumidifier to maintain relative humidity below 60 per cent.
- Clean or replace air-conditioning filter, and clean or replace ventilation system filters if necessary.
- Check basement pipes for condensation or dripping and, if necessary, take corrective action; for example, reduce humidity and/or insulate cold water pipes.
- Check the basement floor drain to ensure the trap contains water; refill with water if necessary.
- If you have a plumbing fixture that is not used frequently, for example, a laundry tub or spare bathroom sink, tub or shower stall, run some water briefly to keep water in the trap.
- Deep clean carpets and rugs.
- Vacuum bathroom fan grille.
- Disconnect the duct connected to your clothes dryer, and vacuum lint from duct, the areas surrounding your dryer and your dryer's vent hood outside.
- Check security of all guardrails and handrails.
- Check smooth functioning of all windows, and lubricate as required.
- Inspect window putty on outside of glass panes of older houses, and replace if needed.
- Sand and touch up paint on windows and doors.
- Lubricate door hinges, and tighten screws as needed.
- Check for and replace damaged caulking and weatherstripping around mechanical and electrical services, windows and doorways, including the doorway between the garage and the house. See the About Your House fact sheet Attached Garages and Indoor Air Quality for more information on preventing garage-to-house air transfer.
- Lubricate garage door hardware, and ensure it is operating properly.
- Lubricate automatic garage door opener motor, chain and other moving parts, and ensure that the auto-reverse mechanism is properly adjusted.
- Inspect electrical service lines for secure attachment where they enter your house, and make sure there is no water leakage into the house along the electrical conduit. Check for overhanging tree branches that may need to be removed.
- Check exterior wood siding and trim for signs of deterioration; clean, replace or refinish as needed.
- Remove any plants that contact —and roots that penetrate— the siding or brick.
- From the ground, check the general condition of the roof and note any sagging that could indicate structural problems requiring further investigation from inside the attic. Note the condition of shingles for possible repair or replacement, and examine roof flashings, such as at chimney and roof joints, for any signs of cracking or leakage.
- Check the chimney cap and the caulking between the cap and the chimney.
- Repair driveway and walkways as needed.
- Repair any damaged steps.





# Life Expectancy of Home Components





# Life Expectancy of Home Components

Many variables affect the lifespan of any appliance or home component such as weather conditions, frequency of use, proper maintenance and installation to name a few. The information provided on these two pages is meant to serve as a guide of average life expectancy of a new item and is in no way a guarantee of actual life span of any item, new or used. Readers should not make buying decisions and/or product selections based solely on this information.

## APPLIANCES

(based on first owner use)

### Life in Years

Exhaust Fan	10
Compactors	6
Dishwashers	9
Disposers, Food Waste	12
Dryers, Electric	13
Dryers, Gas	13
Freezers	11
Microwave Ovens	9
Ranges, Electric	13
Ranges, Gas	15
Range/Oven Hoods	14
Refrigerators, Compact	9
Refrigerators, Standard	13
Washers	10
Water Heaters, Electric	11
Water Heaters, Gas	10
Air-Conditioners, Room	10
Air-Conditioners, Unitary	15
Boilers, Electric	13
Boilers, Gas	21
Dehumidifiers	8
Furnaces, Warm-Air, Electric	15
Furnaces, Warm-Air, Gas	18
Furnaces, Warm-Air, Oil	20
Heat Pumps	16
Humidifiers	8

## CABINETRY & STORAGE

### Cabinet Lines

Bath Cabinets	lifetime
Garage/Laundry Cabinets	100+
Kitchen Cabinets	50
Medicine Cabinets	20

### Manufacturing Types

Modular/Stoc	50
Closet Shelves	lifetime

## CONCRETE & MASONRY

### Life in Years

Brick	100+
Veneer	lifetime
Caulking (for sealer)	2-20

## WALLS, CEILINGS, & FINISHES

Accoustical Ceiling	lifetime
<i>*Moisture or movement can affect lifespan.</i>	
Ceiling Suspension	lifetime
Ceramic Tile	lifetime
Standard Gypsum	lifetime

## COUNTERTOPS

Cultured Marble	20
Natural Stone	lifetime
Tile	lifetime
Wood	lifetime

## DECKS

Wood	20
Deck Planks	25

## DOORS

### Exterior Doors

Fiberglass	lifetime
Screen Door (metal)	40
Screen Door (Pine)	20
Screen Door (Cedar)	40
Screen Door (Mahogany)	60
Steel, Fire-Rated	lifetime
Vinyl	20
Wood	lifetime

### Interior Doors

French	30-50
Closet	lifetime

## ELECTRICAL & LIGHTING

Accessories	10+
Lighting Controls	10+

### Copper Wiring

Copper Plated	*lifetime
Copper Clad Aluminum	lifetime
Bare Copper	lifetime

*\*If used in a non-corrosive environment.*

## ENGINEERED LUMBER

Engineered Trim	30
Laminated Strand Lumber	lifetime
Laminated Veneer Lumber	30
Trusses, Floor	lifetime
Trusses, Roof	lifetime

## FRAMING & OTHER

### STRUCTURAL SYSTEMS

Poured-Concrete Systems	lifetime
Structural Insulated Panels	lifetime
Timber Frame Homes	lifetime

## FOOTINGS & FOUNDATIONS

### Life in Years

Poured Footings & Foundations	lifetime
Concrete Block	lifetime
Termite Proofing	12
Bituminous Coating Waterproofing	10
Baseboard System	50

### Plumbing

Concrete Waste Pipe	100
Cast Iron Waste Pipe	100

## ROOFING

### Material

Metal	40+
Asphalt	20
Fiber Cement	25
Modified Bitumen	20
Copper	lifetime
Simulated Slate	50
Wood	30
Clay/Concrete	lifetime
Slate	50+
Coal and Tar	30

## GARAGES

Garage Door Openers	10-15
Light Inserts	20

## SIDING & ACCESSORIES

### Material

Brick	lifetime
Engineered Wood	lifetime
Fiber Cement	lifetime
Manufactured Stone	lifetime
Stone	lifetime
Stucco	50-100
Vinyl	lifetime

### Related Accessories

Soffits/Fascias	50
<i>*This time period applies for fascia in fiber-cement only.</i>	
Trim	25

### Shutters

Wood/Exterior	20
Wood/Interior	15+
Aluminium/Interior	10+

*\* sun can cause strong to break*

### Gutters and Downspouts

Copper	50
Aluminium	20
Galvanized Steel	20
Downspouts (Aluminum)	30
Downspouts (Copper)	100

# Life Expectancy of Home Components

Some components may remain functional but become obsolete due to changing styles and preferences or improvements in newer products while others may have a short life expectancy due to intensive use. The life expectancy of a typical appliance depends to a great extent on the use it receives.

## FAUCETS & FIXTURES

Accessible/ADA Products	lifetime
Faucets, Bar/Hospitality	15
Faucets, Kitchen Sinks	15
Faucets, Lavatory	20+
Faucets, Tub/Shower	20+
Faucets, Toilets/Bidets*	10

\*Wear issues depending on use, new cartridges or seals.

Saunas/Steam Rooms	15-20
Shower Doors	20+
Shower Enclosures/Modules	50
Showerheads	lifetime
Toilets/Bidets*	lifetime

The components inside toilet tank and valves that operate bidet will require occasional maintenance.

Whirlpool Tubs*	20-50
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\*Lifespan of the rotating engine depends on the use made of the tub.

### Sinks: Kitchen & others

Enamel Steel	5-10
Modified Acrylic	50
Soapstone	100+

## FLOORING

All Wooden Floors	lifetime
Bamboo	lifetime
Brick Pavers	100+
Carpet	8-10
Concrete	50+
Engineered Wood	50+
Exotic Wood	lifetime
Granite	100+
Laminate	15-25
Linoleum	25
Marble	100+
Slate	100
Tile	75-100
Vinyl	50
Other Domestic Wood	lifetime
Terrazo	75+

## HOME TECHNOLOGY

Audio, Built-in	20
Heat/Smoke Detectors*	<10
<i>National Fire Alarm Code requires that detectors be replaced every 10 years.</i>	
Home Automation Systems	lifetime
Home Networks, Wireless	50+
Security Systems	5-10

## HVAC

Air Conditioners	10-15
Air Quality Systems	15
Boilers	13-21
Dehumidifiers	8
Ducting	10
Furnaces	15-20
Heat Pumps	16
Heat Recovery Ventilators	20+
Thermostats	35
Ventilators	7
Water Heaters, Tankless	20+
Electric Radiant Heater	40
Hot Water or Steam Radiant Heater	15+
Diffusers, Grilles, and Registers	25
Induction and Fan-Coil Units	10-15
Dampers	20+
DX, Water, or Steam	20
Electric	15
Shell-and-Tube	20
Molded Insulation*	lifetime
<i>*Not usually used residentially.</i>	
Burners*	<10
<i>*Oil burners need more maintenance and don't last as long as gas burners.</i>	

## INSULATION & INFILTRATION

### BARRIERS

<b>Insulation Material</b>	
Cellulose	100+
Fiberglass	lifetime
Foam	lifetime
<b>Insulation Type</b>	
Batts/Rolls	lifetime
House Wrap	lifetime
Loose Fill	lifetime

## MOLDING & MILLWORK

Custom Millwork	lifetime
Stair Parts	lifetime
Stairs, Circular & Spiral	lifetime
Stairs, Prebuilt	lifetime
Stairs, Attic	lifetime

## WINDOWS, SKYLIGHTS

### & GLASS

#### Glass & Glazing Materials

Window Glazing	10+
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#### Windows

Aluminum/Aluminum Clad	15-20
Wood	30+

\*some window parts may need to be replaced

### PANELS

Hardboard	30
Oriented-Strand Board	25-30
Particleboard	60
Plywood	60
Softwood	30
Underlayment, Flooring	25
Wall Panels	lifetime

## PAINTS, CAULKS, & ADHESIVES

### Adhesives

Roofing	7
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### Paints & Stains

Paint, Exterior	15+
Paint, Interior *	15+

\*Depends on whether or not it is washable paint.

## SITE & LANDSCAPING

Asphalt Driveway	15-20+
Polyvinyl Fences	lifetime
Clay Paving	lifetime
Underground PVC Piping	25
Valves	20
Sprinklers	20
Controllers	15
Asphalt with Acrylic Coating	12-15
Asphalt with Acrylic Cushion	12-15

## SWIMMING POOL

General	lifetime
Concrete Shell	25+
Interior Finish/Plaster	10-15
Interior Finish/Pebble-tec	25-35
Interior Finish/Tile	15-25
Cleaning Equipment	7-10
Decking	15
Waterline Tile	10

