

Lots & Grounds

Driveways	\$6,000 - \$8,500	New asphalt. Most can be patched and sealed
Walks	\$300 - \$500	Per section, 25 sq. feet. Many trip hazards can be ground down for less.
Fencing	\$18 - \$35	Per linear. Foot. Wood fence, builders grade.
Shed	\$1,750 - \$3,000	Wood, includes footings. Plastic sheds are less.
Grading	\$250 - \$450	Around the perimeter of the dwelling, important for basement moisture control.
Tree Removal	\$450 - \$1,250	Depending on size, access, season and how busy

Other

Mold Remediation	\$1,000 - \$2,500	Most mold can be remediated by removing the affected areas, eliminating the moisture source and cleaning with bleach and water. See EPA and NJDEP websites.
Oil Tank	\$2,500 - \$3,500	Removal and disposal, extra for tanks that have leaked. Most tank leaks are small.
Radon Mitigation	\$1,500 - \$2,500	New system. Fan replacement \$250 - \$750.
Septic Replacement	\$20,000 - \$35,000	Most septic systems can be repaired for substantially less. Prices depend on size, complexity and location.
Well	\$6,000 - \$10,000	More for rocky areas or if it the well needs to be deep.
Asbestos Removal	\$2,000 - \$3,500	Average cost of pipe wrapping removal. Most asbestos is left in place and covered.
Permits	1% - 2%	Of the total construction cost, fees vary town by town.

**Ask Us About
Renovation Loans
PETER LUSTIG
HI LIC # 24GI1139
FHA LIC # P1690**

(973) 534 5384 - (888) 553 3038 info@phinj.net

RENOVATION ESTIMATES for REALTORS



HOME, RADON & TERMITE INSPECTIONS

\$599

**UP TO 4 BED, 2.5 BATH HOUSE, 1960 OR NEWER
SLIGHTLY MORE FOR LARGER AND/OR OLDER HOUSES**



PETER LUSTIG - OWNER
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We Closed 600 in 2021**

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Interiors—Mechanical

Water Heater	\$1,150 - \$1,800	\$2,250 to \$3,000 for tankless.
HVAC Compressor	\$4000 - \$5,500	
HVAC Furnace	\$4,500 - \$6,000	Attic installation will increase cost due to access difficulty.
Boiler	\$7000 and up	Gas is recommended over oil.
Electric Panel	\$2,000 - \$2,500	Many panels can be repaired for less.
Outlets, Fixtures	\$1,500 - \$3,000	Less if the work is not extensive.
Laundry - Moving	\$2,250 - \$3,500	Relocate electric, entry and exit plumbing, gas and dryer venting.

Exteriors

Roof	\$11,000 - \$15,000	Many roofs can be repaired before requiring replacement.
Siding	\$12,500 - \$17,000	Hardi Plank will increase price by +/- \$10,000.
Decks	\$7,000 - \$10,000	12' x 16' deck, \$30 - \$40 per sq foot on average.
Windows	\$400 - \$600	\$400 per window for builders grade, \$600 for superior grade or larger sizes.
Front Door	\$1,000 and up	Rear/side doors will cost \$700 and up.
Sliding Doors	\$1,600 - \$2,250	Builders grade, installed.
Garage Doors	\$1,250 - \$2,000	Builders grade, installed.
Steps	\$3,000 - \$4,500	Masonry steps. Many steps can be repaired. Wood steps cost \$750 - \$1,500.
Gutters	\$1,500 - \$2,250	Cost to replace, many gutters can be repaired.
Painting, Ext	\$7,000 - \$10,000	Exterior paint usually lasts 5-10 years, siding 15-25 years.

Average costs for a 3 - 4 bedroom suburban house, builders grade finishes.

Older, larger and/or architecturally significant houses will cost more.

Prices are for fall, 2021.

Always secure specific quotes from 3 or more reputable contractors.

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Interiors—Finishes

Kitchen - Complete	17,500 and up	Includes appliances, prices can increase quickly.
Cabinets	\$7,500 - \$9,000	Builders grade installed, prices can increase quickly.
Appliances	\$4,200 - \$5,500	Builders grade - stove, fridge, dishwasher, range hood, washer and dryer,
Counters	\$3,500 - \$6,500	Builders grade stone, manufactured will be less, prices can rise quickly.
Sink, Faucet	\$500 - \$900	
Bath - Complete	\$8,500 - \$13,500	Builders grade, everything replaced.
Bath Fixtures	\$4,500 - \$7,500	Leave tub and tile, new vanity, faucet,
Wood Floors - New	\$17,500 - \$22,500	Builders grade oak. 1,800 sq foot house.
Floor Sanding	\$5,500 - \$7,500	1,800 square foot house.
Laminate Flooring	\$8,500 - \$11,000	1,800 square foot house.
Carpet	\$7,200 and up	1,800 square foot house.
Painting	\$5,000 - \$7,000	More for darker colors, wall preparation and/or multiple coats.
Doors, Interior	\$125 - \$250	Per door, builders grade.
Molding	\$2,500 - \$3,500	Builders grade - floor, door, window and stair.
Basement Refinishing	\$12,500 - \$25,000	Depends on size and level of finishes.
Clean Out	\$1,250 - \$1,500	Per large container, includes labor.

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