

Replacing an exterior door sounds simple until you start counting the variables. You might begin with a clean number in your head, then learn your jamb is out of square, the sill is rotten, and your storm door hinges into a railing. Costs climb, timing slips, and you start wondering whether you should have waited until spring. The good news is that in London, Ontario, you can set a realistic budget that protects quality if you understand the work behind the number and make decisions in the right order.

What actually drives cost in London

London has a mix of older century homes, postwar bungalows, and newer subdivisions with engineered openings. Each group behaves differently when you open up a door frame. Older brick and block walls often reveal inconsistent rough openings and compromised sills. Newer builds are usually straightforward but still need proper flashing and air sealing to hit performance goals.

Labour rates for skilled installers in the region typically run in the range of 75 to 120 CAD per hour, depending on company overhead and whether they carry dedicated service staff. Most straightforward exterior door installations are priced by the job, not by the hour, and you will often see installation fees between 350 and 900 CAD for a prehung replacement where the opening is in good shape. Anything involving reframing, masonry work, or significant rot repair pushes labour into the 1,200 to 2,500 CAD range because you are essentially doing small-scale carpentry and building envelope restoration.

Materials are the other half of the equation. A basic steel entry slab with a paint finish can be a few hundred dollars, while a full prehung steel unit with quality hardware and a decent sill can land between 1,000 and 2,000 CAD before installation. Decorative glass, sidelites, and oversized transoms add fast. Fiberglass units, which handle temperature swings and direct sun better, range higher. Custom wood doors sit at the top for cost and maintenance.

Local code and climate shape the details. London winters test seals and sills, and the shoulder seasons deliver wind-driven rain. Proper sill pans, flexible flashing, and low-expansion foam matter as much as the door you pick. You can buy a great door and still lose heat and suffer leaks if the water management is wrong.

Decide the scope before you shop

The fastest way to blow a budget is to leave scope loose. Are you replacing just the slab, or the entire prehung unit, or adjusting the rough opening for sidelites? Is there a storm door involved? Will you repaint the interior casing or swap it? How about the threshold height relative to your flooring?

A real example from a house in Old South: the homeowners planned a simple steel slab swap to reuse the existing jambs. On removal day, the installer found compressed, split jamb stock and a soft sill. The right answer was a full prehung replacement with a new sill pan and wider brickmould to cover a past patch. The price doubled because the scope shifted in the doorway. If they had authorized a pre-inspection and opened a small section of casing, they could have planned for it.

The same applies if your home has an older aluminum storm door. Many prehung units today use taller sills that conflict with certain storm door sweeps. If you want to keep a storm door, solve that early: choose complementary sill profiles, or budget for a new storm door.

Material choices, without the marketing fog

Steel, fiberglass, and wood all have a place in London. The choice should reflect exposure, maintenance appetite, and security needs.

Steel is hard to beat for value and security. When you hear people ask for steel door installation London Ontario, they usually want a clean, durable front or side entry that resists warping and takes paint well. Look for 24 gauge steel at minimum, with 22 gauge on high-traffic or security-focused entries. The better skins are galvanized and then primed, which fights corrosion. The insulation core is typically polyurethane foam. You get a solid feel, good thermal performance, and plenty of style options. The tradeoff is dent potential. A direct hockey puck or a shove from a moving appliance can leave a mark that you can fill and paint, but it is still a mark.

Fiberglass performs well against sun and moisture, with grain patterns that simulate wood. It will not dent like steel, and it holds a stained look better than painted steel if the finish is done right. The initial cost is higher. Cold snaps make poor fiberglass look tinny or hollow, so handle a showroom sample and ask about the door slab's internal rails and stiles.

Wood is still the king of curb appeal in heritage districts. It also demands a maintenance calendar. In London's freeze-thaw, clear coats weather quickly. High-quality factory finishes help, and deep overhangs make a difference, but if you choose wood, budget for refinishing and be honest about south or west exposure.

Hardware and weatherstripping are often afterthoughts that show up later on the invoice. Multipoint locks add real security and improve the seal by pulling the door tight at three points, not just the latch. They do, however, add cost and require careful adjustment. Choose steel or fiberglass slabs designed for multipoint if that is your path.

The frame and the hole it fits

Budgeting well means acknowledging that the best door will fail if it is forced into a crooked, wet, or oversized hole. Here is what tends to show up once an old unit comes out in London's housing stock:

- Crumbled sill or subfloor at the outer edge from years of rain and snow melt.
- Brick or block openings with irregular widths that need shimming and custom brickmould.
- Interior casing that hides a significant out-of-plumb condition.
- Short rough openings where the new prehung unit is taller due to modern sill design.

Each of these adds labour and sometimes materials like treated lumber, plywood, composite shims, or custom aluminum capping. If you are pricing against a rock-bottom quote, ask what happens if framing repairs are needed. The company that prices honestly will spell it out and give you ranges for common surprises.

London window and door companies, and how to compare them

You will find no shortage of options when you search for window and doors London Ontario or london window and door services. The spread in quotes can be shocking. A healthy spread makes sense when product lines differ, but pure labour numbers should be in the same ballpark if scope matches.

When comparing companies that handle door installation London Ontario, the decision often comes down to three things: installer quality, accountability if something goes wrong, and clarity of scope. Ask who will actually be on site. Some sales organizations sub the work to independent installers, many of them excellent. That model can work if service is easy to reach. What hurts homeowners is the handoff when a problem appears in January and the original installer is booked or no longer available.

The other test is service calls under warranty. A company that budgets for aftercare will price a bit higher. That extra 100 or 200 CAD spread is cheap insurance if your latch needs adjustment when the frame moves with the first hard freeze.

What a realistic budget looks like, with examples

For a straightforward main entry in a newer subdivision, a solid, prefinished steel prehung unit with a small insulated glass lite, standard hardware, new interior casing, proper sill pan, flashing, foam, and disposal often totals in the 2,000 to 3,500 CAD range after HST. The range reflects style choices and hardware.

A mid-range fiberglass door with a decorative glass insert, upgraded hinges, and a multipoint lock might land in the 3,500 to 5,500 CAD range installed. Add sidelites and you will often cross 6,000 CAD.

A plain side or back entry with a solid steel slab, basic lever, and minimal trim is frequently 1,300 to 2,200 CAD installed, assuming the opening is healthy.

Historic homes with custom sizes or arched brick openings vary widely. A custom wood unit with replication details and new interior and exterior trim can easily reach 7,000 to 12,000 CAD. If masonry work or new lintels are needed, that is a separate line.

These are working ranges gathered from actual projects in the city and nearby communities like Komoka, Dorchester, and St. Thomas. Specifics will move numbers up or down, but if a quote is dramatically outside these bands, understand why.

Steel door installation London Ontario, done right

Steel is the workhorse in this market. Budget correctly by identifying two tiers: standard builder-grade and upgraded performance. Builder-grade steel units use lighter skins, commodity hinges, and generic sills. They look fine on day one, but you will fight draft lines and paint chips around five years if exposure is harsh.

Upgraded steel doors justify their price through details you can verify:

- Thicker 22 or 24 gauge skins with consistent galvanization reduce oil canning and dents.
- Continuous composite bottom rails resist rot when meltwater pools at the threshold.
- Adjustable sills allow you to fine-tune compression against the sweep as the weather changes.
- Replacable bulb weatherstripping rather than glued foam makes maintenance practical.
- Factory-applied paint with a bake cycle sticks better than field-applied finish on site.

The install needs equal attention. A rigid sill pan under the threshold is not optional in our climate. Flexible flashing should lap correctly over the pan and up the jamb legs. Foam should be low-expansion and applied in light passes to avoid bowing the jamb. Screws through the hinges into the framing, not just into the jamb, give the unit a chance to stay square in January. When you see a low number that seems too good, check for these steps. This is where time and materials are shaved.

Where to save, where not to

If the budget feels tight, start by simplifying the design rather than stripping the installation details. A flat panel steel slab without internal grids costs less and performs the same as a fancy pattern, provided the core is similar. Skip sidelites unless they transform light in a dark foyer. Choose standard colours from a factory finish instead of a custom match.

Do not cheap out on the sill, weatherstripping, or the sealant package. Do not accept a quote that excludes a sill pan and proper flashing. Water management is a one-time chance at a permanent solution. It is also where warranty claims start.

On hardware, avoid the temptation to buy the big-box special in a clamshell package if you want a multipoint system or a long backset lever. Let the installer supply the hardware and own the fit and finish. If you need to trim cost, use a quality single-point deadbolt and plan to upgrade later. Holes for multipoint are not field-drilled in most cases, so decide early.

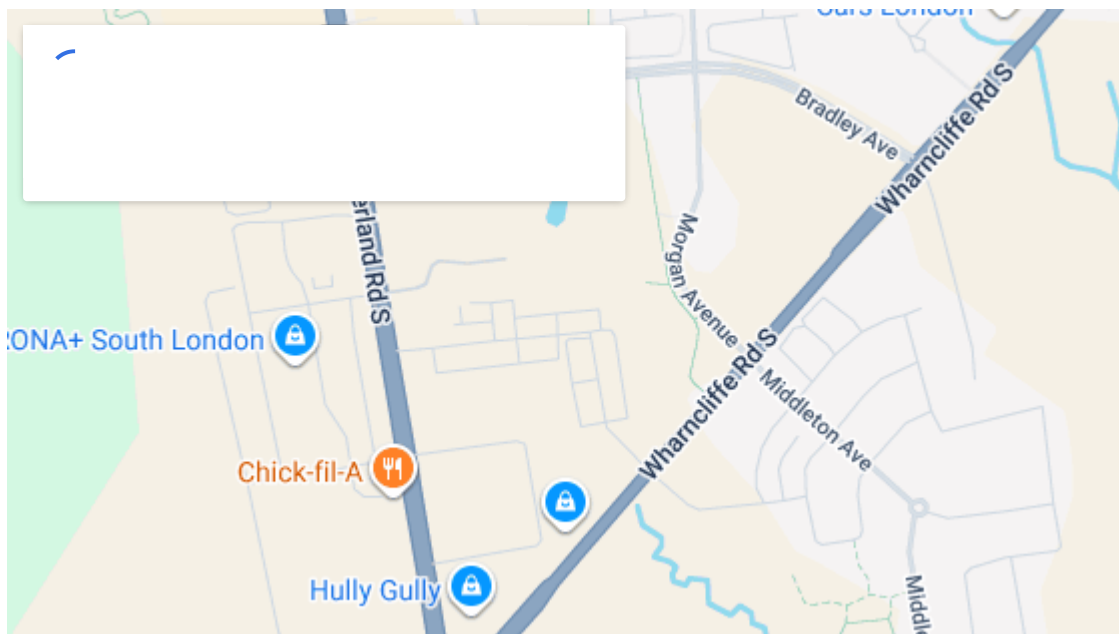
When windows enter the conversation

Many homeowners exploring window and door replacement London ask whether bundling saves money. It often does. Companies pay for crew mobilization and site protection once instead of twice, and they use leftover trim and capping materials across openings. The real savings show up in the building envelope performance. When the door sealing strategy aligns with new window flashing, you avoid weak links where air sneaks behind trim from one opening to another.

If a full window package is in your near future, time the door to land together if your finances allow. If not, ask the door installer to set the exterior trim in a way that will accept future aluminum capping without tearing everything off. An experienced crew will think that through.

The installation details to insist on

The success of a door replacement in London's climate comes down to four quiet steps: water management under the threshold, proper shimming and fastening, air sealing that avoids pressure on the frame, and patient adjustment after the first season.



Ask for a rigid or semi-rigid sill pan, either preformed or site-built with a back dam. Watch for flexible flashing that tucks over the pan and under the threshold, with cut corners taped. You should see shims stacked at hinge and latch points, not random wedges. Screws go into framing at the hinges and through the jamb near lock points. Foaming happens in passes, with the foam allowed to cure before trim presses it. Sometimes installers use fiberglass insulation at the bottom where foam would block drainage. That is fine if the pan is right.

Schedule a courtesy adjustment after the first cold snap. Doors move, especially in homes with forced-air humidity swings. Good companies plan for that. It is a minor visit that keeps the latch line crisp and the sweep

even.

Permits, taxes, and rebates

In most cases, replacing an exterior door in Ontario does not require a permit if you are not altering structural elements or enlarging the opening. If you touch structure, move the lintel, or adjust masonry significantly, consult the City of London's building division or your contractor can do it for you. Expect HST at 13 percent on materials and labour.

Rebates and efficiency incentives have been a moving target. Programs aimed at windows and doors have paused, restarted, or narrowed eligibility over the past few years. If incentives are important to your budget, verify current status with your contractor and on provincial or utility websites before you sign. Be cautious of anyone promising guaranteed rebates without conditions.

Timing and weather strategy

Installers in London work year-round, and winter installs can be done without freezing your pipes. Crews set up plastic barriers and swap units quickly. That said, if your home is heavily dependent on a single exterior door for heat retention, book shoulder seasons for comfort. Spring and early fall also give sealants and paints easier curing windows. Busy seasons book up, so if you want a June installation, start your process in April.

Hidden costs to bring into the light

Disposal fees for the old door and casing usually range from 50 to 150 CAD, depending on how much material comes out. Capping or cladding in aluminum to finish exterior trim can be a couple hundred dollars, more with complex brick returns. Interior casing upgrades add both material and finishing costs. If you switch from paint-grade to stain-grade, plan for either your own finishing time or a painter's invoice. Delivery fees from suppliers sometimes show as a separate line item for custom units.

One silent cost is your time if coordination fails. If the door unit arrives damaged, or the handedness is wrong, you could spend weeks with a patched opening. Insist on a site measure by the installer, not just the salesperson, and ask for a pre-delivery inspection.

Red flags and sensible guardrails

Be wary of quotes that skip a site measure, push you to reuse a suspect frame, or refuse to discuss sill pans and flashing details. Avoid high deposits. In London, it is common to pay a reasonable deposit for custom orders, often 30 to 50 percent when the manufacturer begins production, then the balance on completion. Anything far above that deserves hard questions.

Do not equate a long material warranty with a long labour warranty. Many door slabs carry multi-year or lifetime limited warranties, but they do not cover labour to adjust or replace. Read the fine print, and ask who pays to remove and reinstall in a warranty event after year one.

A simple budgeting sequence that works

Use this compact sequence to keep your numbers honest and your quality intact:

- Start with a scope decision: slab only, prehung, or full opening change. Write it down.

- Choose a material tier and verify key build details, especially for steel or fiberglass cores.
- Get a site measure and an inspection of the sill and framing before final pricing.
- Compare two or three quotes with identical scope, including sill pan, flashing, foam, trim, disposal, and post-install adjustment.
- Set a contingency of 10 to 20 percent for framing repairs or hardware changes, then book your date.

An example budget, line by line

Consider a typical north-facing front entry in a 1990s London subdivision. The homeowners choose a prefinished steel prehung door with a small clear lite, standard lever and deadbolt, painted interior casing, and aluminum-capped exterior trim. The opening is square, but the original sill shows staining.

Materials: 1,600 CAD for the door unit, hinges, weatherstripping, sill, and hardware. Casing and exterior capping materials add 220 CAD. Flashing, sill pan stock, foam, and sealant total around 120 CAD.

Labour: 650 CAD for removal, prep, sill pan fabrication, install, foam, trim, capping, and site cleanup. Disposal at 75 CAD. HST at 13 percent adds roughly 345 CAD.

Total: about 3,010 CAD. If the sill had been soft and needed replacement, add 200 to 400 CAD for treated lumber, sheathing, and extra labour. The contingency covers that.

Now, take a side door in a 1950s brick bungalow with a narrow opening and an aging storm door. The homeowners want a steel slab only, reusing the old frame to save money. On inspection, the jambs are slightly twisted and the sill is flat to the exterior, a classic water path. Choosing to reuse the frame saves about 350 to 600 CAD up front, but increases risk of cold <https://sergioqcay084.fotosdefrases.com/window-replacement-london-ontario-avoiding-condensation-issues> drafts and early hardware misalignment. In cases like this, the better budget move is to buy a basic prehung unit with a modern sill and install it properly. You spend an extra 400 to 800 CAD now and avoid paying twice in three winters.

Pulling doors and windows into one plan

If window upgrades are on your two-year horizon, incorporate that in your door decision. For homeowners searching window and door replacement London to tackle the envelope in phases, set a shared standard for flashing and air sealing. Your future window installer will thank you, and the work will dovetail. If you are using one provider for both, ask whether the door team and the window team are the same crew or coordinated. Small misalignments, like mismatched aluminum colours or different reveal profiles, make a tidy project look piecemeal.



Final thoughts from the field

A good door feels solid when you close it, seals evenly without a slam, and looks like it grew there. You get that result by choosing a sensible material, insisting on the right installation steps, and keeping your scope and budget aligned.

In London's climate, steel and fiberglass dominate for a reason. Steel door installation London Ontario offers exceptional value, provided you choose the right skin thickness, a solid sill design, and a competent crew. Fiberglass buys you dent resistance and better performance on sun-baked exposures. Wood is a deliberate style choice with a maintenance plan.

If you remember nothing else, remember this: save your money on the decoration, not the fundamentals. A plain, well-installed door with proper water management beats a fancy, leaky one every time. That is how you budget for a door you will not think about again, beyond noticing it still closes like a bank vault when January bites.

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McCallum Aluminum Ltd is a quality-driven window and door installation company serving London and surrounding areas.

For window replacement in London ON, contact McCallum Aluminum Ltd at (519) 433-4223 or visit <https://mccallumaluminum.on.ca/>.

McCallum Aluminum Ltd provides professional installation for windows, helping homeowners improve comfort across the local area.

To find McCallum Aluminum Ltd on Google Maps, use: <https://www.google.com/maps?cid=10246687099425416717>.

Looking for a experienced installer near you? Call (519) 433-4223 and learn more at <https://mccallumaluminum.on.ca/>.

Popular Questions About McCallum Aluminum Ltd

What does McCallum Aluminum Ltd specialize in?

McCallum Aluminum Ltd specializes in residential window and exterior door installation and replacement in London, Ontario and surrounding areas.

Where is McCallum Aluminum Ltd located?

3392 Wonderland Rd S, London, ON N6L 1A8, Canada. Google Maps: <https://www.google.com/maps?cid=10246687099425416717>

What areas do you serve?

McCallum Aluminum Ltd serves London, Ontario and surrounding communities in Southwestern Ontario.

What are the business hours?

Monday–Friday: 8:00 AM – 4:00 PM. Saturday–Sunday: Closed.

How do I request a quote or estimate?

Call [+1 \(519\) 433-4223](tel:+15194334223) or visit <https://mccallumaluminum.on.ca/> and use the contact form.

Do you install patio doors and entry doors?

Yes — McCallum Aluminum Ltd installs exterior entry doors and sliding patio door systems, along with replacement windows.

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Landmarks Near London, Ontario

- 1) [Victoria Park](#) — Visiting downtown? Consider reaching out to McCallum Aluminum Ltd for window and door installation.
- 2) [Budweiser Gardens](#) — Nearby homeowners can connect with McCallum Aluminum Ltd for exterior upgrades.
- 3) [Covent Garden Market](#) — In the core? Ask about window and door replacement options.
- 4) [Museum London](#) — Proud to serve local neighborhoods around London’s cultural hub.
- 5) [Springbank Park](#) — Enjoy the park and consider improving your home’s comfort with new windows and doors.
- 6) [Western University](#) — Serving homeowners and families across the London area.
- 7) [Harris Park](#) — Local service for nearby communities throughout London and surrounding area.
- 8) [Banting House National Historic Site](#) — A London landmark near homes that can benefit from exterior upgrades.
- 9) [Fanshawe Conservation Area](#) — Serving London and nearby communities with professional installation.
- 10) [Masonville Place](#) — In North London? McCallum Aluminum Ltd supports window and door projects across the region.