

COST ESTIMATES



ELECTRICAL

Electrical Repair	LOW	50 / 50	HIGH
Attic ventilator-mechanical	\$250	\$275	\$300
Baseboard heater (4')	\$180	\$365	\$550
Ceiling fan	\$250	\$250	\$250
Doorbell system	\$100	\$110	\$120
Dryer duct	\$125	\$150	\$175
Exhaust fan - bathroom	\$160	\$168	\$175
Exhaust fan - oven	\$250	\$275	\$300
Exterior light fixture / receptacle	\$125	\$188	\$250
Fluorescent light fixture	\$180	\$215	\$250
Ground - private system (with ground rods)	\$250	\$275	\$300
Ground - public system	\$90	\$105	\$120
Hardwired smoke detector	\$75	\$100	\$125
Receptacle - CO/ALR (aluminum)	\$75	\$88	\$100
Receptacle - conventional	\$125	\$138	\$150
Receptacle - replace conventional with GFCI	\$100	\$175	\$250
Receptacle - rewire reverse polarity	\$50	\$63	\$75
Receptacle - split	\$175	\$213	\$250
Receptacle - stove/dryer	\$100	\$113	\$125
Standard light fixture	\$125	\$163	\$200
Electrical Upgrade	LOW	50 / 50	HIGH
100 amp (existing panel)	\$750	\$875	\$1,000
100 amp (new panel)	\$1,200	\$1,350	\$1,500
120/240 volt circuit	\$250	\$375	\$500
200 amp (existing panel)	\$1,200	\$1,350	\$1,500
200 amp (new panel)	\$2,000	\$2,250	\$2,500
Breaker panel-auxiliary	\$125	\$213	\$300
Breaker panel-main	\$700	\$800	\$900
Circuit breaker (replace)	\$75	\$88	\$100
Knob and tube wiring (replace)	\$7,500	\$9,750	\$12,000

DRIVEWAY / GARAGE / OVERHEAD DOORS

Driveway (10' x 25')	LOW	50 / 50	HIGH
Asphalt (seal)	\$60	\$68	\$75
Asphalt paving (existing base) \$4-\$6 / sq.ft.	\$1,000	\$1,250	\$1,500
Asphalt paving (new base) \$4-\$7 / sq.ft.	\$1,000	\$1,375	\$1,750
Concrete (stamped) \$8-\$10 / sq.ft.	\$2,000	\$2,250	\$2,500
Interlock brick/stone \$8-\$10 / sq.ft.	\$2,000	\$2,250	\$2,500

Garage	LOW	50 / 50	HIGH
Detached block-double	\$25,000	\$30,000	\$35,000
Detached block-single	\$20,000	\$25,000	\$30,000
Detached carport	\$5,000	\$6,250	\$7,500
Detached wood frame-double	\$15,000	\$17,500	\$20,000
Detached wood frame-single	\$10,000	\$12,500	\$15,000
Removal of existing garage	\$1,500	\$2,000	\$2,500
Overhead Doors	LOW	50 / 50	HIGH
Automatic garage door opener	\$350	\$475	\$600
Cladboard-double	\$1,000	\$1,100	\$1,200
Cladboard-single	\$600	\$700	\$800
Metal-double (one piece)	\$1,000	\$1,250	\$1,500
Metal-single (one piece)	\$750	\$875	\$1,000
Wood-double (sectional)	\$1,500	\$1,750	\$2,000
Wood-single (one piece)	\$850	\$1,025	\$1,200

HEATING AND COOLING

Air Conditioner / Heat Pump	LOW	50 / 50	HIGH
Air handler 3-ton (horizontal)	\$1,800	\$1,900	\$2,000
Air handler 3-ton (vertical)	\$1,400	\$1,600	\$1,800
Central A/C attic mounted; separate duct	\$8,000	\$10,000	\$12,000
Central a/c existing duct	\$1,800	\$2,400	\$3,000
Compressor (replace)	\$1,500	\$1,600	\$1,700
Condenser (replace)	\$1,800	\$2,150	\$2,500
Heat pump	\$5,000	\$5,500	\$6,000
Heat recovery ventilator (HRV)	\$1,800	\$2,150	\$2,500
Forced - Air System	LOW	50 / 50	HIGH
Air duct (new)	\$3,000	\$4,000	\$5,000
Air duct (retrofit)	\$5,000	\$6,250	\$7,500
Annual service	\$100	\$125	\$150
Blower/motor	\$350	\$425	\$500
Clean duct	\$180	\$240	\$300
Convert hot water to forced air (1 story)	\$7,500	\$4,250	\$1,000
Convert oil to gas (1 story)	\$2,500	\$2,750	\$3,000
Electronic air filter	\$600	\$750	\$900
Gas-high efficiency	\$3,500	\$4,000	\$4,500
Gas-mid efficiency	\$2,500	\$2,750	\$3,000
Humidifier-drum type	\$100	\$125	\$150
Humidifier-flow through type	\$400	\$425	\$450
Metal lin.ft.(existing chimney flue)	\$600	\$800	\$1,000

Hot Water System	LOW	50 / 50	HIGH
Cast iron radiator	\$600	\$675	\$750
Circulating pump	\$600	\$675	\$750
Expansion tank	\$300	\$350	\$400
Gas boiler-high efficiency	\$6,500	\$8,250	\$10,000
Gas boiler-standard	\$3,000	\$3,750	\$4,500
Radiator	\$600	\$750	\$900
Radiator valve	\$125	\$163	\$200
Radiator/boiler removal	\$1,500	\$2,000	\$2,500
Removal of oil tank from basement	\$400	\$500	\$600

INTERIOR

Ceiling/Wall (10' x 10' x 8' = 320 sq. ft.)	LOW	50 / 50	HIGH
Acoustic ceiling (suspended) \$5 / sq.ft.	\$1,600	\$1,600	\$1,600
Baseboard/door/window casing \$3 / lin.ft.	\$120	\$120	\$120
Drywall over plaster \$2-\$3 / sq.ft.	\$640	\$800	\$960
Plaster (over existing plaster) \$2-\$3 / sq.ft.	\$640	\$800	\$960
Stucco / stipple \$2 / sq.ft.	\$640	\$640	\$640
Wallpaper \$5-\$10 / sq.ft.	\$1,600	\$2,400	\$3,200
Walls (insulations/drywall) \$3 / sq.ft.	\$960	\$960	\$960
Walls painting (3 coats) \$0.50 - \$1 / sq.ft.	\$160	\$240	\$320
Doors	LOW	50 / 50	HIGH
Bi-fold-louver	\$500	\$650	\$800
Bi-fold-panel	\$400	\$500	\$600
Custom with casing /hardware	\$400	\$500	\$600
Exterior - panel	\$750	\$1,000	\$1,250
French	\$750	\$1,125	\$1,500
Interior panel	\$300	\$400	\$500
Patio	\$1,250	\$1,625	\$2,000
Storm - aluminum	\$200	\$250	\$300
Fireplaces	LOW	50 / 50	HIGH
Brick replacement	\$400	\$700	\$1,000
Damper	\$125	\$138	\$150
Flue cleaning	\$125	\$138	\$150
Gas insert	\$2,500	\$3,250	\$4,000
Glass door	\$300	\$400	\$500
Hearth extension	\$250	\$325	\$400
Masonry with flue rough-in	\$3,500	\$4,250	\$5,000
Metal box insert	\$1,000	\$1,750	\$2,500
Wood stove	\$1,500	\$2,250	\$3,000

Floor (500 sq. ft.)	LOW	50 / 50	HIGH
Carpet and under pad \$5-\$10 / sq.ft.	\$2,500	\$3,750	\$5,000
Ceramic tile \$5-\$10 / sq.ft.	\$2,500	\$3,750	\$5,000
Hardwood \$5-\$10 / sq.ft.	\$2,500	\$3,750	\$5,000
Hardwood (prefinished) \$10-\$15 / sq.ft.	\$5,000	\$6,250	\$7,500
Hardwood - refinish \$2-\$5 / sq.ft.	\$1,000	\$1,750	\$2,500
Vinyl - sheet \$3-\$8 / sq.ft.	\$1,500	\$2,750	\$4,000
Vinyl - tile \$3-\$8 / sq.ft.	\$1,500	\$2,750	\$4,000
Insulation (800 sq. ft.)	LOW	50 / 50	HIGH
R20 - batt \$0.50-\$1 / sq.ft.	\$400	\$600	\$800
R20 - loose \$1-\$2 / sq.ft.	\$800	\$2,000	\$3,200
R32 - batt \$1-\$2 / sq.ft.	\$800	\$1,200	\$1,600
R32 - loose \$1-\$4 / sq.ft.	\$800	\$2,000	\$3,200
Rigid exterior (prior to finish) \$1 sq.ft.	\$800	\$800	\$800
Wall/roof cavity \$1-\$4 / sq.ft.	\$800	\$2,000	\$3,200
Kitchen/Bathroom	LOW	50 / 50	HIGH
Bathroom renovation	\$5,000	\$7,500	\$10,000
Kitchen cabinet \$125-\$300 / lin.ft. (25)	\$3,150	\$5,325	\$7,500
Kitchen counter - granite \$200-\$250 / lin.ft. (20)	\$4,000	\$4,500	\$5,000
Kitchen counter - laminate \$30-\$40 / lin.ft.(20)	\$600	\$700	\$800
Kitchen counter - marble \$75-\$100 / lin.ft. (20)	\$1,500	\$1,750	\$2,000
Kitchen renovation	\$7,500	\$13,750	\$20,000
Security System	LOW	50 / 50	HIGH
Alarm monitoring \$360-\$480 / year	\$360	\$420	\$480
Alarm system	\$2,000	\$2,500	\$3,000
Intercom / Wired system (retrofit)	\$1,250	\$1,375	\$1,500
Wireless motion detectors	\$400	\$500	\$600
Stairs/Railings	LOW	50 / 50	HIGH
Curved stair - oak	\$7,500	\$9,750	\$12,000
Spiral stair - oak	\$5,000	\$6,250	\$7,500
Stair railing \$40-\$60 / lin.ft.(25)	\$1,000	\$1,250	\$1,500
Standard stair - oak	\$1,000	\$1,500	\$2,000
Windows (10 sq. ft.)	LOW	50 / 50	HIGH
Awning \$50 / sq.ft.	\$500	\$750	\$1,000
Awning/casement (replace) \$45 / sq.ft.	\$450	\$525	\$600
Bay/bow \$50-\$60 / sq.ft.(30)	\$1,500	\$1,650	\$1,800
Casement \$60 / sq.ft.	\$600	\$675	\$750
Double hung \$50 / sq.ft.	\$500	\$550	\$600
Double hung (replace) \$40 / sq.ft.	\$400	\$450	\$500
Skylight	\$750	\$1,125	\$1,500
Slider - aluminum \$30 / sq.ft.	\$300	\$400	\$500
Slider - aluminum (replace) \$25 / sq.ft.	\$250	\$325	\$400
Storm - aluminum	\$75	\$125	\$175
Thermal glass (existing frame) \$30 / sq.ft.	\$300	\$300	\$300

DECK / FENCE / LANDSCAPING / PATIO / PORCH

Deck (10 x 20)	LOW	50 / 50	HIGH
Custom designed & built \$50-\$75 / sq.ft.	\$10,000	\$12,500	\$15,000
Pressure treated/cedar \$15-\$25 / sq.ft.	\$3,000	\$4,000	\$5,000
Fence (100 lin.ft.)	LOW	50 / 50	HIGH
Chain - link (4 ft.) \$10-\$15 / lin.ft.	\$1,000	\$1,250	\$1,500
Reset post in concrete \$45-\$75 / hole (10)	\$450	\$600	\$750
Wood - cedar (5 ft.) \$15-\$25 / lin.ft.	\$1,500	\$2,000	\$2,500
Wood - pressure treated (5 ft.) \$10-\$20 / lin.ft.	\$1,000	\$1,500	\$2,000
Landscaping	LOW	50 / 50	HIGH
Lay soil & sod \$2-\$5 / sq.ft. (1,000)	\$2,000	\$3,500	\$5,000
Retaining wall - concrete \$40-\$50 / sq.ft. (1,000)	\$4,000	\$4,500	\$5,000
Retaining wall - wood \$30-\$40 / sq.ft. (1,000)	\$3,000	\$3,500	\$4,000
Sprinkler system	\$850	\$1,025	\$1,200
Patio (10 x 20)	LOW	50 / 50	HIGH
Concrete \$15-\$20 / sq.ft.	\$3,000	\$3,500	\$4,000
Flagstone/fieldstone \$15-\$20 / sq.ft.	\$3,000	\$3,500	\$4,000
Interlock brick/stone \$10-\$15 / sq.ft.	\$2,000	\$2,500	\$3,000
Patio stone \$5-\$6 / sq.ft.	\$1,000	\$1,100	\$1,200
Porch (10 x 20)	LOW	50 / 50	HIGH
Flooring \$5-\$7 / lin.ft.	\$1,000	\$1,200	\$1,400
Railing \$2-\$3 / lin.ft.	\$400	\$500	\$600
Skirting \$15-\$20 / lin.ft.	\$600	\$700	\$800
Steps - concrete	\$350	\$425	\$500
Steps - wood	\$250	\$275	\$300

PLUMBING

Bathroom	LOW	50 / 50	HIGH
Basin - pedestal type	\$300	\$400	\$500
Basin - vanity	\$250	\$325	\$400
Bathtub - replace - retile	\$2,000	\$2,500	\$3,000
Shower connection	\$200	\$250	\$300
Shower stall - ceramic tile	\$2,500	\$2,750	\$3,000
Shower stall - plastic	\$900	\$1,450	\$2,000
Toilet - flush mechanism	\$125	\$138	\$150
Toilet - replace	\$300	\$400	\$500
Toilet - replace seal	\$125	\$188	\$250
Toilet - unclog	\$125	\$163	\$200
Tub enclosure - ceramic tile	\$2,500	\$2,750	\$3,000
Tub enclosure - plastic	\$600	\$900	\$1,200
Whirlpool bath/faucet	\$3,000	\$4,000	\$5,000

Kitchen	LOW	50 / 50	HIGH
Dishwasher	\$650	\$775	\$900
Garbage disposer	\$200	\$300	\$400
Range hood	\$350	\$425	\$500
Sink - porcelain	\$750	\$800	\$850
Sink - stainless steel	\$600	\$675	\$750
Private Plumbing System	LOW	50 / 50	HIGH
Private Plumbing System	\$500	\$650	\$800
Septic tank (1000 gal.)	\$2,500	\$3,750	\$5,000
Septic tank cleaning	\$150	\$175	\$200
Sewage waste pump	\$1,500	\$1,600	\$1,700
Well - deep \$30-\$40 / lin.ft. (100)	\$3,000	\$3,500	\$4,000
Well - shallow \$25-\$30 / lin.ft. (25)	\$625	\$688	\$750
Well - submersible pump	\$1,000	\$1,125	\$1,250
Well - suction / jet pump	\$600	\$750	\$900
Upgrade	LOW	50 / 50	HIGH
Hose bibb	\$120	\$135	\$150
Hot water tank (40 Gal Electric)	\$450	\$475	\$500
Hot water tank (40 Gal Gas)	\$600	\$700	\$800
Laundry tub / connection	\$350	\$425	\$500
Main shut-off valve	\$175	\$238	\$300
Main water service \$175-\$200 / lin.ft. (40)	\$6,000	\$7,000	\$8,000
Sump pump	\$175	\$213	\$250
Supply lines -1 story; up to 2 baths	\$180	\$215	\$250
Temperature and relief valve (replace)	\$60	\$75	\$90
Waste drain lines	\$2,500	\$3,250	\$4,000
Water softener	\$900	\$1,200	\$1,500

CHIMNEY / FLASHING / FLAT ROOF / GUTTER

Chimney	LOW	50 / 50	HIGH
Chimney extension \$150-\$250 / lin.ft. (10)	\$1,500	\$1,750	\$2,000
Chimney repointing \$7-\$10 / brick (20)	\$140	\$170	\$200
Concrete cap (double flue)	\$200	\$300	\$400
Concrete cap (single flue)	\$100	\$175	\$250
Rain cap	\$80	\$100	\$120
Reline flue \$40-\$50 / lin.ft. (20)	\$800	\$900	\$1,000
Flashing	LOW	50 / 50	HIGH
Chimney flashing (flat built-up) / Skylight Flashing	\$350	\$425	\$500
Chimney flashing (sloped asphalt) / Metal Cricket	\$250	\$325	\$400
Parapet wall flashing \$25-\$30 / lin.ft. (120)	\$3,000	\$3,300	\$3,600
Roof vent	\$80	\$100	\$120
Valley flashing \$20-\$30 / lin.ft. (40)	\$800	\$1,000	\$1,200
Wall flashing \$5-\$6 / lin.ft. (120)	\$600	\$660	\$720

Flat Roofs (20 x 40)	LOW	50 / 50	HIGH
4 ply (tar and gravel) \$5-\$10 / sq.ft.	\$4,000	\$6,000	\$8,000
Roll roofing asphalt (90lb) \$1-\$2 / sq.ft.	\$800	\$1,200	\$1,600
Single ply membrane \$5-\$10 / sq.ft.	\$4,000	\$6,000	\$8,000
Gutters	LOW	50 / 50	HIGH
Downspout extension (4)	\$50	\$55	\$60
Gutter cleaning	\$125	\$150	\$175
Gutter/downspout - aluminum \$6-\$8 / lin.ft. (120)	\$720	\$840	\$960
Gutter/downspout - galvanized \$5-\$6 / lin.ft. (120)	\$600	\$660	\$720
Soffits/fascia - aluminum \$12-\$15 / lin.ft. (120)	\$1,440	\$1,620	\$1,800
Sloped Roofs (1,000 Sq. ft.)	LOW	50 / 50	HIGH
Asphalt shingle (high quality)	\$4,000	\$5,000	\$6,000
Asphalt shingle (over existing)	\$1,000	\$1,500	\$2,000
Asphalt shingle (strip & re-shingle)	\$3,000	\$3,500	\$4,000
Cedar shake/shingle	\$6,000	\$7,500	\$9,000
Clay tile	\$15,000	\$17,500	\$20,000
Concrete tile	\$8,000	\$10,000	\$12,000
Slate tile	\$30,000	\$40,000	\$50,000
Wood shake/shingle	\$5,000	\$6,000	\$7,000

EXTERIOR

Exterior Door	LOW	50 / 50	HIGH
Aluminum storm door	\$300	\$400	\$500
Metal insulated door	\$650	\$700	\$750
Patio door - brick wall (6ft)	\$2,500	\$3,000	\$3,500
Patio door - wood wall (6ft)	\$2,000	\$2,500	\$3,000
Patio door-replace	\$750	\$1,125	\$1,500
Wall System (1,000 sq.ft.)	LOW	50 / 50	HIGH
Aluminum siding	\$4,000	\$4,500	\$5,000
Brick cleaning (painted)	\$5,000	\$5,500	\$6,000
Brick cleaning (unpainted)	\$1,750	\$1,875	\$2,000
Brick repainting	\$5,000	\$6,000	\$7,000
Brick veneer	\$9,000	\$14,500	\$20,000
Cedar siding	\$9,000	\$10,500	\$12,000
Stucco	\$9,000	\$10,000	\$11,000
Vinyl siding	\$4,000	\$4,500	\$5,000

STRUCTURE	LOW	50 / 50	HIGH
Addition (foundation to roof - 10 x 20)	\$18,000	\$21,000	\$24,000
Basement entrance	\$5,000	\$7,500	\$10,000
Basement main beam	\$1,750	\$1,875	\$2,000
Basement support post/foundation	\$350	\$425	\$500
Excavation/waterproofing (20 x 40 house)	\$14,400	\$16,200	\$18,000
Foundation cracks (excavation method)	\$500	\$750	\$1,000
Foundation cracks (injection method)	\$300	\$350	\$400
Lintel (masonry wall - 4 ft)	\$2,000	\$2,500	\$3,000
Lower basement (20 x 40 house)	\$24,000	\$36,000	\$48,000
Remove bearing wall	\$2,000	\$2,500	\$3,000
Remove partition wall	\$800	\$1,200	\$1,600
Re-support floor joist (sistering)	\$300	\$400	\$500
Roof sheathing (replace 1,000 sq. ft.)	\$5,000	\$6,000	\$7,000
Termite prevention (chemical soil treatment)	\$1,500	\$1,750	\$2,000
Underpinning (20 x 40 house)	\$36,000	\$21,000	\$6,000

SWIMMING POOL / HOT TUB	LOW	50 / 50	HIGH
Hot tub fiberglass	\$5,000	\$10,000	\$15,000
Pool - concrete lined (16 ft. X 40 ft.)	\$15,000	\$17,500	\$20,000
Pool - vinyl lined (16 ft. X 40 ft.)	\$10,000	\$12,500	\$15,000
Pool heater	\$1,750	\$1,875	\$2,000
Pump/filter	\$1,200	\$1,350	\$1,500

MISCELLANEOUS	LOW	50 / 50	HIGH
Central vacuum (canister only)	\$1,000	\$1,250	\$1,500
Central vacuum (retrofit)	\$1,000	\$1,500	\$2,000

COURTESY OF AFFORDABLE HOME INSPECTIONS

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