

## Cost Estimation Chart

The following estimated costs are for repairs, upgrades, or replacement of general appliances. The following expenses may be needed due to age of the structure, material deterioration, end of life expectancy, or errors due to incorrect building practices. I do not make repairs to the homes I inspect, because it would be considered a conflict of interest. I have put this list together to give you an idea of what some of the costs will be. The scope and size of a project will affect the costs and it will fluctuate up or down as necessary.

### Roofs:

Asphalt / Fiberglass shingles-

installed over existing shingles \$1 to \$1.20 per square foot

Remove existing shingles and install new \$1.30 to \$1.75 per square foot

Install skylight \$1,400 to 1,800

### Exterior:

Re-grade lawn \$500 to \$1,500

New gutters and downspouts \$3.50 to \$8.50 per linear foot

Wood deck repairs \$50 to \$70 per sq. ft.

Wood fencing repairs \$30 to \$55 per linear foot

Re-surface asphalt driveway \$3.00 to \$5.00 per sq. ft.

Concrete sidewalks and driveways \$5.00 to \$8.00 per sq. ft.

Build detached garage \$80 to \$120 per sq. ft.

Home addition \$140 to 300 per sq. ft.

Paint structure exterior (1,000 sq. ft. home or less) \$2,000 to \$4,000

Interior:

|                                      |                               |
|--------------------------------------|-------------------------------|
| Install battery type smoke detectors | \$40 to \$60 each             |
| Install direct wired smoke detectors | \$150 to \$250 each           |
| Painting                             | \$400 to \$600 per room       |
| Remove acoustic ceiling w/ asbestos  | \$5.00 to \$15.00 per sq. ft. |
| Install masonry fireplace            | \$6,000 to \$10,000           |
| Rebuild masonry firebox              | \$800 to \$1,000              |
| Install prefabricated fireplace      | \$2,800 to \$5,000            |
| Bathroom remodel                     | \$4,000 to \$9,500            |
| Kitchen remodel                      | \$20,000 to \$60,000          |

Windows:

|                          |                     |
|--------------------------|---------------------|
| Replace existing windows | \$250 to \$500 each |
|--------------------------|---------------------|

Plumbing:

|   |                  |
|---|------------------|
| Hot water heater (40-gallon capacity)               | \$400 to \$1,000 |
| Install seismic straps (water heater)               | \$150 to \$250   |
| Install (TPR) temperature and pressure relief valve | \$100 to \$150   |
| Raise water heater on platform                      | \$150 to \$350   |
| Install new toilet                                  | \$300 to \$400   |
| Reset toilet (excluding floor damage)               | \$100 to \$200   |

|                                    |                    |
|------------------------------------|--------------------|
| Vanity                             | \$350 to \$1,000   |
| Replace faucet                     | \$150 to \$250     |
| Replace shower pan                 | \$1,000 to \$1,500 |
| Replace tile shower                | \$2,000 to \$3,000 |
| Install new waste piping to street | \$3,000 to \$6,000 |

Electrical:

|  |                             |
|--|-----------------------------|
| Update fuse electrical panel to a breaker electrical panel | \$1500 and up               |
| Increase service to 200 amps                               | \$700 to \$1,200            |
| Install 120 volt outlet                                    | \$100 to \$200 each         |
| Install 240 volt outlet                                    | \$200 to \$400 each         |
| Install G.F.C.I. outlet                                    | \$80 to \$130 each          |
| Correct reverse polarity                                   | \$30 to \$60 each           |
| Add grounding to outlet                                    | \$70 to \$150 each          |
| Run separate electrical lines                              | \$150 to \$300              |
| Install connectors on outlets<br>(Aluminum wired homes)    | \$50 to \$75 per connection |

Heating and cooling:

|  |                    |
|--|--------------------|
| Furnace (1100 – 1500 sq. ft. home)       | \$2,200 to \$3,500 |
| Central air conditioning unit (electric) | \$1,500 to \$3,000 |

|                               |                    |
|-------------------------------|--------------------|
| Electric heat pump            | \$2,200 to 3,600   |
| Electrostatic air cleaner     | \$500 to \$750     |
| Remove ducts w/ asbestos      | \$1,000 to \$2,500 |
| Install new flexible ducting  | \$2,000 to \$3,000 |
| Service furnace or A/C system | \$200 to \$450     |
| Replace condenser pump        | \$250 to \$600     |
| Replace A/C compressor        | \$1,300 to \$1,600 |

#### Kitchen:

|  |  |
|--|--|
| Refrigerator (side by side)                  | \$800 to \$1,400                       |
| Refrigerator (side by side – bottom freezer) | \$1,100 to \$2,700                     |
| Oven   | \$400 to \$1,300                       |
| Microwave (built in)                         | \$300 to \$600                         |
| Dishwasher                                   | \$400 to \$1,300                       |
| Sink   | \$200 to \$500                         |
| Granite counter top                          | \$50 to \$70 per sq. ft. installed     |
| Laminate counter top                         | \$15 to \$18 per linear foot installed |

#### Flooring:

|                             |   |
|-----------------------------|---|
| Sand and finish wood floors | \$1.50 to \$3.30 per sq. ft.            |
| Hardwood floors             | \$7.00 to \$10.00 per sq. ft. installed |

|                    |  |
|--------------------|--|
| Carpet (mid-grade) | \$3.38 to \$6.61 per sq. ft. installed   |
| Pergo              | \$5.00 to \$7.00 per sq. ft. installed   |
| Vinyl tile floor   | \$2.64 to \$5.34 per sq. ft. installed   |
| Ceramic tile floor | \$11.00 to \$22.00 per sq. ft. installed |

Laundry:

|                     |                  |
|---------------------|------------------|
| Washer (top loader) | \$600 to \$1,100 |
| Dryer               | \$500 to \$1,200 |

Attic:

|   |                              |
|---|------------------------------|
| Insulation installed (fiberglass 6 inch thick-R19)  | \$1.50 to \$2.50 per sq. ft. |
| Insulation installed (fiberglass 9 inch thick- R30) | \$2.50 to \$4.00 per sq. ft. |
| Attic ventilation installed                         | \$250 to \$450               |