

Above Grade Home Inspections Inc.

Inspected Once, Inspected Right!

Home Improvement Costs

The following costs are intended as ballpark estimates for repairs and/or improvements to a typical three bedroom home. Our experience has shown that actual contractor quotations can vary by as much as 300%. Naturally, the quality of workmanship and materials will influence costs. The complexity of the job, accessibility and even economic conditions can also alter actual costs.

Roofing / Flashings / Chimneys

Install conventional asphalt shingles over existing shingles	\$2. ⁰⁰ - \$4. ⁰⁰ per sq.ft.
Strip and reshingle with conventional asphalt shingles	\$2. ⁷⁵ - \$5. ⁵⁰ per sq.ft.
Strip and reshingle with premium quality asphalt shingles	\$5. ⁰⁰ - \$10. ⁰⁰ per sq .ft.
Strip and re-roof with cedar shingles	\$9. ⁰⁰ - \$18. ⁰⁰ per sq .ft.
Strip and replace built-up tar and gravel roof	\$10. ⁰⁰ - \$20. ⁰⁰ per sq.ft. (min. \$1000)
Strip and replace single-ply membrane	\$10. ⁰⁰ - \$20. ⁰⁰ per sq.ft. (min. \$1000)
Reflash typical skylight or chimney	\$500. ⁰⁰ - \$1000. ⁰⁰
Rebuild typical chimney above roof line	\$25. ⁰⁰ - \$50. ⁰⁰ per row of bricks (min. \$400)
Rebuild typical single flue chimney above roof line	\$200. ⁰⁰ - \$400. ⁰⁰ per lin.ft. (min. \$1000)

Exterior

Install galvanized or aluminum gutters and downspouts	\$5. ⁰⁰ - \$10. ⁰⁰ per lin.ft. (min. \$500)
Install aluminum soffits and fascia	\$8. ⁰⁰ - \$16. ⁰⁰ per lin.ft.
Install aluminum or vinyl siding	\$6. ⁰⁰ - \$12. ⁰⁰ per sq.ft.
Repoint exterior wall (soft mortar)	\$3. ⁰⁰ - 6. ⁰⁰ per sq.ft. (min. \$500)
Repoint exterior wall (hard mortar)	\$5. ⁰⁰ - \$10. ⁰⁰ per sq.ft. (min. \$500)
Parge foundation walls	\$3. ⁰⁰ - \$6. ⁰⁰ per sq.ft.
Dampproof foundation walls and install weeping tile	\$150. ⁰⁰ - \$300. ⁰⁰ per lin.ft. (min. \$3000)
Install a deck	\$25. ⁰⁰ - \$50. ⁰⁰ per sq.ft. (min. \$1000)
Resurface existing asphalt driveway	\$2. ⁰⁰ - \$4. ⁰⁰ per sq.ft.
Install interlocking brick driveway	\$8. ⁰⁰ - \$16. ⁰⁰ per sq.ft.
Rebuild exterior basement stairwell	\$5000. ⁰⁰ and up
Build detached garage	\$70. ⁰⁰ - \$140. ⁰⁰ per sq.ft.
Build retaining wall (wood)	\$20. ⁰⁰ - \$40. ⁰⁰ per sq.ft. (min. \$500)
Build retaining wall (concrete)	\$30. ⁰⁰ - \$60. ⁰⁰ per sq.ft. (min \$500)
Painting (trim only)	\$2000. ⁰⁰ - \$4000. ⁰⁰ and up
Painting (trim and wall surfaces)	\$5000. ⁰⁰ and up

Structure

Underpin one corner of house	\$5000. ⁰⁰ and up
Underpin or add foundations	\$300. ⁰⁰ and up per lin.ft. (min. \$3000)
Lower basement floor by underpinning and/or bench footings	\$150. ⁰⁰ - \$300. ⁰⁰ per lin.ft. (min. \$5000)
Replace deteriorating sill beam with concrete	\$60. ⁰⁰ and up per lin.ft. (min. \$2000)
Install basement support post with proper foundation	\$800. ⁰⁰ - \$1600. ⁰⁰

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Perform chemical treatment for termites	\$2000. ⁰⁰ and up
Repair minor crack in poured concrete foundation	\$400. ⁰⁰ - \$800. ⁰⁰

Electrical

Upgrade electrical service to 100 amps (including new panel)	\$1200. ⁰⁰ - \$3000. ⁰⁰
Upgrade electrical service to 100 amps (if suitably sized panel already exists)	\$800. ⁰⁰ - \$1600. ⁰⁰
Upgrade electrical service to 200 amps	\$1700. ⁰⁰ - \$3500. ⁰⁰
Install new circuit breaker panel	\$700. ⁰⁰ - \$1400. ⁰⁰
Replace circuit breaker (20 amp or less)	\$100. ⁰⁰ - \$200. ⁰⁰
Add 120 volt circuit (microwave, freezer, etc.)	\$150. ⁰⁰ - \$300. ⁰⁰
Add 240 volt circuit (dryer, stove, etc.)	\$300. ⁰⁰ - \$600. ⁰⁰
Add conventional receptacle	\$200. ⁰⁰ - \$400. ⁰⁰
Replace conventional receptacle with ground fault circuit receptacle	\$70. ⁰⁰ - \$140. ⁰⁰
Replace conventional receptacle with aluminum compatible type (CO/ALR) (assuming several are required)	\$60. ⁰⁰ - \$120. ⁰⁰ ea.
Upgrade entire house with aluminum compatible receptacles, connectors, etc.	\$1000. ⁰⁰ - \$2000. ⁰⁰
Rewire electrical outlet with reversed polarity (assuming electrician already there)	\$5. ⁰⁰ - \$10. ⁰⁰ ea.
Replace knob & tube wiring with conventional wiring (per room)	\$1000. ⁰⁰ - \$2000. ⁰⁰

Heating

Install mid-efficiency forced-air furnace	\$2500. ⁰⁰ - \$5000. ⁰⁰
Install high-efficiency forced-air furnace	\$3500. ⁰⁰ - \$7000. ⁰⁰
Install humidifier	\$300. ⁰⁰ - \$600. ⁰⁰
Install electronic air filter	\$800. ⁰⁰ - \$1600. ⁰⁰
Install mid-efficiency boiler	\$3500. ⁰⁰ - \$7000. ⁰⁰
Install high-efficiency boiler	\$6000. ⁰⁰ - \$12000. ⁰⁰
Install circulating pump	\$400. ⁰⁰ - \$600. ⁰⁰
Install chimney liner for gas appliance	\$500. ⁰⁰ - \$1000. ⁰⁰
Install chimney liner for oil appliance	\$700. ⁰⁰ - \$1800. ⁰⁰
Install programmable thermostat	\$200. ⁰⁰ - \$400. ⁰⁰
Replace indoor oil tank	\$1200. ⁰⁰ - \$2500. ⁰⁰
Remove oil tank from basement	\$600. ⁰⁰ and up
Remove abandoned underground oil tank	\$10000. ⁰⁰ and up
Replace radiator valve	\$300. ⁰⁰ - \$600. ⁰⁰
Add electric baseboard heater	\$250. ⁰⁰ - \$500. ⁰⁰
Convert from hot water heating to forced-air (bungalow)	\$10000. ⁰⁰ - \$20000. ⁰⁰
Convert from hot water heating to forced-air (two storey)	\$15000. ⁰⁰ - \$30000. ⁰⁰
Clean ductwork	\$300. ⁰⁰ - \$600. ⁰⁰

Cooling / Heat Pumps

Add central air conditioning on existing forced-air system	\$3000. ⁰⁰ and up
Add heat pump to forced-air system	\$4000. ⁰⁰ - \$8000. ⁰⁰
Replace heat pump or air conditioning condenser	\$1200. ⁰⁰ - \$2500. ⁰⁰

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Install independent air conditioning system	\$10000. ⁰⁰ - \$20000. ⁰⁰
Install ductless air conditioning system	\$3000. ⁰⁰ - \$7000. ⁰⁰

Insulation

Insulate open attic to modern standards	\$0. ⁸⁰ - \$1. ⁶⁰ per sq.ft.
Blow insulation into flat roof, cathedral ceiling or wall cavity	\$2. ⁰⁰ - \$4. ⁰⁰ per sq.ft.
Improve attic ventilation	\$30. ⁰⁰ - \$60. ⁰⁰ per vent

Plumbing

Replace galvanized piping with copper (2 storey with one bathroom)	\$2500. ⁰⁰ - \$5000. ⁰⁰
Replace water line to house	\$2000. ⁰⁰ and up
Replace toilet	\$500. ⁰⁰ and up
Replace basin, including faucets	\$750. ⁰⁰ and up
Replace bathtub, including ceramic tile and faucets	\$2500. ⁰⁰ and up
Install whirlpool bath, including faucets	\$3500. ⁰⁰ and up
Retile bathtub enclosure	\$1000. ⁰⁰ - \$2000. ⁰⁰
Replace leaking shower stall pan	\$1000. ⁰⁰ - \$2000. ⁰⁰
Rebuild tile shower stall	\$2500. ⁰⁰ - \$5000. ⁰⁰
Replace laundry tubs	\$400. ⁰⁰ - \$800. ⁰⁰
Remodel four-piece bathroom completely	\$6000. ⁰⁰ - \$50000. ⁰⁰
Connect waste plumbing system to municipal sewers	\$5000. ⁰⁰ and up
Install submersible pump	\$1000. ⁰⁰ and up
Install suction or jet pump	\$700. ⁰⁰ and up
Install modest basement bathroom	\$6000. ⁰⁰ and up

Interior

Add drywall over plaster	\$4. ⁰⁰ - \$8. ⁰⁰ per sq.ft.
Sand and refinish hardwood floors	\$2. ⁰⁰ - \$4. ⁰⁰ per sq.ft.
Install replacement windows	\$40. ⁰⁰ - \$120. ⁰⁰ per sq.ft.
Install storm window	\$200. ⁰⁰ - \$400. ⁰⁰
Install masonry fireplace (if flue already roughed-in)	\$3000. ⁰⁰ and up
Install zero-clearance firelace (including chimney)	\$3500. ⁰⁰ and up
Install glass doors on fireplace	\$300. ⁰⁰ and up
Install skylight	\$3,000. ⁰⁰
Remodel kitchen completely	\$10,000. ⁰⁰ - \$110000. ⁰⁰
Install gas fireplace	\$3500. ⁰⁰ and up