

Rough Estimates for Repairs/Replacement Costs

Roofing - Flashings - Chimneys

Install conventional asphalt shingles over existing shingles	\$1.25 - \$2 / sq. ft.
Strip and re-shingle with conventional shingle	\$2 - \$3 / sq. ft.
Strip and re-roof with cedar shingles	\$5 - \$7 per sq. ft.
Strip and replace built-up tar and gravel roof	\$4 - \$6 / sq. ft.
Strip and replace single-ply membrane	\$4 - 6 / sq. ft.
Chimney sweep	\$ 60-90
Replace chimney cap	\$175-300
Reflash typical chimney	\$300 - \$500
Reflash typical skylight	\$300 - \$500
Rebuild typical chimney above roof line	\$100-\$200 / lin. ft.
Repoint typical chimney above roof line	\$20-\$30 / row
Exterior Install galvanized or aluminum gutters and downspout	\$3 - \$5 / lin. ft.

Soffits - Fascias - Repointing - Water Proofing

Install aluminum soffits and fascias	\$8 - \$12 / lin. ft.
Install aluminum or vinyl siding	\$3 - \$4.50 / sq. ft.
Repoint exterior wall (soft mortar)	\$3 - 4.50 / sq. ft.
Repoint exterior wall (hard mortar)	\$6 - \$8 / sq. ft.
Parge foundation walls	\$3 - \$4 / sq. ft.
Damp proof foundation walls and install weeping tile	\$60-\$120 / lin. ft.

Garages - Decks - Retaining Walls - Foundation

Install a deck	\$12- \$20 / sq. ft.
Rebuild exterior basement stairwell	\$3500 - \$5000
Build detached garage(single)	\$8000 and up
Build detached garage (double)	\$12000 and up
Replace garage door opener	\$450-550
Build retaining wall (wood)	\$20 - \$25 /sq. ft.
Build retaining wall (concrete)	\$30 - \$40 / sq. ft.
Structure Underpin one corner of house	\$3500 and up
Underpin or add foundations	\$300 + /lin. ft.
Lower basement floor by underpinning and/or bench footings	\$150-\$300 / lin. ft.
Replace deteriorating sill beam with concrete	\$60 and up/ lin. ft.
Install basement support post with proper foundation	\$200 - \$400
Perform chemical treatment for termites	\$500 and up
Repair minor crack in poured concrete foundation	\$400 - \$800

Electric Repairs - Upgrades

Electrical Upgrade electrical service to 100 amps	\$1200-1800
Upgrade electrical service to 200 amps	\$1500 - \$2000
Install new circuit breaker panel	\$500 - \$700
Add 120 volt circuit	\$150 - \$250
Add 240 volt circuit	\$250 - \$350
Add conventional receptacle	\$75 - \$150
Replace conventional receptacle with ground fault circuit receptacle	\$60 - \$90
Rewire electrical outlet with reversed polarity (assuming electrician already there)	\$5 - \$10 ea.
Install conventional alarm system fire- burg	\$1000 and up

Heating Systems - Air Conditioning

Heating install mid-efficiency forced-air furnace	\$1700 - \$2500
Install high-efficiency forced-air furnace	\$2500 - \$3500
Replace boiler	\$2500-4000
Install drum-type humidifier	\$200 - \$300
Install electronic air filter	\$500 - \$800
Install mid-efficiency boiler	\$2500 - \$4000
Install high-efficiency boiler	\$5000 - \$9000
Rebuild firepot (refractory) on boiler	\$500 - \$800
Install circulating pump	\$400 - \$600
Install chimney liner	\$300 - \$700
Install set-back thermostat	\$100 - \$300
Remove oil tank from basement	\$200 - \$400
Remove abandoned underground oil tank	\$3500 and up
Replace radiator valve	\$75 - \$150
Add electric baseboard heater	\$150 - \$250
Convert from hot water heating to forced-air (cape)	\$8000 - \$10000
Convert from hot water heating to forced-air (two story)	\$15000 - \$20000
Clean ductwork	\$250 and up
Cooling/Heat Pumps Add central air conditioning on existing forced-air system	\$2000-\$3000
Add heat pump to forced-air system	\$3000-\$4000
Replace heat pump or air conditioning compressor	\$800 - \$1400
Install independent air conditioning system	\$8000 - \$15000

Insulation

Insulation Insulate open attic to modern standards	\$1 - \$1.50 / sq. ft.
Blow insulation into flat roof, cathedral ceiling or wall cavity	\$2 - \$3.50 /sq. ft.
Improve attic ventilation	\$40 - \$50 per vent

Plumbing	
Plumbing Replace galvanized piping with copper (2 story with one bathroom)	\$2000 - \$2500
Replace water line to house	\$1500 - \$3500
Replace toilet	\$300 and up
Replace basin	\$200 and up
Replace bathtub, including ceramic tile	\$1500 and up
Install whirlpool bath	\$3000 and up
Retile bathtub enclosure	\$800 - \$1200
Replace leaking shower stall pan	\$1000 - \$1600
Rebuild tile shower stall	\$1500 - \$2500
Replace laundry tubs	\$250 - \$500
Remodel four-piece bathroom completely	\$6000 and up
Connect waste plumbing system to municipal sewers	\$3000 and up
Replace copper water lines	\$6-12 /lin. Ft
Replace water heater	\$500-600
Replace cast iron drain lines	\$45-65 /lin. Ft
Install submersible pump	\$800 and up
Install suction or jet pump	\$400 - \$600
Install modest basement bathroom	\$4000 and up
Carpentry - Finish Work	
Sand and refinish hardwood floors	\$1.50 - \$3 /sq. ft.
Interior add drywall over plaster	\$1.50-\$2.50 /sq. ft
Install replacement windows	\$200 - \$400 ea
Install storm windows	\$75 - \$200 ea.
Install skylight	\$500 and up
Remodel kitchen completely	\$8000 and up
Painting (trim only)	\$1500 - \$2500
Painting (trim and wall surfaces)	\$3000 and up
Fireplaces - Stoves	
Repoint chimney (2 story)	\$700 and up
Convert coal-burning fireplace to wood-burning unit	\$800 and up
Install masonry fireplace (if flue already roughed - in)	\$2000 and up
Install zero-clearance fireplace (including chimney)	\$2500 and up
Install glass doors on fireplace	\$300 and up
Install gas Insert into existing fireplace	\$2500 and up

Disclaimer: The above costs represent a wide range of pricing. The list may be valuable in determining costs of repairs that a home may require. A conscious effort has been made by Inspections, Plus as to the accuracy of this list, but will not assume any