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Services included Mold and Radon Testing

Cost to Repair Guides: Cost / Repair Guide

The following costs are intended as general cost estimates for repairs and/or improvements to a typical three bedroom home. The scope and size of a project will dramatically affect actual costs. Costs also vary based on the part of the country the property is located. Also the quality and price of materials used varies widely. The information listed below should be used for basic planning and exploratory purposes.

1. Roofing & Chimneys
2. Soffits, Fascias, Repointing, Waterproofing
3. Garages, Decks, Retaining walls, Foundation Repairs
4. Electric Repairs
5. Heating and Air Conditioning
6. Plumbing
7. Insulation
8. Carpentry
9. Fireplaces

1. Roofing - Flashings - Chimneys

| | |
|--|------------------------|
| Install conventional asphalt shingles over existing shingles | \$1.25 - \$2 / sq. ft. |
| Strip and re-shingle with conventional shingles | \$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. |
| 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 downspouts | \$3 - \$5 / lin. ft. |

2. Soffits - Fascias - Repointing - Water Proofing

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|--|------------------------|
| Install aluminum soffits and fascia | \$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. |

3. 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 |
| 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 |

4. 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) | \$60 - \$90 \$5 - \$10 ea. |
| Install conventional alarm system fire- burg | \$1000 and up |

5. Heating Systems - Air Conditioning

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|---|-------------------|
| Heating install mid-efficiency forced-air furnace | \$1700 - \$2500 |
| Install high-efficiency forced-air furnace | \$2500 - \$3500 |
| 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 |

6. 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 |

7. Plumbing

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|--|-----------------|
| 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 |
| Install submersible pump | \$800 and up |
| Install suction or jet pump | \$400 - \$600 |
| Install modest basement bathroom | \$4000 and up |

8. Carpentry - Finish Work

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|-----------------------------------|-----------------------|
| 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 |

9. Fireplaces - Stoves

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|---|---------------|
| 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 Incert into existing fireplace | \$2500 and up |