

Home Inspections

by Carson Dunlop



Home Improvement Costs

The following are ballpark costs for a typical three bedroom home. Contractor prices often vary by 300%. The quality of workmanship and materials will influence costs. The complexity of the job, accessibility and economic conditions can also affect costs.

Roofing/Flashings/Chimneys	
Install conventional asphalt shingles over existing shingles	\$2 – \$4 per sq. ft.
Strip and re-shingle with conventional asphalt shingles	\$2.75 – \$5.50 per sq. ft.
Strip and re-shingle with premium quality asphalt shingles	\$5 – \$10 per sq. ft.
Strip and re-roof with cedar shingles	\$9 – \$18 per sq. ft.
Strip and replace single-ply membrane	\$10 – \$20 per sq. ft.
Re-flash typical skylight or chimney	\$500 – \$1000
Rebuild typical single flue chimney above roof line	\$200 – \$400 per lin. ft.

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

Structure	
Underpin one corner of house	\$5000 and up
Underpin or add foundations	\$300 (and up) per sq. ft.
Lower basement floor by underpinning and/or bench footings	\$150 – \$300 per lin. ft.
Install basement support post with proper foundation	\$800 – \$1600
Perform chemical treatment for termites	\$2000 and up
Repair minor crack in poured concrete foundation	\$400 – \$800
Rebuild typical single flue chimney above roof line	\$200 – \$400 per lin. ft.



Home Inspection Education Report Writing Tools

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Electrical	
Upgrade electrical service to 100 amps (including new panel)	\$1200 - \$3000
Upgrade electrical service to 100 amps (with suitably sized panel existing)	\$800 - \$1600
Upgrade electrical service to 200 amps	\$1700 - \$3500
Install new circuit breaker panel	\$700 - \$1400
Replace circuit breaker (20 amps or less)	\$100 - \$200
Add 120 volt circuit (microwave, freezer, etc.)	\$150 - \$300
Add 240 volt circuit (dryer, stove, etc.)	\$300 - \$600
Add conventional receptacle	\$200 - \$400
Replace conventional receptacle with ground fault circuit receptacle	\$70 - \$140
Replace conventional receptacle with aluminum-compatible type (CO/ALR)	\$60 - \$120 each
Upgrade house with aluminum-compatible receptacles, connectors, etc.	\$1000 - \$2000
Rewire electrical outlet with reversed polarity	\$5 - \$10 each
Replace knob & tube wiring with conventional wiring (per room)	\$1000 - \$2000
Build retaining wall (concrete)	\$30 - \$60 per sq. ft.
Painting (trim only)	\$2000 - \$4000 and up
Painting (trim and wall surfaces)	\$5000 and up

Heating	
Install high-efficiency forced-air furnace	\$3500 - \$7000
Install humidifier	\$300 - \$600
Install electronic air filter	\$800 - \$1600
Install mid-efficiency boiler	\$3500 - \$7000
Install high-efficiency boiler	\$6000 - \$12000
Install programmable thermostat	\$200 - \$400
Replace radiator valve	\$300 - \$600
Add electric baseboard heater	\$250 - \$500
Clean ductwork	\$400 - \$900

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

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 - \$4 per sq. ft.
Improve attic ventilation	\$30 - \$60 per lin. ft.

Plumbing	
Replace water line to house	\$2000 and up
Replace toilet	\$500 and up
Replace basic, including faucets	\$750 and up
Replace bathtub, including ceramic tile and faucets	\$2500 and up
Install whirlpool bath, including faucets	\$3500 and up
Retile bathtub enclosure	\$1000 - \$2000
Replace leaking shower stall pan	\$1000 - \$2000
Rebuild tile shower stalls	\$2500 - \$5000
Replace laundry tubs	\$400 - \$800
Remodel four-piece bathroom completely	\$6000 - \$50000
Install modest basement bathroom	\$6000 and up

Interior	
Sand and refinish hardwood floors	\$2 - \$4 per sq. ft.
Install replacement windows	\$40 - \$120 per sq. ft.
Install masonry fireplace (if flue already roughed-in)	\$3000 and up
Install zero-clearance fireplace (including chimney)	\$3500 and up
Install skylight	\$3000
Remodel kitchen completely	\$10000 - \$110000
Install gas fireplace	\$3500 and up

