

Full House Inspection Services

HOME IMPROVEMENT COSTS

The following costs are intended as ballpark estimates of repairs and/or improvements to a typical three bedroom home. The costs are based on information obtained in the western United States and the assumption is made that a third party contractor is hired to do the work - many minor repairs can be performed by the homeowner and these prices would not be applicable. Actual contractor quotations can vary by as much as 200%. No responsibility is assumed for the correctness, accuracy or use of information contained in the publication, **This publication is intended to be a general guide or helpful reference, and should be considered preliminary information.**

GROUNDS & LANDSCAPING

General- back hoe service (\$300 min.)	\$75-\$100 per hr
Install perimeter french drains (\$300 min.)	\$15 -\$17 perlin. ft.
Install a ground swell (\$300 min.)	\$4-\$7 per lin. ft.
Repairing (patching) cracks in concrete	\$50-\$125
Repairing uneven walk surface (remove & re-pour)	\$2.5-\$3.5 per sf.
Repairing (patching cracks in concrete)	\$100-\$250
Repairing uneven drive surface (remove & re-pour)	\$2.5-\$3.5 per sf.
Installing "cut" expansion joints	\$50-\$75
Patch asphalt holes	\$30-\$40 per hole
Reseal asphalt drive	\$225 per 100 lin. ft
Lawn service	\$50-\$75 per month
Mulch (20 yd. min.)	\$12 per cb. yd.
Repairing (patching) cracks in concrete	\$75-\$125
Repairing uneven slab (remove & re-pour)	\$2.5-\$3.5 per sf
Tree trim (up to 30' in height)	\$75-\$125
Tree trim (up to 30' to 60' in height)	\$150-\$200 each
Tree trim (over 60' in height)	\$200-\$400
Tree removal (up to 30' with clearance of buildings)	\$125-\$150 each
Tree removal (from 30' - 60' with clearance of buildings)	\$175-\$400 each
Tree removal (over 60' with clearance of buildings)	\$400-\$1000 each

Tree stump removal	\$75 each
Sprinkler system service call (spring start-ups etc.)	\$75
Sprinkler system installed 1/2 acre	\$1500-\$3000
EXTERIOR	
Install aluminum soffits and fascia	\$8-\$12 per lin. ft
Install aluminum or vinyl siding	\$3-\$4.50 per sf.
Re-point exterior wall (soft mortar)	\$3-\$4.50 per sf. (min \$200)
Re-point exterior wall (hard mortar)	\$6-\$8 per sf. (min. \$200)
Install a deck	\$12-\$15 per sq. ft.
Clean a deck	\$50-\$100
Seal a deck	\$50-\$75
Rebuild wood steps (per 12 risers)	\$300-\$350
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 per sf. (min \$500)
Build retaining wall (concrete)	\$30-\$40 per sf. (min \$500)
Painting (trim only)	\$.50-\$.80 per sf.
Painting (trim and wall surfaces)	\$1-\$1.25 per sq. ft.
Replace garage door (15'-17' x 7')	\$800-\$1200 per door
Install electronic garage door opener	\$250-\$350 per
Repair tracks / springs / opener adj.	\$50-\$75
Replace exterior doorknobs	\$45-\$80 each
Replace dead bolt	\$60-\$90 each
Install replacement windows	\$175-\$250 per
Install storm windows	\$40-\$80 each
Paint, caulk and / or glaze windows	\$35-\$50 each
Replace exterior front door	\$400-\$1000

Replace sliding glass door - 5'	\$700-\$1200
Weather stripping	\$40 each
ROOFS/ ATTIC ROOFS	
Install conventional asphalt shingles over existing shingles	\$1.25-\$2 per sf.
Strip and reshingle with conventional shingles	\$1.75-\$2 per sf.
Strip and re-roof with cedar shingles	\$4-\$6 per sf.
Strip and replace built-up tar and gravel roof	\$4-\$6 per sf.
Strip and replace single-ply membrane	\$4-\$6 per sf.
Reflash typical skylight	\$300-\$500
Install skylight	\$1000-\$1500
Install galvanized or aluminum gutters and downspouts	\$3-\$5 per lin. ft. (min.\$300)
Clean gutters & downspouts	\$50-\$75

ATTIC

Insulate open attic to modem standards	\$1-\$1.25 per sf.
R-13 blown into cathedral ceiling or wall	\$.70-\$1.10 per sf.
R-30 blown into attic	\$.60-\$.80 per sf.
Thermostat controlled power ventilator (installed)	\$250-\$300
Improve attic ventilation	\$40-\$50 per vent
Asbestos removal (attic insulation)	\$4 per sf.
Install pull down stairs (assuming adequate space avail.)	\$200-\$300

Fireplace & Chimney

Rebuild typical chimney above roof line	\$100-\$200 per lin. Sf.
Repoint typical chimney above roof line	\$20-\$30 per row (min. \$250)
Reflash typical chimney	\$200-\$400
Chimney cap repair	\$75-\$125
Chimney sweep	\$75-\$150
Recline chimney	\$700-\$1200

Damper installation	\$200-\$300
Replace firebrick in firebox	\$400-\$600
Firebrick mortar repair	\$75-\$125
Install zero clearance fireplace (including chimney)	\$2500 and up
Install glass doors on fireplace	\$300 and up

FOUNDATION

Underpin one corner of house	\$300 and up
Underpin or add foundations	\$300 and up per lin. ft.
Replace deteriorating sills (\$500 min)	\$60 and up per lin. ft.
Replace damaged joists (will vary)	\$50-\$75 ea
Install new block pier - with footing	\$100-\$150 ea
Install basement support post with proper foundation	\$200-\$400
Perform chemical treatment for termites	\$500-\$1200
Repair minor crack in poured concrete foundation	\$400-\$800
Repair concrete surface problems	\$5-\$7 sf.
Install a sump pump with foundation drains	\$350-\$600
Install a vapor barrier in crawl space	\$.25 per sf.
Plumb foundation walls	\$3-\$4 per sf.
Damp-proof foundation walls and install weeps	\$60-\$120 per lin ft
Sub floor repair per sq ft of damaged area (\$100 min)	\$3-\$5 per sf.
Insulate crawl space to R-19	\$.65 per sf.

PLUMBING

General - new pipe installation per outlet	\$50-\$175
Replace galvanized water piping with cooper	\$600-\$1200
Replace water line to house	\$400-\$700
Install a pressure reducing valve	\$75-\$125
Replace toilet	\$150-\$300
Repair leaking toilet seal	\$60

Replace water heater - electric	\$200-\$225
Replace basin	\$200-\$225
Replace bathtub, including ceramic tile	\$1500 and up
Install whirlpool bath	\$1500-\$2000 and up
Retile bathtub enclosure	\$800-\$1200
Replace leaking shower stall pan	\$1000-\$1500
Rebuild tile shower stall	\$1500-\$2500
Tub & shower grout and/or caulk repair	\$60-\$100
Refinish cast iron tub	\$200-\$300
Refinish sink	\$75-\$100
Replace bathroom sink with faucet (vanity type)	\$125-\$150
Replace bathroom sink with faucet (wall type)	\$125-\$150
Replace laundry tubs	\$100-\$200
Replace bathroom exhaust fan	\$80-\$125
Connect waste plumbing system to municipal sewers	\$2000 and up
Well drilling - average	\$3000
Install submersible pump	\$800 and up
Install suction or jet pump	\$400-\$600
Install modest basement bathroom	\$4000 and up
Replace kitchen faucet	\$50-\$75
Install stainless kitchen sink	\$225-\$275
Winterization	\$75
Septic dye test	\$75
Well testing – bacteria	\$75-\$100
ELECTRICAL	
General service call - minor repairs	\$75
Upgrade electrical service to 200 amps	\$900-\$1500
Install new circuit breaker panel	\$400-\$700

Replace circuit breaker (20 amp or less)	\$50-\$100
Add 240 volt circuit	\$200-\$300
Add conventional receptacle circuit	\$50-\$75
Replace conventional receptacle with ground fault receptacle	\$60-\$90
Replace conventional receptacle with aluminum compatible type (co/aIr)	\$10-\$15 ea
Upgrade entire house with aluminum compatible receptacles	\$500-\$800
Rewire electrical outlet with reversed polarity	\$5-\$10 ea

HEATING

General service call (minor repairs)	\$75
Install mid-efficiency forced air furnace (any type)	\$1700-\$2500
Install high-efficiency forced air furnace (any type)	\$2800-\$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 frrepot (refractory) on boiler	\$500-\$800
Install circulating pump	\$400-\$600
Install set-back thermostat	\$100-\$300
Remove oil tank from basement	\$200-\$400
Remove abandoned underground oil	\$1500-\$3000
Replace radiator valve	\$75-\$150
Add electric baseboard heater	\$150-\$250
Convert from hot water heating to forced air (bungalow)	\$8000-\$10000
Convert from hot water heating to forced air (two-story)	\$15000-\$20000
Clean Ductwork	\$250 and up

COOLING AND HEAT PUMPS

General service call (minor repairs)	\$75
Recharge coolant (typical service call charge)	\$60-\$100

Add central air conditioning on existing forced air system	\$2000-\$3000
Add heat pump to forced air system	\$3000-\$4000
Replace 1.5 to 2 ton compressor	\$3000-\$4000
Replace 2.5 to 3 ton compressor	\$800-\$900
Install a complete condensing unit 1.5 to 2.0 ton	\$900-\$1100
Install a complete condensing unit 2.5 to 3.0 ton	\$1100-\$1300
Install a complete condensing unit 3.5 to 5.0 ton	\$1400-1600
Install independent air conditioning system	
1.5 to 2 tons with duct work	\$1800-\$2400
2.5 to 3 tons with duct work	\$3000-\$3600
3.5 to 5 tons with duct work	\$4200-\$6000
Clean a condensing coil	\$70-\$120
Install a condensate sump pump and hose	\$140-\$170
Install a service disconnect	\$125-\$175
Insulating ducts	\$300-\$400

Replacing specific parts

Install forced air fan motor	\$200-\$300
New fan limit controls	\$120-\$160
New solenoid valve	\$145-\$170
Install a new standard type thermostat	\$100-\$120

INTERIOR

Drywall repair (\$75 min)	\$1.50-\$2.50 per sf.
Plaster repair	\$2.50-\$3.50 per sf.
Add drywall over plaster	\$1.50-\$2.50 per sf.
Sand and refinish hardwood floors	\$3.50-\$4.50 per sf.
Replace interior door	\$125-\$150
Install conventional alarm system	\$1000 and up
Install hardwired smoke detector with battery back up	\$75-\$125 ea

Install battery smoke detector	\$20-\$30 ea
Carbon monoxide tester	\$50-\$100
Install fire ceiling or wall	\$1.25 per sf.
Install a fire rated door	\$300-\$400 ea
Install handrail (wall mount)	\$50-\$75
Install freestanding, stairway handrail (per 12 risers)	\$150-\$200
Install balusters - freestanding, stairway handrail (per 12 risers)	\$50-\$75
Painting interior	\$100-\$125 per room
Replace carpet & most vinyl flooring	\$10-\$15 per sq yd

APPLIANCES

Appliance repair	\$45 perhr
Install a new dishwasher	\$350-\$550
Install new range/oven combination	\$400-\$700
Install disposal	\$125-\$175
New refrigerator (average)	\$800-\$1300
Microwaves	\$250-\$450
Install a new countertop	\$25-\$40 per lin
Install kitchen vent hood	\$125-\$300