



Eyespy Home Inspections

ESTIMATING & BUDGET GUIDE 2009

Roofing/Flashings/Chimneys

Install conventional asphalt shingles over existing shingles \$1.50-\$2.50 per sq. ft.
Strip and re-roof with conventional asphalt shingles \$2.50-\$4.50 per sq. ft.
Strip and re-roof with top-quality asphalt shingles \$4.00-\$8.00 per sq. ft.
Strip and re-roof with low-slope asphalt shingles \$3.00-\$5.00 per sq. ft.
Strip and re-roof with cedar shingles \$8.00-\$10.00 per sq. ft.
Strip and re-roof with cedar shakes \$10.00-\$18.00 per sq. ft.
Strip and re-roof with steel shingles \$6.00-\$8.00 per sq. ft.
Strip and re-roof with aluminum shingles \$5.50-\$7.25 per sq. ft.
Strip and re-roof with plastic shakes \$5.50-\$7.25 per sq. ft.
Install concrete tile roofing (assuming no structural reinforcement) \$8.00-\$16.00 per sq. ft.
Steel sheet roofing \$6.00-\$10.00 and up per sq. ft.
Install new slate roof \$12.00-\$24.00 per sq. ft.
Repair loose slates or tiles \$30.00 per slate/tiles
Install asphalt roll roofing \$2.10-\$4.20 per sq. ft.
Strip and replace built-up tar and gravel roof \$10.00-\$20.00 per sq. ft. (min. \$1500)
Strip and install modified bitumen roof membrane \$8.00-\$16.00 per sq. ft. (min. \$1500)
Synthetic rubber membrane \$12.00-\$16.00 per sq. ft.
Improve flat roof drainage prior to installation of new membrane \$2.00-\$4.00 per sq. ft.
Paint modified bitumen membrane \$0.50-\$1.50 per sq. ft. (min. \$200)
Install sheet metal on small roof surfaces \$10.00-\$20.00 per sq. ft. (min. \$500)
Re-flash typical skylight or chimney on asphalt roof \$500.00-\$800.00
Re-flash skylight or chimney on built-up or bitumen roof \$600.00-\$900.00
Install metal cricket for wide chimney \$400.00-\$800.00
Repair valley flashings on existing roof \$25.00-\$50.00 per lin. ft. (min. \$500)
Replace parapet wall flashing \$30.00-\$50.00 per lin. ft. (min. \$500)
Rebuild typical single-flue chimney above roof line \$150.00-\$300.00 per lin.ft. (min. \$500)
Rebuild typical double-flue chimney above roof line \$200.00-\$400.00 per lin.ft. (min. \$500)
Repoint typical single-flue chimney above roof line \$20.00-\$30.00 per row (min. \$350)
Repoint typical double-flue chimney above roof line \$25.00-\$40.00 per row (min. \$350)
Install concrete cap on typical single-flue chimney \$250.00-\$500.00
Install concrete cap on typical double-flue chimney \$500.00-\$700.00
Install rain cap on typical chimney \$150.00-\$200.00 each
Replace roof sheathing (plywood or wafer board) \$1.50-\$2.00 per sq. ft.

Exterior

Install galvanized or aluminum gutters and downspouts \$4.00-\$5.00 per lin.ft. (min. \$500)
Provide downspout extensions \$15.00-\$25.00 each
Clean gutters in fall or spring \$50.00-\$150.00
Install copper gutters and downspouts \$15.00-\$30.00 per lin. ft.
Install aluminum soffit and fascia \$8.00-\$16.00 per lin. ft.
Install aluminum siding \$5.00-\$8.00 per sq. ft.
Install vinyl siding \$6.50-\$12.00 per sq. ft.
Install cedar siding \$8.00-\$16.00 per sq. ft.
Install paint grade siding \$6.00-\$12.50 per sq. ft.
Install stucco \$8.00-\$12.00 per sq. ft.
Re-point exterior wall (soft mortar) \$3.00-\$6.50 per sq. ft. (min. \$500)
Re-point exterior wall (hard mortar) \$6.00-\$10.00 per sq. ft. (min. \$500)
Replace deteriorated bricks \$25.00-\$50.00 per sq. ft.
Rebuild parapet wall \$25.00-\$50.00 per sq. ft.
Chemical cleaning of unpainted brick \$2.00-\$3.00 per sq.ft. (min. \$1000)

Chemical cleaning of painted brick \$4.00-\$6.00 per sq.ft. (min. \$1000)
Sealing of brick work \$0.75-\$1.00 per sq. ft.
Paint exterior trim (not including any repairs) \$1500.00-\$2500.00 and up
Paint trim and wall surfaces (not including any repairs) \$3000.00 and up
Parging of foundation walls \$3.00-\$4.00 per sq.ft.
Damp-proof foundation walls and install weeping tile \$150.00-\$200.00 per lin.ft. (min. \$1000)
Install a deck \$12.00-\$25.00 per sq. ft.
Install deck on a flat roof \$25.00-\$40.00 per sq. ft.
Resurface existing asphalt driveway \$2.50-\$4.00 per sq. ft.
Seal asphalt driveway \$50.00 and up
Install interlocking brick driveway \$6.00-\$8.00 per sq. ft.
Install a concrete driveway \$6.00-\$10.00 per lin. ft.
Install drain at bottom of sloped driveway \$1000.00-\$1500.00
Install concrete slab patio \$5.00-\$8.00 per sq.ft.
Install concrete patio stones \$2.00-\$5.00 per sq.ft.
Rebuild exterior basement stairwell \$3500.00-\$5000.00
Install drain at existing basement stairwell \$500.00-\$800.00
Build detached garage (single) \$8000.00 and up
Build detached garage (double) \$12000.00 and up
Break wood-soil contact at detached garage \$25.00-\$40.00 per lin.ft. (min. \$500)
Demolish and remove detached garage (dependent on dumping costs) \$1500.00 and up
Install garage door (single, metal, one-piece) \$600.00-\$800.00
Install garage door (single, wood, sectional) \$800.00-\$1000.00
Install garage door (double, wood, sectional) \$1200.00-\$1500.00
Install garage door opener \$300.00-\$450.00
Build retaining wall (wood) \$20.00-\$25.00 per sq. ft. (min. \$500)
Build retaining wall (concrete) \$30.00-\$40.00 per sq. ft. (min \$500)
Replace porch steps (wood) \$200.00-\$300.00
Replace porch steps (concrete) \$300.00-\$500.00
Replace porch flooring \$4.00-\$6.00 per sq. ft.
Replace porch skirting \$10.00-\$15.00 per lin. ft.
Replace step railing \$100.00-\$200.00
Install wooden fencing \$16.00-\$50.00 per lin. ft.
Install chain link fencing \$7.00-\$12.00 per lin. ft.
Lay sod \$1.00-\$2.00 per sq. ft.
Install lawn sprinkler system \$1000.00 and up

Structure

Underpin one corner of house \$3500.00 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. \$500)
Replace main beam in (unfinished) basement \$1000.00-\$2000.00
Re-support (sister) a floor joist \$100.00-\$300.00 (unobstructed)
Install basement support post with proper foundation \$300.00-\$500.00
Perform chemical treatment for wood-boring insects \$1700.00 and up
Pest inspection performed by licensed specialist \$150.00-\$300.00
Remove or open load-bearing wall \$2000.00 and up (excluding decorating)
Remove partition wall \$500.00-\$1500.00 (excluding decorating)
Install door opening in interior wall \$500.00-\$1000.00
Rebuild arch above window or door opening \$800.00 and up
Install lintel above opening in masonry wall \$500.00 and up
Install exterior basement stairwell \$5000.00 and up
Repair minor crack in poured concrete foundation \$400.00-\$800.00
Build an addition, foundation to roof \$150.00-\$300.00 per sq. ft.
Build an additional storey \$100.00-\$300.00 per sq. ft.
Install collar ties \$30.00-\$50.00 each
Install lateral bracing on collar ties \$100.00-\$200.00
Replace roof sheathing \$4.00-\$6.00 per sq. ft.

Electrical

Upgrade electrical service to 100 amps (including new panel) \$1000.00-\$1300.00
Upgrade electrical service to 100 amps (if new panel not required) \$500.00-\$800.00
Upgrade electrical service to 200 amps \$1800.00-\$2200.00
Replace main ground (grounded to conductive water main) \$100.00-\$150.00
Replace main ground (rural, install ground rods) \$250.00-\$450.00
Install new circuit breaker panel \$500.00-\$900.00
Install auxiliary breaker panel \$200.00-\$400.00

Replace circuit breaker (20 amp or less) \$50.00-\$100.00
Add 120 volt circuit \$150.00-\$300.00
Add 240 volt circuit \$250.00-\$400.00
Add exterior outlet with waterproof cover \$200.00-\$300.00
Add conventional receptacle \$150.00-\$300.00
Add kitchen split receptacle \$150.00-\$250.00
Provide ground for conventional receptacle \$75.00-\$100.00
Replace conventional receptacle with ground fault circuit receptacle \$60.00-\$90.00
Replace conventional receptacle with aluminum compatible type (CO/ALR) (assuming several are required) \$10.00 - \$15.00 ea.
Upgrade entire house with aluminum compatible receptacles, connectors, etc. \$500.00-\$1000.00
Rewire outlet with reversed polarity (assuming electrician already there) \$5.00-\$10.00 each
Install switches (assuming electrician already there) \$10.00-\$20.00 each
Install standard light fixture \$100.00-\$200.00
Install exterior light fixture \$150.00-\$250.00
Install fluorescent light fixture \$150.00-\$250.00
Rewire entire house during gut or renovations \$3000.00 and up

Heating

Install mid-efficiency forced-air furnace \$2000.00-\$4000.00
Install high-efficiency forced-air furnace \$3500.00-\$6000.00
Annual service by heating contractor \$100.00-\$150.00 minimum
Replace blower or motor \$400.00-\$600.00
Install humidifier \$200.00-\$400.00
Install electronic air filter \$500.00-\$800.00
Install mid-efficiency boiler \$2500.00-\$5000.00
Install high-efficiency boiler \$5000.00-\$9000.00
Rebuild fire pot (refractory) on boiler \$500.00-\$800.00
Install circulating pump \$400.00-\$600.00
Install expansion tank \$250.00-\$300.00
Install backflow preventer \$100.00-\$150.00
Install chimney liner for gas appliance \$400.00-\$800.00
Install chimney liner for oil appliance \$700.00-\$1800.00
Install programmable thermostat \$200.00-\$300.00
Replace indoor fuel oil storage tank \$1200.00-\$1500.00
Remove indoor fuel oil storage tank \$400.00 and up
Remove abandoned underground fuel oil storage tank \$3000.00 and up
Replace radiator valve \$250.00-\$500.00
Replace radiator \$500.00-\$900.00
Add electric baseboard heater \$250.00-\$400.00
Convert from hot water heating to forced-air (bungalow) \$8000.00-\$10000.00
Convert from hot water heating to forced-air (two storey) \$15000.00-\$20000.00
Clean ductwork \$250.00-\$500.00
Duct conversion from gravity to forced-air furnace \$1000.00-\$1500.00
After-warranty parts and service plans \$150.00-\$400.00 per year
Cooling/Heat Pumps
Add central air conditioning to existing forced-air system \$2000.00-\$3000.00
Add heat pump to existing forced-air system \$4000.00-\$7000.00
Replace heat pump or air conditioning condenser \$1200.00-\$2500.00
Install independent air conditioning system \$8000.00-\$15000.00
Install ductless split-system air conditioning \$3000.00 and up

Insulation

Insulate open attic area to modern standards \$0.50-\$1.25 per sq. ft.
Blow insulation into flat roof, cathedral ceiling or wall cavity \$2.00-\$3.50 per sq. ft.
Improve attic ventilation \$40.00-\$50.00 per vent
Remove UFFI in wood-frame walls \$20.00-\$35.50 per sq. ft.
Remedial approach to UFFI (caulking, heat-recovery ventilator) \$3000.00-\$5000.00
Insulate exterior walls with rigid foam board, prior to re-siding \$1.00-\$2.00 per sq. ft.
Insulate basement from interior \$2.00 per sq. ft. and up

Plumbing

Replace galvanized piping (varies w/fixtures, storeys, sq. footage & finishes) \$500.00-\$3500.00
Replace water line to house \$150.00-\$200.00 per lin. ft. (min. \$2000)
Replace main water shut-off valve \$150.00-\$300.00
Install new water heater \$600.00-\$800.00

Water heater rent or lease \$10.00-\$20.00 monthly
Replace toilet \$400.00 and up
Replace toilet flush mechanism \$100.00-\$150.00
Unclogging toilet \$100.00-\$200.00
Replace toilet seal \$150.00-\$250.00
Install bidet \$500.00 and up
Replace vanity basin \$200.00 and up
Replace pedestal basin \$350.00 and up
Replace faucet set \$150.00 and up
Replace bathtub, including ceramic tile \$1500.00 and up
Replace bath or shower faucet set \$300.00 and up
Install refinished claw foot bathtub \$1800.00 and up
Install whirlpool bath \$3000.00 and up
Retile bathtub enclosure \$800.00-\$1200.00
Install plastic bathtub enclosure (tub-surround) \$200.00-\$400.00
Rebuild tile shower stall \$1500.00-\$2500.00
Replace leaking shower stall pan \$1000.00-\$1600.00
Install plastic shower stall \$600.00-\$2000.00
Install bathroom exhaust fan \$250.00-\$500.00
Remodel four-piece bathroom completely \$6000.00 and up
Install modest basement bathroom \$4000.00 and up
Replace laundry tubs \$250.00-\$500.00
Install laundry facilities \$900.00 and up
Install single kitchen sink \$300.00 and up
Install double kitchen sink \$400.00 and up
Install dishwasher \$600.00-\$1000.00
Install garbage disposal \$400.00-\$600.00
Install kitchen range hood \$250.00-\$500.00 and up
Install solid waste pump \$1200.00-\$1800.00
Connect waste plumbing system to municipal sewers \$3000.00 and up
Clear obstruction in main sewer line (to street or septic tank) \$200.00-\$400.00 and up
Repair collapsed or damaged section of sewer line \$1000.00 and up
Install submersible well pump \$800.00 and up
Install suction or jet pump \$400.00-\$800.00
Replace pressure system tank \$250.00-\$500.00
Install water softener \$1000.00 and up
Install outdoor faucet \$150.00-\$250.00
Replace sump pump \$150.00-\$250.00
Install sauna \$3000.00 and up

Interior

Add drywall over plaster \$1.50-\$3.00 per sq. ft.
Remove old plaster and install drywall \$3.50-\$4.50 per sq. ft.
Add wire lath and new plaster over existing plaster \$3.00-\$4.00 per sq. ft.
Spray stipple on existing ceiling \$1.00-\$1.50 per sq. ft.
Install suspended tile ceiling \$3.00-\$5.00 per sq. ft.
Install acoustic tile ceiling \$1.50-\$2.00 per sq. ft.
Sand and refinish hardwood floors \$1.50-\$3.00 per sq. ft.
Install 3/8" thick hardwood strip flooring \$6.00-\$8.00 per sq. ft.
Install 3/4" thick hardwood strip flooring \$10.00-\$12.00 per sq. ft.
Install hardwood parquet flooring \$5.00-\$7.00 per sq. ft.
Install ceramic floor tiles \$10.00 and up per sq. ft.
Install vinyl floor tiles \$3.00 and up per sq. ft.
Install vinyl roll flooring \$7.00 and up per sq. yd.
Install synthetic wall-to-wall carpet \$20.00 and up per sq. yd.
Install wool wall-to-wall carpet \$50.00 and up per sq. yd.
Install carpet underpad \$5.00 per sq. yd.
Professional carpet cleaning \$30.00 per room
Install replacement (sliding) windows \$35.00-\$45.00 per sq. ft.
Install replacement (casement) windows \$50.00 and up per sq. ft.
Install replacement (awning) windows \$50.00 and up per sq. ft.
Install replacement (double-hung) windows \$40.00-\$45.00 per sq. ft.
Install replacement (fixed)windows \$30.00-\$40.00 per sq. ft.
Install replacement (bay) windows \$40.00-\$65.00 per sq. ft.
Install storm window \$100.00-\$300.00 each
Convert coal-burning fireplace to wood-burning unit
(not including chimney relining or replacement)
\$2000.00 and up
Install masonry fireplace (if flue already roughed-in) \$2000.00 and up

Install masonry fireplace with single-flue chimney \$6000.00 and up
Install zero-clearance fireplace (including chimney) \$3000.00 and up
Install gas fireplace \$2500.00 and up
Install glass doors on fireplace \$300.00 and up
Chimney cleaning \$100.00-\$175.00 each
Install fireplace damper \$200.00 and up
Install interior hollow core door \$150.00-\$200.00
Install interior custom wood door (including casing and hardware) \$450.00 and up
Install interior French doors \$700.00 and up
Install louver doors on closet \$150.00-\$250.00
Install sliding mirror doors on closet \$350.00 and up
Install exterior solid wood door \$700.00 and up
Install exterior insulated metal door \$500.00 and up
Install closer on garage man door \$150.00-\$250.00
Install metal storm door \$350.00 and up
Replace hardware on metal storm door \$100.00-\$150.00
Install sliding glass door (brick wall) \$2500.00-\$3500.00
Install sliding glass door (wood frame wall) \$2000.00-\$2500.00
Replace sliding glass door \$1000.00-\$1700.00
Install basic skylight \$1000.00 and up
Install roof window or ventilating skylight \$1500.00 and up
Remodel kitchen completely \$10,000.00 and up
Install kitchen cabinets \$200.00 and up per lin. ft.
Install kitchen counter \$20.00 and up per lin. ft.
Install ceiling fan \$200.00 and up
Install conventional alarm system \$1000.00 and up
Install central vacuum system \$800.00-\$2000.00
Install central vacuum canister only \$500.00-\$1000.00
Paint interior (walls, ceilings, door, trim) of entire house \$1500.00 and up
Hang wallpaper \$2.00 and up per sq. ft.
Urethane injection of leaking basement cracks \$350.00-\$500.00 each
Damp-proof foundation walls and install perimeter drains \$70.00-\$120.00 per lin. ft.

Eyespy Home Inspections

