



Construction and Remodeling Estimates

We recommend getting three estimates for any repair or remodeling projects you need. Also, we recommend checking with the Better Business Bureau and/or your local Chamber of Commerce.

Life Cycles / Replacement / Repair Costs:

Some house components and appliances have predictable life expectancies which when coupled with approximate replacement costs establish a budget.

The following is a listing of those house components, their average life expectancies and replacement costs. The ESTIMATED age of existing components and appliances peculiar to this particular building are noted and those which are statistically likely to require replacement within 5 years are cost extended. Experience indicates that it is literally impossible to accurately predict the total demise of components. Impaired performance might be cause for rejection for some owners but not for others. Likewise, a certain frequency of repair will be tolerable for some but not for others. Most components will experience some repair prior to total demise. For your convenience, average replacement, repair and remodeling costs are included beneath each major appliance or function category.

An "*" denotes primarily a "Do-It-Yourself" item. Items "***" denote primarily a "Contractor installed item".

Major Remodeling Work:

	Minimum Contractor Installed Cost Avg. cost (in U.S. \$)
Addition 1 story**	71.50 per sq. ft and up
Addition 2 story**	60.50 per sq. ft and up
Sunroom addition**	198.00 per sq. ft and up
Second floor "pop up"***	93.50 per sq. ft and up
Finish basement with bath**	27.50 per sq. ft and up
Attached single garage**	11,000.00 and up
Attached double garage**	8,800.00 and up
Detached single garage**	8,800.00 and up
Detached double garage**	13,300.00 and up

Structural:

Buildings are considered permanent if reasonably constructed on appropriate soil. Generally, their inner components require complete renovation of a 40-year cycle. The structure itself normally experiences various repairs for damages. The following is a generalized list:

Item	Avg. life	Est. age	Avg. cost (in U.S. \$)
Replace foundation walls with treated wood or concrete for a full basement an avg. 4 ft. below grade			154.00 per lin. ft
Tremor resistant foundation retrofit**			2,900.00 and up
Tremor resistant shear walls			15.00 per sq. ft and up
Tremor resistant shear walls with demolition and finish work**			44.00 per sq. ft and up
Underpin foundation corner**			1,650.00 and up
Screw support foundation**			1,710.00 per screw support
Pin horizontal foundation crack			60.00 per lin. ft and up
Rebuild brick wall			8.00 per sq. ft and up
Epoxy repair foundation crack			242.00 plus 27.00 per lin. ft
Mortar repair foundation crack			50.00 per lin. ft and up
Seal block foundation crack (hydraulic cement, bitumen, poly, etc.)			50.00 per lin. ft and up
Pier support rotating stoop**			1,210.00 and up
Replace beam beneath joists (Microlam)* (Flitch plate)			600.00 + 20.00 per lin. ft and up 24.00 per lin. ft and up 32.00 per lin. ft and up
Ledger / shim multiple joists**			363.00 and up
Scab repair damaged joists**			9.00 per lin. ft and up
Stabilize tilting chimney**			1,800.00 and up
Tie back chimney**			363.00 and up
Install pressure treated column bases**			110.00 each and up
Brace sagging garage door beams**			800.00 each and up
Replace rotted wood deck**			18.00 per sq. ft and up
Replace wooden porch and steps			30.00 per sq. ft and up

Electrical:

Electrical systems don't really wear out, but very old systems become dangerous due to wire jacket insulation becoming brittle, poor distribution, lack of grounding, etc. Old systems lacking sufficient capacity to power add-on equipment are "heaved up," and those that lack distribution for increased convenience usually have circuits added. A heavy-up usually consists of increasing the size of the cable and the distribution panel while increasing distribution is accomplished by adding individual circuits.

Item	Avg. life	Est. age	Avg. cost (in U.S. \$)
Replace obsolete "knob and tube" system**			4,235.00 and up
30 amp fuse service (Heavy up and add circuits)			1,210.00 and up
60 amp fuse service	40 yrs.		1,210.00 and up
Heavy up to 100 or 125 amps**			1,650.00 and up
Heavy up to 150 amps**			1,980.00 and up
Heavy up to 200 amps**			2,420.00 and up
Add new metal mast			484.00 and up
Move electrical service for clearance			484.00 and up
CopAlum crimp connections**			22.00 per opening and up
Add small appliance circuit**			242.00 and up
Install GFCI circuit**			132.00 and up
Install dryer circuit**			110.00 and up
Install ceiling fan circuit**			55.00 and up
Install attic fan circuit**			55.00 and up
Install bath fan circuit**			55.00 and up
Hardwired smoke alarm			220.00 and up
Run ground wire for antenna**			95.00 and up

Electrical Service/Repairs and Minor Replacements:

Item	Avg. life	Est. age	Avg. cost (in U.S. \$)
Install surge protector**			105.00 and up
Install GFI breaker			132.00 and up
Replace local GFCI device			80.00 and up
Replace circuit breaker			60.00 and up
Replace lighting fixture			50.00 and up
Replace broken switch			50.00 and up
Replace broken duplex receptacle			50.00 and up
Upgrade 2 hole receptacles			60.00 and up
Correct reversed polarity			15.00 per opening and up
Add wire clamp to disposer			50.00 and up
Caulk entrance cable, meter base, and clean box**			180.00 and up
Install rheostat/dimmer			95.00 and up

Mechanical Remodel/Upgrade/Major Repair/Replacement:**Heating Appliances:**

Item	Avg. life	Est. age	Avg. cost (in U.S. \$)
Furnaces	20-30 yr.		1,650.00-2,180.00 and up
High efficiency types	20-30 yr.		1,870.00 and up
Condensing type	Unknown		2,650.00-4,400.00 and up
Boiler (iron)	30-50 yr.		1,650.00-3,650.00 and up
Boiler (steel)	30-50 yr.		1,650.00-3,150.00 and up
Boiler (condensing)	Unknown		4,250.00-5,500.00 and up
Heat pump (Central System)			2,580.00 and up
Heat pump (Compressor)	10-15 yr.		1,600.00-2,250.00 and up
Through the wall heat pump			1,550.00-2,180.00 and up
Wall/floor space heater (Gas)			650.00-880.00 and up
Add gas furnace (and piping) to garage			1,210.00 and up
Radiant ceiling panels			10.00-17.00 per sq. ft and up
Electric baseboard	15 yr.		24.00-52.00 per lin. ft and up
Electric wall fan unit			120.00 and up
Install fireplace insert wood stove** (With chimney lining)			880.00 and up 1,650.00 and up
Install freestanding wood stove** (Including flue and fire protection)	20 yr.		1650.00 and up 2,250.00 and up
Electronic air handler	10-15 yr.		650.00-1,050.00 and up
Steam humidifier	1-15 yr.		550.00-750.00 and up
Evaporative humidifier	2-15 yr.		425.00-575.00 and up
Atomizing humidifier	2-10 yr.		110.00-160.00 and up
Replace oil tank**	40 yr.		1,100.00 and up
Remove oil tank**			450.00 and up
Excavate and dispose of oil tank (if leaking)			2,200.00 and up 44,000.00 and up
Remove asbestos covered appliance properly			3,300.00 and up

Heating Replacement/Repair/Service Items:

Item	Avg. life	Est. age	Avg. cost (in U.S. \$)
Maintenance contract heat/AC*			110.00 and up
Service call furnace/boiler/AC unit**			110.00 and up
Power clean duct system**			330.00 and up
Heat exchanger	5-30 yr.		880.00 and up
Air handler/motor	5-15 yr.		325.00 and up
Retrofit air handler to gravity system**			650.00 and up
Gas valves	10-20 yr.		120.00 and up
Fan relay	10-20 yr.		110.00 and up
Humidistat	5-10 yr.		65.00-95.00 and up
Replace metal flue attic/roof**			550.00 and up
Thermocouple	10-20 yr.		65.00 and up
Extend duct under vanity			110.00 and up

Hot Water:

Item	Avg. life	Est. age	Avg. cost (in U.S. \$)
Condensate pump	5-10 yr.		110.00 and up
Circulator**	10-20 yr.		325.00 and up
Expansion tank**	30 yr.		200.00 and up
Zone valves	10-20 yr.		120.00 and up
Feed and relief valves	20 yr.		175.00 and up
Temp/Press gauge	30 yr.		95.00 and up
Radiator valve**	20 yr.		85.00 and up
Thermostatic radiator valve**	20 yr.		120.00 and up
Add radiator and fittings			1,100.00 and up
Cast iron radiator	40 yr.		650.00 and up
Convactor	40 yr.		195.00 and up
Radiator cover			120.00 and up
Iron baseboard	40 yr.		35.00 per lin. ft and up
Copper baseboard	40 yr.		33.00 per lin. ft and up
Fan coil	30 yr.		950.00 and up
Air scoop			165.00 and up
Air bleed valve (automatic)	3-10 yr.		95.00 and up
Replace steam boiler controls**	20 yr.		650.00 and up

Oil:

Item	Avg. life	Est. age	Avg. cost (in U.S. \$)
Flame retention oil burner**	20 yr.		550.00 and up
Stack relay**	10-30 yr.		195.00 and up
Barometric damper**	30 yr.		110.00 and up
Combustion chamber lining	30 yr.		195.00 and up
Thermostat	20 yr.		95.00 and up
Set back thermostat	20 yr.		11.00 and up
Computerized thermostat	10 yr.		195.00 and up

Air Conditioning/Ventilation:**Remodel/Upgrade/Major Repair/Replacement:**

Item	Avg. life	Est. age	Avg. cost (in U.S. \$)
Electric compressor 2 ton unit 3 ton unit 4 ton unit	10-15 yr.		1,100.00 and up 1,210.00 and up 1,750.00 and up
Scroll compressor			Add 550.00
Gas chiller 4 ton unit 5 ton unit	10-15 yr.		4,410.00 and up 4,400.00 and up 4,600.00 and up
Evaporative cooler			1,650.00 and up
Window air conditioner 5000 BTU 9000 BTU 12000 BTU	10-20 yr.		330.00 and up 440.00 and up 770.00 and up
Through wall AC unit 6000 BTU 9000 BTU 12000 BTU 18000 BTU	10-20 yr.		440.00 and up 550.00 and up 770.00 and up 990.00 and up
Ductless AC unit	10 yr.		1,950.00 and up
Add AC to existing ducted system**	10-15 yr.		2,400.00 and up
Add AC and ducting into attic**	10-15 yr.		3,700.00 and up
Install two ducted system**	10-15 yr.		7,250.00 and up
Add on heat pump**	10-15 yr.		3,100.00 and up
Heat Recovery Ventilation (HRV) unit	10 yr.		650.00 and up
Whole house HRV system	10 yr.		1,550.00 and up
Add gable end vents (2)	Permanent		600.00 and up
Add Soffit vents	Permanent		35.00-65.00 per lin. ft and up
Add ridge vent/s	20 yr.		11.00 per lin. ft and up
Install 2-turbine vents	20 yr.		275.00 and up
Install attic exhaust fan (roof)	10-20 yr.		275.00-660.00 and up
Install attic exhaust fan (gable)	10-20 yr.		220.00-385.00 and up
Install whole house fan	Permanent		990.00 and up
Install ceiling paddle fan	5-30 yr.		275.00 and up
Install kitchen exhaust fan	20-30 yr.		275.00-385.00 and up
Install bath exhaust fan	10-15 yr.		770.00 and up

Plumbing Remodel/Replacement/Repairs:

Item	Avg. life	Est. age	Avg. cost (in U.S. \$)
Add fire sprinkler system to house**	40 yr.		3.50 per sq. ft and up
Add 3 piece bath, 2 nd floor**	20 yr.		8,800.00 and up
Add 2 piece powder room, 1 st floor**	20 yr.		4,850.00 and up
Install steam shower and glass doors**	20 yr.		2,700.00 and up
Replace fixtures and tiles in 3 piece bath**	20 yr.		3,550.00 and up
Remove and reinstall mud set tile over cement board			1,400.00 and up
Install fiberglass tub and surround**			1,600.00 and up
Install fiberglass/vinyl shower**			1,400.00 and up

Major Remodeling:

Item	Avg. life	Est. age	Avg. cost (in U.S. \$)
Replace tile on WR board			1,210.00 and up
Rough in 3 piece basement bath**			1,750.00 and up
Rough in 2 piece basement bath**			1,100.00 and up
Frame, finish, and set fixtures (3 piece)			6,500.00 and up
Frame, finish, and set fixtures (2 piece)			3,200.00 and up

Tubs, Showers, Fixtures, and Hardware:

Item	Avg. life	Est. age	Avg. cost (in U.S. \$)
Reglaze bathtub**	7-10 yr.		385.00 and up
Vinyl line bathtub**	10 yr.		55.00 and up
Replace tub compression seals**			105.00 and up
Replace shower pan and tile**	20 yr.		1,100.00 and up
Overlay shower pan and retile**	10 yr.		495.00 and up
Install steam shower and doors**	20 yr.		2,400.00 and up
Install safety glass shower doors			330.00 and up
Install tile over existing tile**			725.00 and up
Repair loose tile (3 bottom courses)			490.00 and up
RegROUT shower tile area			110.00 and up
Tub and tile caulking (silicone type)			105.00 and up
Install flow restrictor showerhead	5 yr.		55.00 and up
Replace lavatory with top and vanity**			550.00 and up
Rebuild fixture hardware			55.00 and up
Replace fixture hardware			105.00 and up
Install new medicine cabinet			275.00 and up
Reglaze bath fixtures**			990.00 and up
Reglaze bath tile**			625.00 and up
Replace iron tub**	40 yr.		6,500.00 and up
Install whirlpool tub**	20 yr.		4,950.00 and up
Replace steel tub**	30 yr.		1,100.00 and up
Convert tub to shower**			1,300.00 and up
Replace 2 piece WC	20 yr.		330.00 and up
Replace 1 piece WC	20 yr.		770.00 and up
Replace WC floor flange**			105.00 and up
Replace WC wax seal			55.00 and up
Rebuild WC tank			75.00 and up
Install water saver in WC tank			44.00 and up
Install bidet	20 yr.		1,100.00 and up

Water Heaters and Laundry Areas:

Item	Avg. life	Est. age	Avg. cost (in U.S. \$)
Water heaters (gas, electric)	8-12 yr.		650.00 and up
Water heaters (oil)	10-15 yr.		850.00 and up
Water heaters (solar)	10 yr.		1,100.00 and up
Water heaters, instantaneous	10 yr.		990.00 and up
Replace T/P valve			105.00 and up
Washing machine	8-14 yr.		385.00 and up
Drip tray beneath washer/water heater			330.00 and up
Dryer	10-20 yr.		385.00 and up
Vent dryer through wall			145.00 and up
Replace laundry sink			330.00 and up

Kitchen Area:

Item	Avg. life	Est. age	Avg. cost (in U.S. \$)
Disposer	5-12 yr.		165.00 and up
Drop drain for disposer**			120.00 and up
Install instant hot (fittings only)			55.00 and up
Hook up dishwasher			105.00 and up
Clear dishwasher discharge hose			44.00 and up
Install countertop and sink			55.00 per lin. f. and up
Install stainless sink			165.00-275.00 and up
Install porcelain sink			275.00-550.00 and up
Replace sink hardware			120.00 and up
Rebuild single lever faucet			44.00 and up

Supply Piping:

Item	Avg. life	Est. age	Avg. cost (in U.S. \$)
Galvanized steel pipes (Convert to copper)** (inside walls and ceilings)**	40-80 yr. 50 yr. 50 yr.		11.00 per lin. ft and up 35.00 per lin. ft and up
Plastic water mains**	5-10 yr.		11.00 per lin. ft and up
Replace street supply line**	40 yr.		35.00 per lin. ft and up
Extend gas line inside house**	50 yr.		35.00 per lin. ft and up
Install frost proof hose bib			105.00 and up
Install "freeze" valve			55.00 and up

Sewer/Septic System:

Item	Avg. life	Est. age	Avg. cost (in U.S. \$)
"Orangeburg" sewer piping	20-30 yr.		25.00-38.00 per lin. ft and up
Run gas line to outside BBQ			195.00 and up
Replace house sewer line**	40 yr.		25.00-38.00 per lin. ft and up
Rod DWV system**			380.00 and up
Snake a drain			65.00-95.00 and up
Replace a trap			65.00-75.00 and up
Replace septic tank**	10 yr.		3,300.00 and up
Rebuild septic field**			3,300.00 and up
Septic system ejector pump/s**	6 yr.		1,100.00 and up
Extractor pump	10 yr.		395.00 and up

Wells:

Item	Avg. life	Est. age	Avg. cost (in U.S. \$)
Submersible well pump**	10 yr.		950.00 and up
Jet pump	10 yr.		550.00 and up
Pull pipe and replace foot valve**			350.00 and up
Suction well pump	10 yr.		450.00 and up
Pressure/storage tank	20 yr.		450.00 and up
Water treatment system	?		880.00 and up
Radon gas removal system	?		1,300.00 and up

Basement/Repair/Retrofit:

Item	Avg. life	Est. age	Avg. cost (in U.S. \$)
Replace sump pump in pit	5 yr.		220.00 and up
Install sump pump and pit**	5 yr.		950.00 and up
Install sump pump and perimeter drains**	5 yr.		385.00 + 33.00 per lin. ft
Install sump pump and cove systems**	5 yr.		950.00 + 28.00 per lin. ft
Retrofit sub slab suction system**	5 yr.		2,750.00 and up
Install concrete flooring			11.00 per sq. ft and up
Remove and replace concrete flooring			13.00 per sq. ft and up
Scrape and resurface concrete walls			6.00 per sq. ft and up
Cut hole and install window in foundation			660.00 and up

Kitchen Remodeling/Appliances:

Item	Avg. life	Est. age	Avg. cost (in U.S. \$)
Install new kitchen addition**			18,200.00 and up
Remodel entire kitchen**			9,900.00 and up
Replace wall and base cabinets			275.00 per lin. ft and up
Refinish wall and base cabinets			85.00 per lin. ft and up
Reface wall and base cabinets			120.00 per lin. ft and up
Install countertop w/ sink			40.00 per lin. ft and up
Install new ceramic tile countertop**			85.00 per lin. ft and up
Install sheet vinyl floor w/ underlayment**			6.00 per sq. ft and up
Install sheet vinyl floor over old floor			4.50 per sq. ft and up
Install ceramic tile flooring**			9.00 per sq. ft and up
Install hardwood-flooring			9.00 per sq. ft and up
Add countertop electric circuit			240.00 and up
Add external discharge exhaust fan			320.00 and up

Appliances:

Item	Avg. life	Est. age	Avg. cost (in U.S. \$)
Wall oven (single)	15-20 yr.		750.00 and up
Wall oven (double)	15-20 yr.		880.00 and up
Single oven and top	15-20 yr.		550.00 and up
Double oven and top	15-20 yr.		770.00 and up
Cooktop	15-20 yr.		500.00 and up
Refrigerator	15-20 yr.		650.00 and up
Dishwasher	5-12 yr.		440.00 and up
Disposer	5-12 yr.		150.00 and up
Trash compactor	5-12 yr.		500.00 and up
Instant hot	5-10 yr.		225.00 and up
Built-in microwave	5-10 yr.		550.00 and up

Kitchen Remodel/Replace/Repairs:

Item	Avg. life	Est. age	Avg. cost (in U.S. \$)
Stainless steel sink bowl			550.00 and up
Cast iron/porcelain sink bowl			375.00 and up
Rebuild single lever faucet			55.00 and up
Replace single lever faucet			120.00 and up
Replace oven control valves**			88.00 and up
Replace oven door hinge springs			65.00 and up
Replace Cooktop flame tubes			22.00 and up
Replace oven elements			105.00 and up
Replace Cooktop elements			44.00 and up
Replace oven thermostat			88.00 and up
Replace oven clock/timer			88.00 and up
Install new oven door gasket			60.00 and up
Install new freezer gasket			60.00 and up
Install new refrigerator door gasket			95.00 and up
Install ice maker			165.00 and up
Repair ice maker**			88.00 and up
Reverse refrigerator doors			55.00 and up
Clear dishwasher discharge hose			55.00 and up
Add vacuum breaker to dishwasher			88.00 and up
Repair dishwasher door springs			85.00 and up
Replace dishwasher door gasket			85.00 and up
Replace dishwasher pump/motor			30.00 and up

Interior/Remodel/Replacement/Repairs:**Remodel:****Windows:**

Item	Avg. life	Est. age	Avg. cost (in U.S. \$)
Replace windows with double pane**			310.00 and up
Replace sliding glass exterior door**			1,650.00 and up
Frame and install multi-pane sliding door**			3,250.00 and up
Frame and install multi-pane French door**			3,300.00 and up
Install bay window (4' x 4')**			2,750.00 and up
Install bay window (6, 7, 8' wide)**			3,850.00 and up
Replace rotted window framing**			120.00 and up
Replacement double pane glass**			28.00 per sq. ft and up
Add for "Low E" glass			2.80 per sq. ft

Fireplaces:

Item	Avg. life	Est. age	Avg. cost (in U.S. \$)
Build masonry fireplace (1 story)**	40 yr.		5,500.00 and up
Build masonry fireplace (2 story)**			7,200.00 and up
Rebuild masonry firebox**			330.00 and up
Terra cotta line masonry fireplace chimney** *			66.00 per lin. ft and up
Cement line masonry fireplace chimney**			55.00 per lin. ft and up
Stainless steel line fireplace chimney**	10 yr.		44.00 per lin. ft and up
Install damper into fireplace throat**			565.00 and up
Install chimney top damper			195.00 and up
Install prefab fireplace (1 story)			2,500.00 and up
Install prefab fireplace (2 story)	20 yr.		3,250.00 and up
Install no vent gas fireplace**			2,750.00 and up
Install gas log into fireplace**			610.00 and up
Install glass doors onto fireplace			385.00 and up
Add combustion air to fireplace			195.00 and up
Replace metal work top of fireplace chase			120.00 and up

Repairs:

Walls and Ceilings:

Item	Avg. life	Est. age	Avg. cost (in U.S. \$)
Skin coat plaster repairs (3 coats)**			55.00 per sq. yd and up
Gypsum drywall (finished)**			2.55 per sq. ft and up
Prepare and paint walls and ceilings (Prime)			
Spray			0.30 per sq. ft and up
Roller			0.44 per sq. ft and up
Brush			0.77 per sq. ft and up
Prepare and paint walls and ceilings (2 nd coat)			
Spray			0.25 per sq. ft and up
Roller			0.34 per sq. ft and up
Brush			0.67 per sq. ft and up
Paint ceilings on room basis (whole house)			100.00 per room and up
Paint walls on room basis (whole house)			135.00 and up
Paint stairways			220.00 and up
Install new drywall ceiling (per room)**			2.14 per sq. ft and up
Install dropped acoustic ceiling			3.90 per sq. ft and up
Install ceiling tiles to ceiling			1.50 per sq. ft and up
Install ceiling tiles to furring strips			2.15 per sq. ft and up
Remove old wallpaper			0.42 per sq. ft and up
Hang wallpaper			0.72 per sq. ft and up
Sand and refinish wood flooring**			0.95 per sq. ft and up
Repair damaged parquet flooring			16.50 per sq. ft and up
Install parquet flooring			11.00 per sq. ft and up
Install T and G wood flooring			13.00 per sq. ft and up
Install carpet and padding			3.75 per sq. ft and up
Install VAT flooring			2.45 per sq. ft and up
Install sheet vinyl flooring			14.50 per sq. ft and up
Remove VAT or sheet vinyl flooring**			190.00 and up
Install ceramic tile flooring**			11.00 per sq. ft and up
Weather-strip window/door			60.00 and up
Repair sash cords			55.00 each and up
Install window channels			72.60 each and up
Install window hardware			36.00 each and up
Replace glazing (lost seals)			14.00-27.50 per sq. ft and up
Replace screening			0.65 per sq. ft and up

Doors:

Items	Avg. life	Est. age	Avg. cost (in U.S. \$)
Replace interior solid core door			121.00 and up
Replace interior hollow-core door			60.50 and up
Replace closet door Bifold 2 foot Bifold 4 foot Sliding mirrored 4 foot			121.00 and up 181.00 and up 360.00 and up
Rekey existing door locks**			33.00 and up
New double cylinder dead bolt			60.00 each and up
Install door security viewer			36.00 and up
Rescreen door			48.00 and up
Add lock for sliding door			60.00 and up
Charlie bar for sliding door			36.00 and up
Install garage door opener hi/low clearance			315.00 and up
Replace heating registers			31.00 and up
Install hard wire smoke detector**			88.00 and up
Install battery smoke detector			42.00 and up
Remove Urea Formaldehyde Foam Insulation (UFFI)			0.77 per sq. ft and up

Exterior/Remodel/Replacement/Repairs:**Roofing:**

Item	Avg. life	Est. age	Avg. cost (in U.S. \$)
Asphalt shingles	12-20 yr.		1.80 per sq. ft and up
Asphalt shingle roof over**	12-20 yr.		1.65 per sq. ft and up
Tear off and replace asphalt shingle**			1.75 per sq. ft and up
Rolled mineral**	7-10 yr.		0.95 per sq. ft and up
Composition/Built Up Roofing (BUR)**	10-25 yr.		5.60 per sq. ft and up
Strip gravel and resurface BUR**	5-10 yr.		3.15 per sq. ft and up
Patch repair BUR			360.00 each and up
Single ply rubberoid**	Unknown		4.15 per sq. ft and up
Wooden shingles**	10-20 yr.		4.15 per sq. ft and up
Wooden shakes**	20 yr.		5.20 per sq. ft and up
Class C treated wood shakes or shingles add 25%			
Class B treated wood shakes or shingles add 35%			
Replace 12 wooden shakes/shingles			93.00 and up
Cement tile roofing**	20-40 yr.		4.80 per sq. ft and up
Asbestos cement shingles** (Substitute materials usual replacement)	40-60 yr.		3.15 per sq. ft
Slate**	40-80 yr.		22.00 per sq. ft and up
Replace 12 slates/tiles**			121.00 per sq. ft and up
Terra cotta** (Substitute materials usual replacement)	60 yr.		9.90 per sq. ft and up
Metal**	60 yr.		4.80 per sq. ft and up
Wire brush and paint metal roofing	5 yr.		1.65 per sq. ft and up
Canvas repair metal roofing**			240.00 each and up
Install skylight**			1980.00 each and up
Extend eave edge for Soffit vents			36.00 per lin. ft and up
Replace chimney flashing**			240.00 and up
Replace vent collar			31.00 and up
Redo step and counter flashing**			610 per lin. ft and up
Redo valley flashing**			3.15 per lin. ft and up
Install "rainshield" valley protection			1.20 per lin. ft and up
Install "rainshield" eave edge protection 36			1.20 per lin. ft and up
Redo party wall flashing			7.20 per lin. ft and up
Redo skylight flashing**			240.00 each and up

Gutters:

Item	Avg. life	Est. age	Avg. cost (in U.S. \$)
Aluminum guttering	15-25 yr.		3.15 per lin. ft and up
Galvanized guttering**	20-30 yr.		4.20 per lin. ft and up
Copper guttering	40 yr.		21.00 per lin. ft and up
Vinyl guttering**	20 yr.		3.60 per lin. ft and up
Align and secure guttering			6.10 per lin. ft
Gutter seams caulk/solder			3.15 per lin. ft
Gutter screening/helmet			1.20 per lin. ft

Chimney:

Item	Avg. life	Est. age	Avg. cost (in U.S. \$)
Rebuild top 24" of brick chimney**			610.00 and up
Redo chimney cap with concrete			195.00 and up
Install chimney top damper			195.00 and up
Install rain cap and screen			85.00 and up

Masonry:

Item	Avg. life	Est. age	Avg. cost (in U.S. \$)
Point up soft mortar**			3.15 per sq. ft and up
Point up hard mortar**			6.10 per sq. ft and up
Parge over masonry			1.65 per sq. ft and up
Stucco over masonry**			2.40 per sq. ft and up
Repair brick veneer			4.80 per sq. ft and up
Redo brick veneer**			13.20 per sq. ft and up
Repair brick veneer archway			121.00 + 22.00 per sq. ft and up
Install brick veneer on footings**			8.35 per sq. ft and up
New stucco over expanded metal**			13.00 per sq. yd and up
Repair existing stucco**			240.00 + 6.60 per sq. yd and up

Siding:

Item	Avg. life	Est. age	Avg. cost (in U.S. \$)
Install wood siding**	20 yr.		3.60 per sq. ft and up
Install alum/steel/vinyl siding**	20 yr.		3.25 per sq. ft and up
Remove A/C siding and install foam boards*			61.00 per sq. ft and up
Case windows w/ aluminum**			32.00 each and up
Install aluminum Soffits/rakes**			2.40 per lin. ft and up
Scrape and paint wood siding			1.15 per sq. ft and up
Paint exterior 1 coat	5 yr.		2,400.00 and up
Paint exterior 2 coats	8 yr.		3,520.00 and up
Stain over existing stain	4-5 yr.		0.61 per sq. ft and up
Pressure wash exterior siding			360.00 and up
Sand and paint exterior door			105.00 and up
Install exterior door**			360.00 and up
Install exterior steel door, frame, hardware**			610.00 and up
Replace 8' garage door**			610.00 and up
Caulk trim			0.32 per lin. ft and up

Decks:

Item	Avg. life	Est. age	Avg. cost (in U.S. \$)
Build pressure treated deck			23.00 per sq. ft and up
Build redwood/cedar deck			28.00 per sq. ft and up
Chemically clean deck and preserve			360.00 and up
Strip paint from deck/porch, stain			480.00 and up
Clean and paint metal railing			11.00 per lin. ft and up
Replace metal railing			24.00 per lin. ft and up
Replace "duck board" deck over BUR			8.80 per sq. ft and up
Install vinyl/canvas deck covering**	10 yr.		5.50 per sq. ft and up
Install "Ion deck" deck covering			12.00 per sq. ft and up

Yard Work:

Item	Avg. life	Est. age	Avg. cost (in U.S. \$)
Repair wood fence posts/slats			36.00 each and up
Install wood fencing			8.50 per lin. ft and up
Install metal cyclone fencing			6.10 per lin. ft and up
Install wooden retaining wall	10 yr.		9.60 per sq. ft and up
Repair masonry/concrete retain/wall**	15 yr.		15.50 per sq. ft and up
Install concrete retaining wall	20 yr.		15.50 per sq. ft and up
Add window well against foundation*			121.00 each and up
Add grading soil against foundation*			12.00 per lin. ft and up
Extend downspout w/ underground piping*			3.60 per lin. ft and up
Fill voids under slabs*			240.00 each and up
Break up and repour concrete slabs	20 yr.		7.20 per sq. ft and up
Replace precast concrete step/s			610.00 and up
Replace step support bracket/s			61.00 each and up
Overlay asphalt driveway	10 yr.		1.65 per sq. ft and up
Install new asphalt driveway on gravel	20 yr.		2.40 per sq. ft and up
Remove driveway and install gravel and asphalt	20 yr.		2.95 per sq. ft and up
Tear out and replace flat concrete	20 yr.		360.00 + 8.80 per sq. ft and up

ROCHESTER 585-944-5776	BUFFALO 716-565-0076	SYRACUSE 315-474-5776	 <p>Home Inspections By The Fulmer Group</p> <p>NYS License #16000051568</p> <p>Mark NYS License #16000055239</p> <p>Tyler</p>
<p>www.FulmerHomeInspections.com</p> <p>Mark@FulmerHomeInspections.com</p> <p>Jennifer@FulmerHomeInspections.com</p>			
			