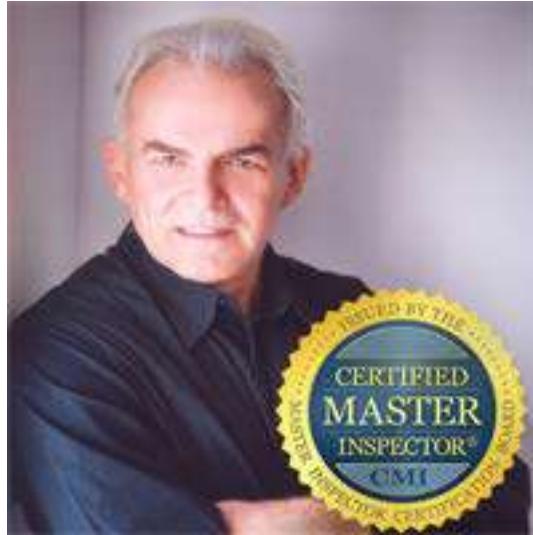


HOME REPAIR AND RENOVATION

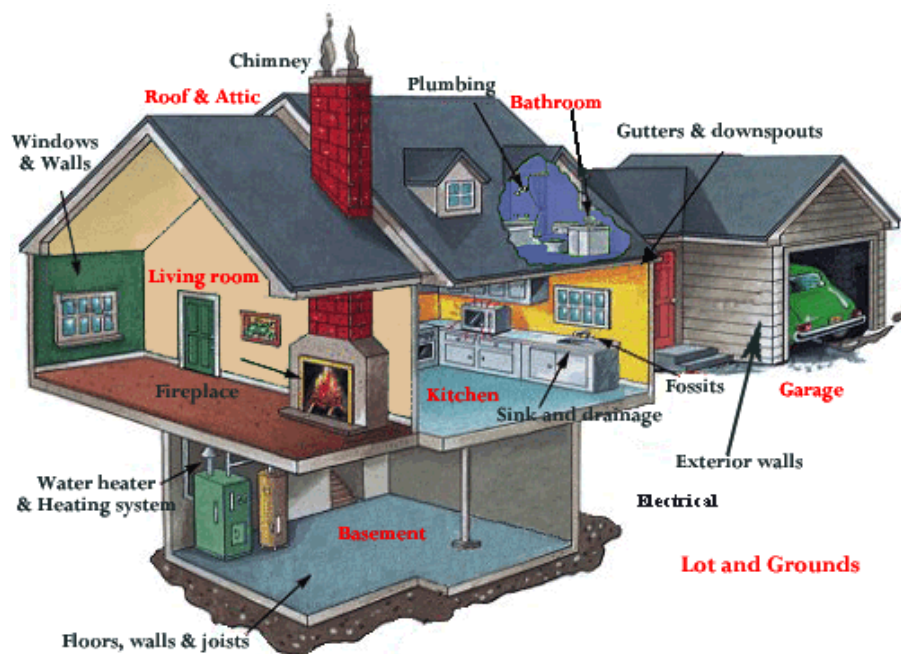
ESTIMATE GUIDE

COMPLIMENTS OF



THE BARRIE HOME INSPECTOR - 705-795-8255

FREE THERMAL IMAGING WITH EVERY HOME INSPECTION



100% MONEY BACK GUARANTEE

STRUCTURE/EXTERIOR

Structure

> addition (foundation to roof)	\$95 – \$130/sq.ft.
> basement entrance	\$5250 – \$10500
> basement main beam	\$2100
> basement support post / foundation	\$500 – \$1000
> excavation / waterproofing	\$125 – \$175/sq.ft.
> foundation cracks (excavation method)	\$525 – \$1100
> foundation cracks (injection method) (per crack)	\$500
> masonry wall (single story)	\$525 – \$800/lin.ft.
> lower basement	\$200 – \$425
> remove bearing wall	\$2100 – \$3200
> remove partition wall	\$850 – \$1700
> re-support floor joist (sistering)	\$325 – \$525
> roof sheathing (replace)	\$6 – \$8/sq.ft.
> underpinning	\$325 – \$525/lin.ft.
> termite prevention (chemical soil treatment)	\$2100

Wall System

> aluminum siding	\$5 – \$6/sq.ft.
> brick veneer	\$10 – \$25/sq.ft.
> brick cleaning (unpainted)	\$3/sq.ft.
> brick cleaning (painted)	\$6/sq.ft.
> brick repainting	\$6 – \$8/sq.ft.
> cedar siding	\$10 – \$15/sq.ft.
> stucco	\$10 – \$15/sq.ft.
> vinyl siding	\$5 – \$6/sq.ft.

Exterior Door

> aluminum storm door	\$375
> metal insulated door	\$675 – \$800
> patio door - replace	\$775 – \$1600
> patio door - brick wall (6ft.)	\$2600 – \$3600
> patio door - wood wall (6ft.)	\$2100 – \$3100

ROOF/EAVE/FLASHING/CHIMNEY

Sloped Roofs

> asphalt shingle (over existing)	\$2 – \$3/sq.ft.
> asphalt shingle (strip & re-shingle)	\$3 – \$5/sq.ft.
> asphalt shingle (high quality)	\$5 – \$7/sq.ft.
> cedar shake / shingle	\$7 – \$10/sq.ft.
> clay tile	\$15 – \$20/sq.ft.
> concrete tile	\$9 – \$13/sq.ft.
> wood shake / shingle	\$6 – \$8/sq.ft.
> slate tile	\$30 – \$55/sq.ft.

Flat Roofs

> roll roofing asphalt (90lb.)	\$2 – \$3/sq.ft.
> 4 ply (tar and gravel)	\$6 – \$11/sq.ft.
> single ply membrane	\$6 – \$11/sq.ft.

Gutters

> gutter cleaning	\$175
> gutter / downspout - aluminum	\$7 – \$9/lin.ft.
> gutter / downspout - galvanized	\$6 – \$7/lin.ft.
> downspout extension	\$16
> soffits / fascia (aluminum)	\$16/lin.ft.

Flashing

> chimney flashing (sloped asphalt)	\$250 – \$500
> chimney flashing (flat built-up)	\$350 – \$600
> metal cricket at chimney	\$250 – \$500
> parapet wall flashing	\$32/lin.ft.
> roof vent flashing	\$125
> reflash skylight	\$425 – \$625
> valley flashing	\$21 – \$32/lin.ft.
> wall flashing	\$6 – \$7/lin.ft.

Chimney

> chimney extension	\$150 – \$275/lin.ft.
> chimney repointing	\$8 – \$11/brick
> concrete cap (single flue)	\$100 – \$275
> concrete cap (double flue)	\$200 – \$425
> rain cap	\$125
> reline flue	\$45 – 55/lin.ft.

GARAGE/DRIVEWAY/WALKWAY

Garage

> detached carport	\$5250+
> detached wood frame - single	\$10500+
> detached wood frame - double	\$15750+
> detached block - single	\$21000+
> detached block - double	\$26250+
> removal of existing garage	\$1575+

Overhead Doors

> automatic garage door opener	\$475
> cladboard - single	\$625 – \$850
> cladboard - double	\$1050 – \$1275
> metal - single (one piece)	\$900
> metal - double (one piece)	\$1350
> wood - single (one piece)	\$1050
> wood - double (sectional)	\$1900

Driveway

> asphalt paving (existing base)	\$5 – \$7/sq.ft.
> asphalt paving (new base)	\$5 – \$8/sq.ft.
> asphalt (seal)	\$65 – \$80
> concrete (stamped)	\$7 – \$11/sq.ft.
> interlock brick / stone	\$11 – 13/sq.ft.

LANDSCAPING/DECK/PATIO/FENCE

Landscaping

> lay soil & sod	\$3 – \$6/sq.ft.
> sprinkler system	\$1200
> retaining wall - concrete	\$55/sq.ft.
> retaining wall - wood	\$45/sq.ft.

Deck

> pressure treated / cedar	\$15 – \$30/sq.ft.
> custom designed & built	\$55 – \$80/sq.ft.

Patio

> concrete	\$16 – \$25/sq.ft.
> flagstone / fieldstone	\$21/sq.ft.
> interlock brick / stone	\$11 – \$16/sq.ft.
> patio stone	\$6/sq.ft.

Porch

> flooring	\$8/sq.ft.
> railing	\$225
> skirting	\$21/lin.ft.
> steps - concrete	\$525
> steps - wood	\$325

Fence

> chain-link (h 4ft.)	\$10 – \$20/lin.ft.
> wood - cedar (h 5ft.)	\$15 – \$30/lin.ft.
> wood - pressure treated (h 5ft.)	\$10 – \$20/lin.ft.
> reset post in concrete	\$80

INTERIOR

Windows

> awning	\$55/sq.ft.
> awning / casement (replace)	\$50/sq.ft.
> bay / bow	\$50 – \$70/sq.ft.
> casement	\$63/sq.ft.
> double hung	\$53/sq.ft.
> double hung (replace)	\$42/sq.ft.
> skylight	\$800+
> slider - aluminum	\$32/sq.ft.
> slider - aluminum (replace)	\$27/sq.ft.
> storm - aluminum	\$75 – \$200
> thermal glass (existing frame)	\$32/sq.ft.

Kitchen / Bathroom

> kitchen cabinet	\$50 – \$125/lin.ft.
> kitchen counter - laminate	\$45/lin.ft.
> kitchen counter - marble	\$80/lin.ft.
> kitchen renovation	\$7500+
> bathroom renovation	\$5250+

Floor

> carpet - clean	\$125/room
> carpet - outdoor	\$3/sq.ft.
> carpet and underpad	\$6 – \$11/sq.ft.
> ceramic tile	\$6 – \$11/sq.ft.
> hardwood	\$6 – \$11/sq.ft.
> hardwood - prefinished	\$11 – \$16/sq.ft.
> hardwood - refinish	\$3 – \$6/sq.ft.
> vinyl - sheet	\$4 – \$9/sq.ft.
> vinyl - tile	\$4 – \$9/sq.ft.

Doors

> bi-fold louver	\$850
> bi-fold panel	\$625
> custom with casing / hardware	\$525
> exterior - panel	\$1050
> interior - panel	\$525
> french	\$1050
> patio	\$2100
> storm - aluminum	\$200 – \$325

Stairs/Railings

> curved stair - oak (7 risers)	\$7350+
> spiral stair - oak	\$5250+
> standard stair - oak (7 risers)	\$1050+
> stair railing	\$42 – \$63/lin.ft.

Insulation

> rigid exterior (prior to finish)	\$1 – \$2/sq.ft.
> r20 - batt	\$1 – \$2/sq.ft.
> r20 - loose	\$1 – \$2/sq.ft.
> r32 - batt	\$2 – \$3/sq.ft.
> r32 - loose	\$2 – \$5/sq.ft.
> wall / roof cavity	\$2 – \$5/sq.ft.

Fireplaces

> damper	\$175
> brick replacement	\$400 – \$1050
> gas insert	\$2600 – \$4200
> glass door	\$525+
> hearth extension	\$420
> flue cleaning	\$200 – \$300
> metal box insert	\$1050 – \$2600
> masonry with flue rough-in	\$5250+
> wood stove	\$1575 – \$3500

Ceiling/Wall

> acoustic ceiling (suspended)	\$6/sq.ft.
> baseboard / door / window casing	\$4/lin.ft.
> drywall over plaster	\$3 – \$4/sq.ft.
> plaster (over existing plaster)	\$3 – \$4/sq.ft.
> stucco / stipple	\$3/sq.ft.
> walls (insulations / drywall)	\$4/sq.ft.
> walls painting (3 coats)	\$2/sq.ft.
> wallpaper	\$6 – \$11/sq.ft.

Security System

> alarm monitoring	\$35/month
> alarm system	\$2500
> intercom system (retrofit)	\$1500
> wired system	\$1500
> wireless motion detectors	\$525

Misc

> central vacuum (retrofit)	\$1050 – \$2100
> central vacuum (canister only)	\$1050 – \$1600

Swimming Pool / Hot Tub

> pool - vinyl lined (16ft. x 40ft.)	\$15000 – \$20000
> pool - concrete lined (16ft. x 40ft.)	\$30000+
> pool heater	\$2100
> pump / filter	\$1600
> hot tub fiberglass	\$5250+

ELECTRICAL

Retrofit

> attic ventilator - mechanical	\$325
> baseboard heater (4')	\$180 – \$575
> ceiling fan	\$250
> doorbell system	\$100 – \$130
> dryer duct	\$125 – \$200
> hardwired smoke detector	\$75 – \$150
> exhaust fan - bathroom	\$150 – \$200
> exhaust fan - oven	\$250 – \$325
> exterior light fixture	\$125 – \$275
> fluorescent light fixture	\$175 – \$275
> ground - public system	\$90 – \$125
> ground - private system (with ground rods)	\$250 – \$325
> receptacle - conventional	\$125 – \$175
> receptacle - split	\$175 – \$275
> receptacle - exterior with cover	\$175 – \$275
> receptacle - replace conventional with GFCI	\$100 – \$150
> receptacle - CO/ALR (aluminum)	\$75 – \$125
> receptacle - stove/dryer	\$100 – \$150
> receptacle - rewire reverse polarity	\$50 – \$80
> standard light fixture	\$125 – \$225

Upgrade

> 100 amp (new panel)	\$1200 – \$1600
> 100 amp (existing panel)	\$750 – \$1100
> 200 amp (new panel)	\$2100 – \$2600
> 200 amp (existing panel)	\$1250 – \$1600
> 120 / 240 volt circuit	\$250 – \$525
> breaker panel - main	\$775 – \$950
> breaker panel - auxiliary	\$125 – \$325
> circuit breaker (replace)	\$75 – \$125
> knob and tube wiring (replace)	\$7500 – \$13000

HEATING AND COOLING

Forced-Air System

> air duct (new)	\$4200
> air duct (retrofit)	\$6300
> annual service	\$100 – \$175
> blower motor	\$375 – \$525
> clean duct	\$180 – \$325
> convert oil to gas (1 story)	\$2500 – \$3300
> convert hot water to forced air (1 story)	\$7500 – \$11000
> electronic air filter	\$625 – \$950
> gas - mid efficiency	\$2600 – \$3300
> gas - high efficiency	\$3600 – \$4700
> humidifier - drum type	\$100 – \$175
> humidifier - flow through type	\$400 – \$475
> existing chimney flue - metal	\$600 – \$1100

Hot Water System

> circulating pump	\$600 – \$800
> cast iron radiator	\$600 – \$800
> expansion tank	\$300 – \$450
> gas boiler - standard	\$3000 – \$4800
> gas boiler - high efficiency	\$6500 – \$11000
> removal of oil tank from basement	\$400 – \$650
> radiator / boiler removal	\$1500 – \$2600
> radiator	\$600 – \$950
> radiator valve	\$125 – \$225

Air Conditioner/Heat Pump

> air handler 3-ton (vertical)	\$1400 – \$1900
> air handler 3-ton (horizontal)	\$1800 – \$2100
> central A/C existing duct	\$2500 – \$5000
> central A/C attic mounted; separate duct	\$11000+
> compressor (replace)	\$1500 – \$1800
> condenser (replace)	\$1800 – \$2700
> heat recovery ventilator (HRV)	\$1800 – \$2700
> heat pump	\$5200 – \$6500

PLUMBING

Bathroom

> basin - pedestal type	\$375
> basin - vanity	\$250
> bathtub - replace / retile	\$2500+
> shower connection	\$250
> shower stall - plastic	\$900 – \$2000
> shower stall - ceramic tile	\$2500 – \$3300
> toilet - flush mechanism	\$125 – \$175
> toilet - replace	\$425
> toilet - replace seal	\$125 – \$275
> toilet - unclog	\$125 – \$225
> tub enclosure - ceramic tile	\$2500 – \$3300
> tub enclosure - plastic	\$600 – \$1275
> whirlpool bath	\$4250

Kitchen

> dishwasher	\$675 – \$950
> garbage disposal	\$200 – \$425
> range hood	\$350 – \$525
> sink - porcelain	\$750 – \$900
> sink - stainless steel	\$650 – \$800

Private Plumbing System

> laundry tub and waste pump	\$525 – \$850
> septic tank (1000gal.)	\$2600 – \$6000
> septic tank cleaning	\$175 – \$325
> sewage waste pump	\$1500 – \$1800
> well - shallow	\$32/lin.ft.
> well - deep	\$42/lin.ft.
> well - submersible pump	\$1275
> well - suction / jet pump	\$600 – \$950

Upgrade

> hose bibb	\$125 – \$175
> hot water tank (40 Gal Electric)	\$600 – \$800
> hot water tank (40 Gal Gas)	\$800 – \$1000
> tankless water heater	\$2000 – \$3000
> laundry tub / connection	\$350 – \$550
> main water service	\$175 – \$225/lin.ft.
> main shut-off valve	\$175 – \$325
> sump pump	\$175 – \$275
> supply lines - 1 story; up to 2 baths	\$1850 – \$2600
> temperature & pressure relief valve	\$60 – \$100
> water softener	\$925 – \$1600
> waste drain lines	\$2600 – \$4200

LIFE EXPECTANCY

Component	Average Life (yrs.)
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Roof Covering

> asphalt standard shingle	12-15
> asphalt premium shingle	15-30
> wood shingle	10-20
> concrete / clay tile	20-40
> asbestos cement	40-80
> slate tile	40-80
> roll roofing	5-15
> tar & gravel	15-25
> metal	60

Heating

> forced air furnace	10-25
> oil tank	40
> water / steam boiler - welded steel	15-30
> water / steam boiler - cast iron	30-50
> water / steam circulating pump	10-25

Cooling

> central air	10-15
> heat pump	10-15
> window air conditioning	10-20

Plumbing

> galvanized water pipe	20-25
> hot water heater	5-15
> septic / sewer pump	5-10
> well pump	10

Appliances

> dishwasher	5-12
> dryer	10-25
> garbage disposal	5-12
> oven / range	15-20
> washing machine	5-15

These estimates reflect the average basic costs for supplies and installation of building materials in Canada and the United States anticipated for 2019-2020. Costs may vary depending on regions, upgrades, complexity and disposal fees.

It is our strong recommendation that you obtain a minimum of three written quotes from reputable licensed local contractors for validation.



BARRIE HOME INSPECTOR

705-795-8255