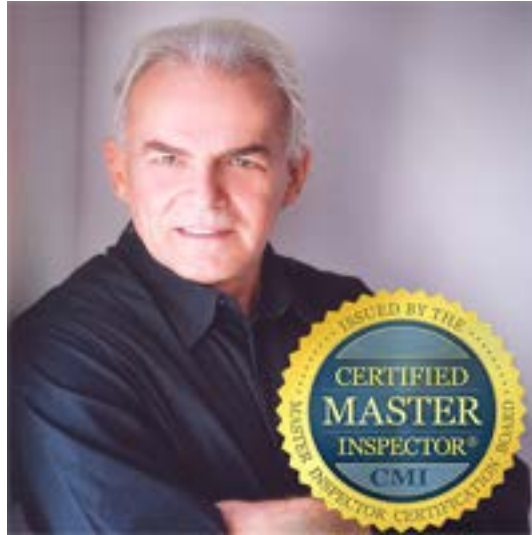


HOME REPAIR AND RENOVATION

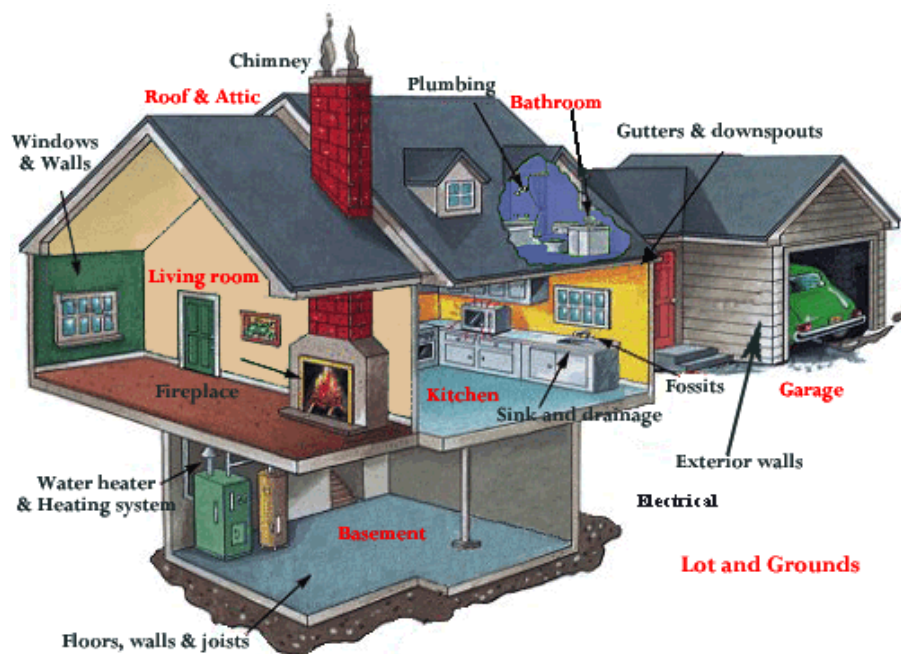
ESTIMATE GUIDE

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.) |
|---------------------------------------|---------------------|
| 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