



GLOBAL  
PROPERTY  
INSPECTIONS™

# REPAIR ESTIMATE GUIDE



## STRUCTURE

### Foundation

Addition (foundation to roof) .....	\$125 - \$170/sq.ft.
Basement entrance .....	\$6485 - \$13690
Basement main beam.....	\$2740
Basement support post/foundation.....	\$650 - \$1300
Excavation/waterproofing .....	\$160 - \$230/sq.ft.
Foundation cracks (excavation method).....	\$685 - \$1435
Foundation cracks (injection method) per crack.....	\$650
Masonry wall (single story).....	\$685 - \$1045/lin.ft.
Lower basement.....	\$260 - \$555
Remove bearing wall.....	\$2740 - \$4170
Remove partition wall .....	\$1110 - \$2215
Re-support floor joist (sistering).....	\$425 - \$685
Underpinning .....	\$425 - \$685/lin.ft.
Termite prevention (chemical soil treatment).....	\$2740

### Walls

Aluminum siding .....	\$6 - \$8/sq.ft.
Brick veneer .....	\$13 - \$33/sq.ft.
Brick cleaning (unpainted).....	\$4/sq.ft.
Brick cleaning (painted).....	\$8/sq.ft.
Brick repainting.....	\$8 - \$10/sq.ft.
Cedar siding .....	\$13 - \$20/sq.ft.
Stucco .....	\$13 - \$20/sq.ft.
Vinyl siding .....	\$6 - \$8/sq.ft.

### Doors (Exterior)

Aluminum storm door .....	\$489
Metal insulated door .....	\$880 - \$1045
Patio door (replace).....	\$1010 - \$2085
Patio door (brick wall, 6ft.).....	\$3390 - \$4695
Patio door (wood wall, 6ft.).....	\$2740 - \$4042

# ROOF

Roof sheathing (replace) ..... \$8 - \$10/sq.ft.

## Sloped Roof

Asphalt shingle (over existing)..... \$3 - \$4/sq.ft.  
Asphalt shingle (strip & re-shingle)..... \$4 - \$7/sq.ft.  
Asphalt shingle (highest quality)..... \$7 - \$9/sq.ft.  
Cedar shake/shingle..... \$9 - \$13/sq.ft.  
Clay tile ..... \$20 - \$26/sq.ft.  
Concrete tile ..... \$12 - \$17/sq.ft.  
Wood shake/shingle ..... \$8 - \$11/sq.ft.  
Slate tile ..... \$40 - \$72/sq.ft.

## Flat Roof

Roll roofing asphalt (90lb.)..... \$3 - \$4/sq.ft.  
4 ply (tar and gravel)..... \$8 - \$14/sq.ft.  
Single ply membrane..... \$8 - \$14/sq.ft.

## Flashing

Chimney flashing (sloped asphalt) ..... \$325 - \$650  
Chimney flashing (flat built-up)..... \$455 - \$780  
Metal cricket at chimney ..... \$325 - \$650  
Parapet wall flashing ..... \$42/lin.ft.  
Roof vent flashing ..... \$163  
Reflash skylight ..... \$555 - \$815  
Valley flashing ..... \$28 - \$42/lin.ft.  
Wall flashing ..... \$8 - \$9/lin.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.

## Chimney

Chimney extension ..... \$195 - \$360/lin.ft.  
Chimney repointing..... \$11 - \$14/brick  
Concrete cap (single flue)..... \$130 - \$360  
Concrete cap (double flue)..... \$260 - \$620  
Rain cap ..... \$163  
Reline flue ..... \$60 - \$72/lin.ft.

# GARAGE

## Garage

Detached carport..... \$6845+  
Detached wood frame (single)..... \$13690+  
Detached wood frame (double) ..... \$20540+  
Detached block (single)..... \$27380+  
Detached block (double)..... \$34230+  
Removal of existing garage..... \$2050+

## Garage Doors

Automatic garage door opener .....	\$620
Cladboard (single) .....	\$815 - \$1110
Cladboard (double) .....	\$1370 - \$1660
Custom wood or carriage house door (single, sectional) .....	\$2600 - \$9130
Custom wood or carriage house door (double, sectional) .....	\$5215 - \$18255
Metal (single, one piece) .....	\$1175
Metal (double, one piece) .....	\$1760
Vinyl (single, sectional) .....	\$1435
Vinyl (double, sectional) .....	\$2870
Wood composite (single, one piece) .....	\$1370
Wood composite (double, sectional) .....	\$2480

## Driveway

Asphalt paving (existing base) .....	\$7 - \$9/sq.ft.
Asphalt paving (new base) .....	\$7 - \$11/sq.ft.
Asphalt (seal) .....	\$85 - \$105
Concrete (stamped) .....	\$9 - \$14/sq.ft.
Interlock brick/stone .....	\$14 - \$17/sq.ft.

## EXTERIOR

### Landscaping

Lay soil & sod .....	\$4 - \$8/sq.ft.
Sprinkler system .....	\$1560
Retaining wall (concrete) .....	\$72/sq.ft.
Retaining wall (wood) .....	\$58/sq.ft.

### Deck

Pressure treated/cedar .....	\$20 - \$40/sq.ft.
Custom designed & built .....	\$72 - \$105/sq.ft.

### Patio

Concrete .....	\$21 - \$33/sq.ft.
Flagstone/fieldstone .....	\$27/sq.ft.
Interlock brick/stone .....	\$14 - \$21/sq.ft.
Patio stone .....	\$8/sq.ft.

### Porch

Flooring .....	\$11/sq.ft.
Railing .....	\$295
Skirting .....	\$27/lin.ft.
Steps (concrete) .....	\$685
Steps (wood) .....	\$425

### Fence

Chain-link (h. 4ft.) .....	\$13 - \$26/lin.ft.
Wood (cedar, h. 5ft.) .....	\$20 - \$40/lin.ft.
Wood (pressure, h. 5ft.) .....	\$13 - \$26/lin.ft.
Reset post in concrete .....	\$105

# INTERIOR

## Windows

Awning .....	\$72/sq.ft.
Awning/casement (replace).....	\$65/sq.ft.
Bay/bow .....	\$65 - \$92/sq.ft.
Casement .....	\$82/sq.ft.
Double hung .....	\$70/sq.ft.
Double hung (replace).....	\$55/sq.ft.
Skylight .....	\$1042+
Slider (aluminum) .....	\$42/sq.ft.
Slider (aluminum, replace).....	\$35/sq.ft.
Storm (aluminum).....	\$100 - \$260
Thermal glass (existing frame).....	\$42/sq.ft.

## Doors (Interior)

Bi-fold louver .....	\$1110
Bi-fold panel .....	\$815
Custom with casing/hardware .....	\$685
Exterior (panel).....	\$1370
Interior (panel).....	\$685
French .....	\$1370
Patio .....	\$2735
Storm (aluminum).....	\$260 - \$425

## Floor

Carpet cleaning .....	\$163/room
Outdoor carpeting.....	\$4/sq.ft.
Carpet and underpad.....	\$8 - \$14/sq.ft.
Carpet stretching.....	\$130+
Ceramic tile .....	\$8 - \$14/sq.ft.
Hardwood .....	\$8 - \$14/sq.ft.
Hardwood (prefinished).....	\$14 - \$21/sq.ft.
Hardwood (refinished).....	\$4 - \$8/sq.ft.
Vinyl (sheet) .....	\$5 - \$12/sq.ft.
Vinyl (tile) .....	\$5 - \$12/sq.ft.

## Walls

Acoustic ceiling (suspended).....	\$8/sq.ft.
Baseboard/door/window casing.....	\$5/lin.ft.
Drywall over plaster .....	\$4 - \$5/sq.ft.
Plaster (over existing plaster).....	\$4 - \$5/sq.ft.
Stucco/stipple .....	\$4/sq.ft.
Walls (insulation and drywall).....	\$5/sq.ft.
Wall painting (standard 3 coats).....	\$3/sq.ft.
Wallpaper .....	\$8 - \$14/sq.ft.

## Insulation

Rigid exterior (prior to finish).....	\$1 - \$3/sq.ft.
r20 (batt) .....	\$1 - \$3/sq.ft.
r20 (loose) .....	\$1 - \$3/sq.ft.
r32 (batt) .....	\$3 - \$4/sq.ft.
r32 (loose) .....	\$3 - \$7/sq.ft.
Wall/roof cavity .....	\$3 - \$7/sq.ft.

## Stairs

Curved stair (oak, 7 risers) .....	\$9575+
Spiral stair (oak) .....	\$6840+
Standard stair (oak, 7 risers) .....	\$1370+
Stair railing .....	\$55 - \$82/lin.ft.

## Fireplaces

Damper .....	\$230
Brick replacement.....	\$520 - \$1370
Gas insert .....	\$3390 - \$5470
Glass door .....	\$685+
Hearth extension .....	\$550
Flue cleaning .....	\$260 - \$390
Metal box insert.....	\$1370 - \$3390
Masonry with flue rough-in .....	\$6840+
Wood stove .....	\$2050 - \$4560

## Kitchen and Bathroom

Cabinets .....	\$65 - \$163/lin.ft.
Kitchen counter (granite) .....	\$118/sq.ft.
Kitchen counter (laminet).....	\$58/sq.ft.
Kitchen counter (marble) .....	\$105/sq.ft.
Kitchen counter (quartz) .....	\$98/sq.ft.
Average kitchen renovation .....	\$9770+
Average bathroom renovation .....	\$6840+

## Security System

Alarm monitoring .....	\$45/month
Alarm system .....	\$3250
Intercom system (retrofit).....	\$1950
Wired system .....	\$1950
Wireless motion detectors .....	\$685

## Pool and Hot Tub

Pool (vinyl-lined, 16ft. x 40ft.) .....	\$19540 - \$26050
Pool (concrete-lined, 16ft. x 40ft.).....	\$39075+
Pool heater .....	\$2735
Pump/filter .....	\$2085
Hot tub (fiberglass) .....	\$6840+

# ELECTRICAL

## Retrofit

Attic ventilator (mechanical) .....	\$425
Baseboard heater (4').....	\$235 - \$750
Ceiling fan .....	\$325
Doorbell system.....	\$130 - \$170
Dryer duct .....	\$163 - \$260
Hardwired smoke detector.....	\$100 - \$195
Exhaust fan (bathroom) .....	\$195 - \$260
Exhaust fan (oven) .....	\$325 - \$425
Exterior light fixtures .....	\$163 - \$360
Fluorescent light fixtures.....	\$230 - \$360

Ground (public system) .....	\$120 - \$163
Ground (private system with ground rods) .....	\$325 - \$425
Light fixture (standard).....	\$163 - \$295
Receptacle (conventional).....	\$163 - \$230
Receptacle (split).....	\$230 - \$360
Receptacle (exterior with cover).....	\$230 - \$360
Receptacle (replace conventional with GFCI) .....	\$130 - \$195
Receptacle (CO/ALR, aluminum) .....	\$100 - \$163
Receptacle (stove/dryer) .....	\$130 - \$195
Receptacle (rewire reverse polarity).....	\$65 - \$105

### Upgrade

100 amp (new panel).....	\$1563 - \$2085
100 amp (existing panel) .....	\$975 - \$1430
200 amp (new panel).....	\$2735 - \$3385
200 amp (existing panel) .....	\$1630 - \$2085
120/240 volt circuit.....	\$325 - \$685
Breaker panel (main).....	\$1010 - \$1240
Breaker panel (auxiliary).....	\$163 - \$425
Circuit breaker (replace).....	\$100 - \$163
Knob and tube wiring (replace).....	\$9770 - \$16935

## HEATING AND COOLING

### Forced-Air System

Air duct (new) .....	\$5470
Air duct (retrofit).....	\$8205
Annual service .....	\$130 - \$230
Blower motor .....	\$490 - \$685
Convert oil to gas (1-story) .....	\$3255 - \$4300
Convert hot water to forced air (1-story).....	\$9770 - \$14330
Duct cleaning .....	\$235 - \$425
Electronic air filter .....	\$815 - \$1240
Gas (mid-efficiency).....	\$3390 - \$4300
Gas (high-efficiency).....	\$4690 - \$6120
Humidifier (drum type).....	\$130 - \$230
Humidifier (flow-through type) .....	\$520 - \$620

### Hot Water System

Circulating pump.....	\$780 - \$1040
Cast iron radiator.....	\$780 - \$1040
Expansion tank .....	\$390 - \$590
Gas boiler (standard).....	\$3910 - \$6250
Gas boiler (high-efficiency).....	\$8470 - \$14330
Removal of oil tank .....	\$520 - \$850
Removal of radiator/boiler .....	\$1950 - \$3390
Radiator .....	\$780 - \$1240
Radiator valve .....	\$163 - \$295

### Air Conditioner and Heat Pump

Air handler, 3-ton (vertical) .....	\$1825 - \$2475
Air handler, 3-ton (horizontal) .....	\$2345 - \$2735
Central A/C (existing duct).....	\$3255 - \$6515
Central A/C, attic-mounted (separate duct) .....	\$14330+

Compressor (replace).....	\$1950 - \$2345
Condensor (replace).....	\$2345 - \$3520
Heat recovery ventilator (HRV).....	\$2345 - \$3520
Heat pump .....	\$6770 - \$8470

## PLUMBING

### Bathroom

Basin (pedestal type).....	\$490
Basin (vanity) .....	\$325
Bathtub (replace or retile).....	\$3260+
Shower connection .....	\$325
Shower stall (plastic) .....	\$1175 - \$2605
Shower stall (ceramic tile) .....	\$3260 - \$4300
Toilet (flush mechanism).....	\$163 - \$360
Toilet (replace).....	\$555
Toilet (replace seal) .....	\$163 - \$360
Toilet (unclog) .....	\$163 - \$295
Tub enclosure (plastic) .....	\$780 - \$1660
Tub enclosure (ceramic tile) .....	\$3260 - \$4300
Whirlpool bath .....	\$5540

### Kitchen

Dishwasher .....	\$880 - \$1240
Garbage disposal .....	\$260 - \$555
Range hood .....	\$460 - \$685
Sink (porcelain).....	\$980 - \$1175
Sink (stainless steel).....	\$850 - \$1050

### Private Plumbing System

Laundry tub and waste pump .....	\$685 - \$1110
Septic tank (1000gal.).....	\$3390 - \$7815
Septic tank cleaning .....	\$230 - \$425
Sewage waste pump .....	\$1950 - 2350
Well (shallow) .....	\$42/lin.ft.
Well (deep) .....	\$55/lin.ft.
Well (submersible pump).....	\$1660
Well (suction/jet pump).....	\$780 - \$1240

### Upgrade

Hose bibb .....	\$163 - \$230
Hot water tank (electric, 40gal.).....	\$780 - \$1050
Hot water tank (gas, 40gal.) .....	\$1050 - \$1300
Tankless water heater.....	\$2605 - \$3910
Laundry tub/connection .....	\$455 - \$720
Main water service.....	\$230 - \$425/lin.ft.
Main shut-off valve .....	\$230 - \$360
Sump pump .....	\$230 - \$360
Supply lines (1-story, up to 2 baths) .....	\$2410 - \$3390

Global Property Inspections operates as National Property Inspections in the United States. National Property Inspections, Inc. lists these estimates based on average cost of supplies and installation in the United States and Canada. Costs may vary. GPI recommends homeowners obtain multiple quotes from reputable, licensed contractors in your local area prior to hiring. For further recommendation, contact your local GPI inspector.

<b>Component</b>	<b>Average Lifespan (yrs.)</b>
<b>Roof Covering</b>	
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 and gravel .....	15 - 25
Metal .....	60
<b>Heating</b>	
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
<b>Cooling</b>	
Central Air .....	10 - 15
Heat pump .....	10 - 15
Window air conditioning .....	10 - 20
<b>Plumbing</b>	
Galvanized water pipe .....	20 - 25
Hot water heater .....	5 - 15
Septic/sewer pump .....	5 - 10
Well pump .....	10
<b>Appliances</b>	
Dishwasher .....	5 - 12
Dryer .....	10 - 25
Garbage disposal .....	5 - 12
Oven/range .....	15 - 20
Washing machine .....	5 - 15



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**Industry standards recommend a professional home inspection every 5 years.  
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