

PROFESSIONAL HOME INSPECTORS

TYPICAL HOME REPAIR COST

The prices listed here reflect recent price increases in most categories. Many established contractors have been busy making room for newer contractors, which has apparently resulted in a wider range in prices for similar work. Inspectors do not perform repairs and we do not normally provide price estimates in our reports. We have developed this list to serve as a guideline and to provide "ball park" estimates for common items. These costs are for a typical small to medium house in California. Difficult access and other factors could increase cost substantially. It is always best to get a signed bid by a qualified contractor. Get three bids if possible. The lowest bid may not be the least expensive in the long term.

Please email us any suggestions for changes or additions to these cost estimates, especially if you are a contractor or estimator. Also please include your estimate for a multiplier to adjust these estimates to prices in your area and we will add your information to this page.

Please Note: Recent construction cost increases may make some of these prices lower than you will find locally.

EXTERIOR

Wooden deck \$25 to \$50 per sq. ft.
Exterior wooden staircases \$2500 to \$3500 per story
Wooden fencing \$25 to \$35 per linear ft.
Resurface asphalt driveway \$3 to \$5 per sq. ft.
Concrete flat work \$4 to \$6 per sq. ft.
Build detached garage \$100 to \$150 per sq. ft.
Build addition \$100 to \$250 per sq. ft.
Build concrete retaining wall \$40 to \$60 per sq. ft.
Replace windows \$400 to \$600 each
Paint building exterior \$3500 to \$7000

FOUNDATION

Install anchor bolts \$1500 to \$3000
Install subarea shear paneling \$2000 to \$4000
Extensive seismic retrofit \$5000 to \$10,000

Install cap on foundation wall \$100 to \$150 per ft.
Replace low foundation wall \$150 to \$250+ per ft.
Install footing under precast pier \$300 to \$600 each
Underpin foundation \$1500 to \$3000 per piling, typically placed 6'-8' apart

ATTIC INSULATION

Fiberglass batt 6 inch thick R-19 \$1.25 to \$1.75 per sq. ft.
Fiberglass batt 9 inch thick R-30 \$1.75 to \$2.25 per sq. ft.

ROOFING

To install one square* or 100 square feet (10 x 10)
composition shingles \$200 to \$300
wood shingles \$400 to \$500
wood shakes \$400 to \$600
gravel surfaced built-up roofing \$350 to \$500
cap sheet built-up roofing \$350 to \$500
modified bitumen roofing \$350 to \$500
tile \$800 to \$1600
strip roofing materials & install new sheathing \$75 to \$125 per sq. foot
Install new rain gutters and downspouts \$6 to \$10 per ft.
Install skylight \$1500 to \$2500

*For example, a single story 1500 sq.ft. home with a sloped roof and over hanging eaves will usually require about 1800 to 2000 square feet or 18 to 20 "squares" of roofing material.

ELECTRICAL

Upgrade service to 125-amps \$1200 to \$1600
Install 120 volt outlet \$175 to \$225 each
Install 240 volt outlet \$300 to \$600 each
Install GFCI outlet \$100 to \$150 each
Correct reverse polarity \$50 to \$75 each
Add grounding to outlet \$85 to \$135 each
Replace fuse panel \$400 to \$800 each
Repair aluminum wired outlets \$75 to \$100 per outlet

HEATING/COOLING

Install new forced-air furnace \$2500 to \$5000
Remove ducts with asbestos \$1200 to \$2200
Install new flexible ducting \$2500 to \$3500
Install new wall furnace \$1000 to \$2500
Install new floor furnace \$1500 to \$2500
Replace vent piping \$600 to \$1200
Service furnace \$250 to \$500
Encapsulate asbestos ducting \$1000 to \$2000
Add central A.C. system \$2500 to \$3500
Replace condenser pump \$400 to \$700
Replace A.C. compressor \$1400 to \$1700
Service A. C. system \$250 to \$450

PLUMBING

Replace galvanized piping with copper \$1700 to \$3000 per floor
Install new waste piping to street \$3500 to \$7000
Reset toilet (excluding floor damage) \$200 to \$300
Install new toilet \$350 to \$450
Replace water heater \$600 to \$1200
Install pressure/temperature valve \$100 to \$150
Elevate water heater on platform \$200 to \$350
Install sump pump \$800 to \$1400
Replace shower pan \$1000 to \$1500
Replace tile shower \$2200 to \$3200
Replace faucet \$150 to \$250 Install gas line \$40 to \$50 per ft.

INTERIOR

Painting \$500 to \$800 per room
Remove acoustic ceiling w/asbestos \$7 to \$12 per sq. ft.
Install masonry fireplace \$7000 to \$12000
Rebuild masonry fire box \$600 to \$1000
Install prefabricated fireplace \$3500 to \$6000
Major bathroom remodel \$6000 to \$12000
Major kitchen remodel \$15000 to \$60000
Install battery smoke detector \$50 to \$75 each
Install direct wired smoke detector \$175 to \$275 each

FLOORS

Refinish hardwood floors \$3 to \$4 per sq. ft.

Refinish softwood floors \$9 to \$11 per sq. ft.

Buff and apply finish only \$1 to \$1.50 per sq. ft.

(average room is 250 to 350 sq. ft., costs do not include removing and replacing furniture)

**Looking for quality contractor ?
Please call Contractors' State Licensing
Board at 1-800-321-2752**