



# A.R.K. Inspection Services

Accurate ~ Reliable ~ Knowledgeable  
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## Home Improvement Costs

The following costs are intended as ballpark estimates for repairs and/or improvements to a typical three bedroom home. Our experience has shown that actual contractor quotations can vary by as much as 300%. Naturally, the quality of workmanship and materials will influence costs. The complexity of the job, accessibility and even economic conditions can also alter actual costs.

Roofing / Flashings / Chimneys	
Install conventional asphalt shingles over existing shingles	\$2. <sup>00</sup> - \$4. <sup>00</sup> per sq.ft.
Strip and reshingle with conventional asphalt shingles	\$2. <sup>75</sup> - \$5. <sup>50</sup> per sq.ft.
Strip and reshingle with premium quality asphalt shingles	\$5. <sup>00</sup> - \$10. <sup>00</sup> per sq .ft.
Strip and re-roof with cedar shingles	\$9. <sup>00</sup> - \$18. <sup>00</sup> per sq .ft.
Strip and replace built-up tar and gravel roof	\$10. <sup>00</sup> - \$20. <sup>00</sup> per sq.ft. (min. \$1000)
Strip and replace single-ply membrane	\$10. <sup>00</sup> - \$20. <sup>00</sup> per sq.ft. (min. \$1000)
Reflash typical skylight or chimney	\$500. <sup>00</sup> - \$1,000. <sup>00</sup>
Rebuild typical chimney above roof line	\$25. <sup>00</sup> - \$50. <sup>00</sup> per row of bricks (min. \$400)
Rebuild typical single flue chimney above roof line	\$200. <sup>00</sup> - \$400. <sup>00</sup> per lin.ft. (min. \$1000)
Exterior	
Install galvanized or aluminum gutters and downspouts	\$5. <sup>00</sup> - \$10. <sup>00</sup> per lin.ft. (min. \$500)
Install aluminum soffits and fascia	\$8. <sup>00</sup> - \$16. <sup>00</sup> per lin.ft.
Install aluminum or vinyl siding	\$6. <sup>00</sup> - \$12. <sup>00</sup> per sq.ft.
Repoint exterior wall (soft mortar)	\$3. <sup>00</sup> - 6. <sup>00</sup> per sq.ft. (min. \$500)
Repoint exterior wall (hard mortar)	\$5. <sup>00</sup> - \$10. <sup>00</sup> per sq.ft. (min. \$500)
Parge foundation walls	\$3. <sup>00</sup> - \$6. <sup>00</sup> per sq.ft.
Dampproof foundation walls and install weeping tile	\$150. <sup>00</sup> - \$300. <sup>00</sup> per lin.ft. (min. \$3000)
Install a deck	\$25. <sup>00</sup> - \$50. <sup>00</sup> per sq.ft. (min. \$1000)
Resurface existing asphalt driveway	\$2. <sup>00</sup> - \$4. <sup>00</sup> per sq.ft.
Install interlocking brick driveway	\$8. <sup>00</sup> - \$16. <sup>00</sup> per sq.ft.
Rebuild exterior basement stairwell	\$5,000. <sup>00</sup> and up
Build detached garage	\$70. <sup>00</sup> - \$140. <sup>00</sup> per sq.ft.

Build retaining wall (wood)	\$20. <sup>00</sup> - \$40. <sup>00</sup> per sq.ft. (min. \$500)
Build retaining wall (concrete)	\$30. <sup>00</sup> - \$60. <sup>00</sup> per sq.ft. (min \$500)
Painting (trim only)	\$2,000. <sup>00</sup> - \$4,000. <sup>00</sup> and up
Painting (trim and wall surfaces)	\$5,000. <sup>00</sup> and up
<b>Structure</b>	
Underpin one corner of house	\$5,000. <sup>00</sup> and up
Underpin or add foundations	\$300. <sup>00</sup> and up per lin.ft. (min. \$3000)
Lower basement floor by underpinning and/or bench footings	\$150. <sup>00</sup> - \$300. <sup>00</sup> per lin.ft. (min. \$5000)
Replace deteriorating sill beam with concrete	\$60. <sup>00</sup> and up per lin.ft. (min. \$2000)
Install basement support post with proper foundation	\$800. <sup>00</sup> - \$1,600. <sup>00</sup>
Perform chemical treatment for termites	\$2,000. <sup>00</sup> and up
Repair minor crack in poured concrete foundation	\$400. <sup>00</sup> - \$800. <sup>00</sup>
<b>Electrical</b>	
Upgrade electrical service to 100 amps (including new panel)	\$1200. <sup>00</sup> - \$3,000. <sup>00</sup>
Upgrade electrical service to 100 amps (if suitably sized panel already exists)	\$800. <sup>00</sup> - \$1,600. <sup>00</sup>
Upgrade electrical service to 200 amps	\$1700. <sup>00</sup> - \$3,500. <sup>00</sup>
Install new circuit breaker panel	\$700. <sup>00</sup> - \$1,400. <sup>00</sup>
Replace circuit breaker (20 amp or less)	\$100. <sup>00</sup> - \$200. <sup>00</sup>
Add 120 volt circuit (microwave, freezer, etc.)	\$150. <sup>00</sup> - \$300. <sup>00</sup>
Add 240 volt circuit (dryer, stove, etc.)	\$300. <sup>00</sup> - \$600. <sup>00</sup>
Add conventional receptacle	\$200. <sup>00</sup> - \$400. <sup>00</sup>
Replace conventional receptacle with ground fault circuit receptacle	\$70. <sup>00</sup> - \$140. <sup>00</sup>
Replace conventional receptacle with aluminum compatible type (CO/ALR)(assuming several are required)	\$60. <sup>00</sup> - \$120. <sup>00</sup> ea.
Upgrade entire house with aluminum compatible receptacles, connectors, etc.	\$1000. <sup>00</sup> - \$2,000. <sup>00</sup>
Rewire electrical outlet with reversed polarity (assuming electrician already there)	\$5. <sup>00</sup> - \$10. <sup>00</sup> ea.
Replace knob & tube wiring with conventional wiring (per room)	\$1,000. <sup>00</sup> - \$2,000. <sup>00</sup>
<b>Heating</b>	
Install mid-efficiency forced-air furnace	\$2,500. <sup>00</sup> - \$5,000. <sup>00</sup>
Install high-efficiency forced-air furnace	\$3,500. <sup>00</sup> - \$7,000. <sup>00</sup>
Install humidifier	\$300. <sup>00</sup> - \$600. <sup>00</sup>

Install electronic air filter	\$800. <sup>00</sup> - \$1,600. <sup>00</sup>
Install mid-efficiency boiler	\$3,500. <sup>00</sup> - \$7,000. <sup>00</sup>
Install high-efficiency boiler	\$6,000. <sup>00</sup> - \$12,000. <sup>00</sup>
Install circulating pump	\$400. <sup>00</sup> - \$600. <sup>00</sup>
Install chimney liner for gas appliance	\$500. <sup>00</sup> - \$1,000. <sup>00</sup>
Install chimney liner for oil appliance	\$700. <sup>00</sup> - \$1,800. <sup>00</sup>
Install programmable thermostat	\$200. <sup>00</sup> - \$400. <sup>00</sup>
Replace indoor oil tank	\$1,200. <sup>00</sup> - \$2,500. <sup>00</sup>
Remove oil tank from basement	\$600. <sup>00</sup> and up
Remove abandoned underground oil tank	\$10,000. <sup>00</sup> and up
Replace radiator valve	\$300. <sup>00</sup> - \$600. <sup>00</sup>
Add electric baseboard heater	\$250. <sup>00</sup> - \$500. <sup>00</sup>
Convert from hot water heating to forced-air (bungalow)	\$10,000. <sup>00</sup> - \$20,000. <sup>00</sup>
Convert from hot water heating to forced-air (two storey)	\$15,000. <sup>00</sup> - \$30,000. <sup>00</sup>
Clean ductwork	\$300. <sup>00</sup> - \$600. <sup>00</sup>
<b>Cooling / Heat Pumps</b>	
Add central air conditioning on existing forced-air system	\$3,000. <sup>00</sup> and up
Add heat pump to forced-air system	\$4,000. <sup>00</sup> - \$8,000. <sup>00</sup>
Replace heat pump or air conditioning condenser	\$1,200. <sup>00</sup> - \$2,500. <sup>00</sup>
Install independent air conditioning system	\$10,000. <sup>00</sup> - \$20,000. <sup>00</sup>
Install ductless air conditioning system	\$3,000. <sup>00</sup> - \$7,000. <sup>00</sup>
<b>Insulation</b>	
Insulate open attic to modern standards	\$0. <sup>80</sup> - \$1. <sup>60</sup> per sq.ft.
Blow insulation into flat roof, cathedral ceiling or wall cavity	\$2. <sup>00</sup> - \$4. <sup>00</sup> per sq.ft.
Improve attic ventilation	\$30. <sup>00</sup> - \$60. <sup>00</sup> per vent
<b>Plumbing</b>	
Replace galvanized piping with copper (2 storey with one bathroom)	\$2,500. <sup>00</sup> - \$5,000. <sup>00</sup>
Replace water line to house	\$2,000. <sup>00</sup> and up
Replace toilet	\$500. <sup>00</sup> and up
Replace basin, including faucets	\$750. <sup>00</sup> and up
Replace bathtub, including ceramic tile and faucets	\$2,500. <sup>00</sup> and up

Install whirlpool bath, including faucets	\$3,500. <sup>00</sup> and up
Retile bathtub enclosure	\$1,000. <sup>00</sup> - \$2,000. <sup>00</sup>
Replace leaking shower stall pan	\$1,000. <sup>00</sup> - \$2,000. <sup>00</sup>
Rebuild tile shower stall	\$2,500. <sup>00</sup> - \$5,000. <sup>00</sup>
Replace laundry tubs	\$400. <sup>00</sup> - \$800. <sup>00</sup>
Remodel four-piece bathroom completely	\$6,000. <sup>00</sup> - \$50,000. <sup>00</sup>
Connect waste plumbing system to municipal sewers	\$5,000. <sup>00</sup> and up
Install submersible pump	\$1,000. <sup>00</sup> and up
Install suction or jet pump	\$700. <sup>00</sup> and up
Install modest basement bathroom	\$6,000. <sup>00</sup> and up

## Interior

Add drywall over plaster	\$4. <sup>00</sup> - \$8. <sup>00</sup> per sq.ft.
Sand and refinish hardwood floors	\$2. <sup>00</sup> - \$4. <sup>00</sup> per sq.ft.
Install replacement windows	\$40. <sup>00</sup> - \$120. <sup>00</sup> per sq.ft.
Install storm window	\$200. <sup>00</sup> - \$400. <sup>00</sup>
Install masonry fireplace (if flue already roughed-in)	\$3,000. <sup>00</sup> and up
Install zero-clearance fireplace (including chimney)	\$3,500. <sup>00</sup> and up
Install glass doors on fireplace	\$300. <sup>00</sup> and up
Install skylight	\$3,000. <sup>00</sup>
Remodel kitchen completely	\$10,000. <sup>00</sup> - \$110,000. <sup>00</sup>
Install gas fireplace	\$3,500. <sup>00</sup> and up