

Home Repair Cost Guide

Estimates are derived from national repair cost guides and local experience. Costs are designed for budgetary purposes only. Your actual cost may vary widely from these numbers. Please get 3 bids from licensed contractors on any job.

Heating

Clean, service, and heat exchanger test	\$200 to \$300
Replace gas forced air furnace	\$2,000 to \$4,000
Replace boiler (radiant hydronic heat)	\$5,000 to \$7,000



Approximate Lifespans (years)

Forced air furnace	..20
Boiler (cast iron) 30
Air conditioning 15
Water heater 15
Asphalt shingle roof 15+
Laminated shingle roof 30+
Wood shake roof 20+
Windows 15-25
Electrical panel 35



Cooling

Replace air conditioning	\$2,000 to \$3,500
- includes compressor and evaporator	
Replace evaporative cooler	\$1,500 to \$2,500



Roof

Remove old roof and install new	10' x 10' square each	1500 sq. ft. main floor = 20 squares
Asphalt shingle	\$150 to \$250	\$3,000 to \$5,000
Laminated asphalt shingle	\$300 to \$450	\$6,000 to \$9,000
Wood shake	\$400 to \$550	\$8,000 to \$11,000
Concrete tile	\$450 to \$600	\$9,000 to \$12,000
Wood shake routine maintenance	\$100-150 per each year of age for 20 squares	

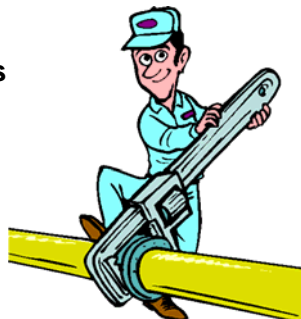
Electrical

Replace electrical panel	\$1,500 to \$2,500
Fix AL wiring - per outlet, socket or switch	\$35 to \$55
Fix AL wiring - 2500 square foot home	\$5,000 to \$7,000
Install GFCI-style outlet	\$50 to \$75
Correct ungrounded receptacle	\$50 to \$100
Rewire reverse polarity outlet	\$15 to \$15
Add bathroom vent fan	\$250 to \$350

Electrician rate - \$65 trip fee plus \$80 per hour



Costs include labor and materials



Plumbing

Replace 40 gallon water heater (gas)	\$700 to \$900
Add water heater catch pan	\$100 to \$150
Add pump and drain pipe to existing sump	\$400 to \$500
Replace existing sump pump	\$275 to \$325
Install pressure regulating valve	\$200 to \$300
Re-seat a loose toilet	\$100 to \$150
Fix a leaking faucet	\$75 to \$100
Fix hot/cold reverse in bathroom	\$100 to \$250
- does not include repair to wall cuts	
Replace garbage disposal	\$175 to \$400

Plumber rate - \$65 trip fee plus \$90 per hour

Remodel

Kitchen - basic	\$9,200	140 sq feet
Kitchen - average	\$18,300	140 sq feet
Kitchen - lux	\$21,800	140 sq feet
Bath - basic	\$4,200	70 sq feet
Bath - average	\$7,200	70 sq feet
Bath - lux	\$10,400	70 sq feet

Provided courtesy of:



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Windows

Fix fogged / broken window - 4' x 3'	\$250 to \$300
New vinyl window - 4' x 3'	\$300 to \$500
New vinyl sliding door - 6' wide	\$1,000 to \$1,500

Flooring

	per sq. foot
Replace carpeting - synthetic with pad	\$3.00 to \$7.00
New wood floor - oak plank	\$9.00 to \$13.00
Refinish wood floor	\$1.50 to \$3.00
New tile ceramic=low, marble=high	\$7.50 to \$20.00
Vinyl sheet or tile	\$3.00 to \$5.00

Attic Insulation

Add insulation (sq. foot)	\$0.50 to \$1.00
Add insulation to 1500 sq. foot attic	\$750 to \$1,500

Crawlspace moisture management

Vapor barrier and clean crawlspace	\$1.00 to \$3.00
- price varies greatly on scope	per sq. foot

Radon

Measurement - with electronic device	\$125 to \$175
Fix a home - average home	\$1200 to \$2,500

Paint

Interior room	
- clean and 2 coats paint - 12' x 14'	\$175 to \$300
Exterior - spray paint - varies greatly by house	\$2,000 to \$4,500

Exterior

	per sq. foot
Concrete driveway, sidewalk, patio	\$5 to \$8
Level concrete "mudjack"	\$2 to \$3
Wood deck - demo and install	\$15 to \$25
Wood deck - demo and install new 12' x 24'	\$4,000 to \$7,000

Fence


6-foot cedar - demo and install - linear foot	\$25 to \$35
Replace post - wood in concrete - \$300 first post then \$150 each	
New gate - 3-foot	\$140 to \$300

Gutter

Remove and install aluminum - linear foot	\$6.00
1500 square foot house = 175 linear feet	\$1,050

Costs include labor and materials

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