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## Construction Cost Guide

To better assist our clients we have compiled a price list of house repairs with an average range of costs. These costs should be viewed as a general guideline for typical upper-middle quality construction. The cost of repairs can vary greatly due to contractor experience, location, and materials used. We strongly recommend that our clients get three bids from qualified licensed contractors, review the written specifications then carefully choose your contractor on reputation and value, not necessarily price.

We adhere to the *American Society of Home Inspectors (ASHI) Standard of Ethics*; as such **North Bay Inspection** cannot make specific contractor recommendations. We can however provide sources to review qualified contractors that you may contact. It is our sincere hope that the following information helps with your decision making process.

### Addition to home:

Construction not including permits, Engineering	
Site-work, lot, getting utilities to site.	\$ 120. - 185.+ per sq. ft.
Build detached garage	\$ 90. - 140. per sq. ft.

### Exterior:

Paint exterior	\$ 3,300. - 7,000.
Redwood deck	\$ 24.- 46. per sq. ft.
Wood railing system	\$ 18. - 31. per lin. ft.
Exterior stair system (per story)	\$ 2,200. - 3,500. sq. ft.
Resurface asphalt driveway	\$ 3.00 - 4.00 per sq. ft.
Concrete flatwork, (driveways, patios, walks)	\$ 3.50 - 6.00 per sq. ft.
Concrete retaining wall	\$ 37. - 60. per sq. ft.
Replace windows	\$ 320. - 600. per window

### Roofing:

Note roofing is priced per 100 sq. ft., called one square. An average house of 1800 sq. ft has about 2,400. sq. ft. or 24 squares. Tearing off multiple layers of existing roofing, sheeting entire roof with new plywood, steeply pitched roof and general accessibility can add substantially to the cost.

Composition shingle roofing	\$ 150.00 - 300.00
Built-up roofing ( hot tar ) with gravel	\$ 300 - 480.
Cap sheet roofing (smooth flood coat tar)	\$ 275. - 450.
Modified Bitumen roofing ( torch down )	\$ 320. - 500.
Tile roofing	\$ 600. - 1,600.
Skylights	\$ 1,200. - 2,500. each
Gutters and downspouts	\$ 7. - 14. per lineal ft.

**Foundation:**

Please note: these costs do not include cost of repairing or replacing siding, trim, floors, framing of walls, painting or landscape restoration.

Install sub-area plywood shear panels	\$1500. - 3,800.
Install anchor bolts	\$ 800. - 2,000.
Replace faulty foundation	\$ 130. - 250.+
Concrete retaining wall	\$ 35. - 55. per sq. ft.
Cap foundation stem wall	\$ 100. - 150. per lineal ft.
Install new piers for post support	\$ 200. - 500. each

**Attic:**

Install 6 inch fiberglass R-19 batt insulation	\$ 1.20 - 1.75 per sq. ft.
Install 9 inch fiberglass R-30 batt insulation	\$ 1.65 - 2.25 per sq. ft.

**Heating and Cooling:**

Install new gas wall furnace	\$ 800. - 2,200.
Install new forced air furnace	\$ 2,300. - 5,000.
Remove asbestos ducts/replace with new	\$ 1,200. - 5,000.
Install new flexible /insulated ducts	\$ 2,300. - 3,600.
Replace vent pipe	\$ 300. - 1,100.
Encapsulate asbestos ducting	\$ 800. - 2,000.
Service air conditioning system	\$ 175. - 450.
Replace A/C compressor	\$ 1,200. - 1,600.
Replace A/C condenser pump	\$ 375. - 650.

**Electrical:**

Install new 125 amp service	\$ 1,100. - 1,600.
Add grounding to outlets	\$ 35. - 65. each
Replace outlet with GFCI protected outlet	\$ 65. - 130. each
Install 120 volt outlet	\$ 150. - 225. each
Install 220 volt outlet	\$ 250. - 550. each
Correct reverse polarity at outlet	\$ 35. - 70. each

**Plumbing:**

Strap water heater (per state recommendation)	\$ 90. - 120.
Install water heater pressure relief pipe/valve	\$ 100. - 160.
Install new waste line (sewer lateral main)	\$ 2,000. - 6,500.
Replace galvanized supply piping with copper	\$ 1,800. - 3,100. per floor
Reset toilet with new seal (no repairs)	\$ 150. - 300.
Elevate water heater 18 inches above floor	\$ 250. - 375.
Replace shower pan	\$ 1,000. - 1,800.
Remove and replace tub (no tile)	\$ 1,600. - 3,800.
Replace tile shower, standard size	\$ 2,500. - 600.
Replace kitchen faucet	\$ 160. - 450.
Install gas line	\$ 35. - 50. per lin. ft
Install sump pump	\$ 800. - 1,600.

**Interior:**

Major bathroom remodel	\$ 6,000. - 12,000.
Major kitchen remodel	\$ 12,000 - 55,000.
Marble/Corian Countertops	\$125. - 230. per lin. ft.
Cabinetry, semi custom modular	\$ 80. - 180. per lin. ft.
Formica Countertops	\$ 60. - 145. per lin. ft.
Tile work (4 inch standard)	\$ 25.- 50 per sq. ft.
Install masonry fireplace	\$ 6,000. - 12,000.
Rebuild masonry firebox	\$ 600. - 1,100.

Install prefabricated firebox	\$ 3,200. - 6,000.
Painting interior rooms	\$ 400. - 800. per room
Install battery smoke detector	\$ 40. - 75. each
Install 120 volt (hard wired) smoke detector	\$ 150. - 275. each
Remove asbestos textured ceiling ( popcorn )	\$ 7. - 13. per sq. ft.
Refinish hardwood floors	\$ 3. - 4. per sq. ft.
Refinish softwood floors	\$ 7. - 11. per sq. ft.
Buff and or wax wood floors	\$ 1. - 1.50. per sq. ft.

**Please call us should you have any questions or  
need to schedule a home inspection**

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