

ELECTRICAL

Retrofit

> attic ventilator - mechanical	\$325
> baseboard heater (4')	\$180 – \$575
> ceiling fan	\$250
> doorbell system	\$100 – \$130
> dryer duct	\$125 – \$200
> hardwired smoke detector	\$75 – \$150
> exhaust fan - bathroom	\$150 – \$200
> exhaust fan - oven	\$250 – \$325
> exterior light fixture	\$125 – \$275
> fluorescent light fixture	\$175 – \$275
> ground - public system	\$90 – \$125
> ground - private system (with ground rods)	\$250 – \$325
> receptacle - conventional	\$125 – \$175
> receptacle - split	\$175 – \$275
> receptacle - exterior with cover	\$175 – \$275
> receptacle - replace conventional with GFCI	\$100 – \$150
> receptacle - CO/ALR (aluminum)	\$75 – \$125
> receptacle - stove/dryer	\$100 – \$150
> receptacle - rewire reverse polarity	\$50 – \$80
> standard light fixture	\$125 – \$225

Upgrade

> 100 amp (new panel)	\$1200 – \$1600
> 100 amp (existing panel)	\$750 – \$1100
> 200 amp (new panel)	\$2100 – \$2600
> 200 amp (existing panel)	\$1250 – \$1600
> 120 / 240 volt circuit	\$250 – \$525
> breaker panel - main	\$775 – \$950
> breaker panel - auxiliary	\$125 – \$325
> circuit breaker (replace)	\$75 – \$125
> knob and tube wiring (replace)	\$7500 – \$13000

HEATING AND COOLING

Forced-Air System

> air duct (new)	\$4200
> air duct (retrofit)	\$6300
> annual service	\$250 - \$300
> blower motor	\$450 - \$600
> clean duct	\$180 – \$325
> convert oil to gas (1 story)	\$2500 – \$3300
> convert hot water to forced air (1 story)	\$7500 – \$11000
> electronic air filter	\$1400 - \$1700
> gas - mid efficiency	\$2600 – \$3300
> gas - high efficiency	\$3600 - \$5000
> humidifier - drum type	\$200 - \$500
> humidifier - flow through type	\$750 - \$900
> existing chimney flue - metal	\$600 – \$1100

Hot Water System

> circulating pump	\$600 – \$800
> cast iron radiator	\$600 – \$800
> expansion tank	\$300 – \$450
> gas boiler - standard	\$5600 - \$6600
> gas boiler - high efficiency	\$6500 – \$11000
> removal of oil tank from basement	\$500 - \$1500
> radiator / boiler removal	\$1500 – \$2600
> radiator	\$600 – \$950
> radiator valve	\$150 - \$350

These estimates reflect the average basic costs for supplies and installation of building materials in Canada and the United States. Please note these prices are based on national averages and subject to change due to fluctuations in associated material and labor costs. Costs may vary depending on regions, upgrades, complexity and disposal fees.

It is our strong recommendation that you obtain a minimum of three written quotes from reputable licensed local contractors for validation.

Air Conditioner/Heat Pump

> air handler 3-ton (vertical)	\$2200 - \$2600
> air handler 3-ton (horizontal)	\$2600 - \$2800
> central A/C existing duct	\$6000 - \$7000
> central A/C attic mounted; separate duct	\$11000+
> compressor (replace)	\$1500 – \$1800
> condenser (replace)	\$1800 - \$3100
> heat recovery ventilator (HRV)	\$1800 – \$2700
> heat pump	\$6000 - \$7000

PLUMBING

Bathroom

> basin - pedestal type	\$375
> basin - vanity	\$250
> bathtub - replace / retile	\$2500+
> shower connection	\$250
> shower stall - plastic	\$900 – \$2000
> shower stall - ceramic tile	\$2500 – \$3300
> toilet - flush mechanism	\$125 – \$175
> toilet - replace	\$525
> toilet - replace seal	\$125 – \$275
> toilet - unclog	\$125 – \$225
> tub enclosure - ceramic tile	\$2500 – \$3300
> tub enclosure - plastic	\$600 – \$1275
> whirlpool bath	\$4250

Kitchen

> dishwasher	\$675 – \$950
> garbage disposal	\$375 - \$450
> range hood	\$450 – \$625
> sink - porcelain	\$750 – \$900
> sink - stainless steel	\$650 – \$800

Private Plumbing System

> laundry tub and waste pump (ejector pump)	\$650 - \$1200
> septic tank (1000gal.)	\$2600 – \$6000
> septic tank cleaning	\$225 - \$600
> sewage waste pump	\$1500 – \$1800
> well - shallow	\$32/lin.ft.
> well - deep	\$42/lin.ft.
> well - submersible pump	\$1275
> well - suction / jet pump	\$600 – \$950

Upgrade

> hose bibb	\$125 – \$175
> hot water tank (40 Gal Electric)	\$1150 - \$1350
> hot water tank (40 Gal Gas)	\$1350 - \$1550
> tankless water heater (gas)	\$2900 - \$3400
> laundry tub / connection	\$350 – \$550
> main water service	\$175 – \$225/lin.ft.
> main shut-off valve	\$175 – \$325
> sump pump replacement	\$300 - \$450
> supply lines - 1 story; up to 2 baths (accessible)	\$2800 - \$3500
> temperature & pressure relief valve	\$150 - \$300
> water softener	\$925 – \$1600
> waste drain lines (accessible)	\$3000 - \$6000

LIFE EXPECTANCY

Component
Average Life (yrs.)

Roof Covering

> 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 & gravel	15-25
> metal	60

Heating

> 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

Cooling

> central air	10-15
> heat pump	10-15
> window air conditioning	10-20

Plumbing

> galvanized water pipe	20-25
> hot water heater	5-15
> septic / sewer pump	5-10
> well pump	10

Appliances

> dishwasher	5-12
> dryer	10-25
> garbage disposal	5-12
> oven / range	15-20
> washing machine	5-15

COMPLIMENTS OF

The Schroeder Team

C.A.R. Certified Home Inspectors



818-788-1244

John.Schroeder@pillartopost.com

schroederteam.pillartopost.com

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STRUCTURE/EXTERIOR

Structure

> addition (foundation to roof)	\$95 – \$130/sq.ft.
> basement entrance	\$5250 – \$10500
> basement main beam	\$2100
> basement support post / foundation	\$500 – \$1000
> excavation / waterproofing	\$125 – \$175/sq.ft.
> foundation cracks (excavation method)	\$525 – \$1100
> foundation cracks (injection method) (per crack)	\$500
> masonry wall (single story)	\$525 – \$800/lin.ft.
> lower basement (soil floor, 1000 sq. ft.)	\$200 – \$425
> remove bearing wall (does not include engineer evaluation)	\$2100 – \$3200
> remove partition wall	\$850 – \$1700
> re-support floor joist (sistering)	\$325 – \$525
> roof sheathing (replace)	\$6 – \$8/sq.ft.
> underpinning	\$325 – \$525/lin.ft.
> termite prevention (chemical soil treatment)	\$2100

Wall System

> aluminum siding	\$5 – \$6/sq.ft
> brick veneer	\$15 - \$30/sq.ft.
> brick cleaning (unpainted)	\$3/sq.ft.
> brick cleaning (painted)	\$6/sq.ft.
> brick repainting	\$6 – \$8/sq.ft.
> cedar siding	\$10 – \$15/sq ft.
> stucco	\$10 – \$15/sq.ft.
> vinyl siding	\$6 - \$11/sq.ft.

Exterior Door

> aluminum storm door	\$525
> metal insulated door	\$675 – \$900
> patio door - replace	\$775 – \$1600
> patio door - brick wall (6ft.)	\$2600 – \$3600
> patio door - wood wall (6ft.)	\$2100 – \$3100

ROOF/EAVE/FLASHING/CHIMNEY

Sloped Roofs

> asphalt shingle (over existing)	\$3.25 - \$4.25/sq.ft.
> asphalt shingle (strip & re-shingle)	\$4 - \$6/sq.ft.
> asphalt shingle (high quality)	\$5 – \$7/sq.ft.
> cedar shake / shingle	\$8.50 - \$11.50/sq.ft.
> clay tile	\$15 – \$20/sq.ft.
> concrete tile	\$9 - \$19/sq.ft.
> wood shake / shingle	\$9 - \$12/sq.ft.
> slate tile	\$30 – \$55/sq.ft.

Flat Roofs

> roll roofing asphalt (90lb.)	\$2 – \$3/sq.ft.
> 4 ply (tar and gravel)	\$6 – \$11/sq.ft.
> single ply membrane	\$6 – \$11/sq.ft.

Gutters

> gutter cleaning (1500 sq. ft. house, below 20 ft.)	\$250
> gutter / downspout - aluminum	\$8 - \$13/lin.ft.
> gutter / downspout - galvanized	\$7 - \$11/lin.ft.
> downspout extension	\$25
> soffits / fascia (aluminum)	\$20/lin.ft.

Flashing

> chimney flashing (sloped asphalt)	\$325 - \$675
> chimney flashing (flat built-up)	\$450 - \$650
> metal cricket at chimney	\$350 - \$700
> parapet wall flashing	\$32/lin.ft.
> roof vent flashing	\$150
> reflash skylight	\$475 - \$675
> valley flashing	\$24 - \$34/lin.ft.
> wall flashing	\$8 - \$10/lin.ft.

Chimney

> chimney extension	\$150 – \$275/lin.ft.
> chimney repointing	\$10 - \$12/brick \$150 minimum
> concrete cap (single flue)	\$150 - \$350
> concrete cap (double flue)	\$250 - \$500
> rain cap	\$225/standard, \$1000+ custom
> reline flue	\$50 - \$60/lin.ft.

GARAGE/DRIVEWAY/WALKWAY

Garage

> detached carport	\$5250+
> detached wood frame - single	\$10500+
> detached wood frame - double	\$20000 - \$30000
> detached block - single	\$21000+
> detached block - double	\$26250+
> removal of existing garage	\$1575+

Overhead Doors

> automatic garage door opener	\$525
> cladboard - single	\$725 - \$950
> cladboard - double	\$1150 - \$1350
> metal - single (one piece)	\$900 - \$1300
> metal - double (one piece)	\$1300 - \$1900
> wood - single (one piece)	\$1050 - \$1550
> wood - double (sectional)	\$2150 - \$3000

Driveway

> asphalt paving (existing base)	\$9 - \$11.50/sq.ft.
> asphalt paving (new base)	\$10 - \$12.50/sq.ft.
> asphalt (seal)	\$.50-\$/sq.ft
> concrete (stamped)	\$7 – \$11/sq.ft.
> interlock brick / stone	\$18 - \$23/sq.ft

LANDSCAPING/DECK/PATIO/FENCE

Landscaping

> lay soil & sod	\$3 – \$6/sq.ft.
> sprinkler system	\$3200
> retaining wall - concrete	\$55/sq.ft.
> retaining wall - wood	\$45/sq.ft.

Deck

> pressure treated / cedar	\$20 - \$30/sq.ft.
> custom designed & built	\$65 – \$85/sq.ft.

Patio

> concrete	\$18 – \$25/sq.ft.
> flagstone / fieldstone	\$22 - \$29/sq.ft.
> interlock brick / stone	\$19 - \$26/sq.ft.
> patio stone	\$18 - \$24/sq.ft.

Porch

> flooring (wood)	\$10/sq.ft.
> railing	\$40 - \$60/lin.ft
> skirting	\$21/lin.ft.
> steps - concrete (3 steps, no railing)	\$525
> steps - wood	\$325

Fence

> chain-link (h 4ft.)	\$20 - \$30/lin.ft.
> wood - cedar (h 5ft.)	\$28 - \$45/lin.ft.
> wood - pressure treated (h 5ft.)	\$26 - \$43/lin.ft.
> reset post in concrete	\$100 - 150

INTERIOR

Windows

> awning	\$58/sq.ft.
> awning / casement (replace)	\$53/sq.ft.
> bay / bow	\$53 - \$74/sq.ft.
> casement	\$67/sq.ft.
> double hung	\$56/sq.ft.
> double hung (replace)	\$45/sq.ft.
> skylight	\$850+
> slider - aluminum	\$35/sq.ft.
> slider - aluminum (replace)	\$29/sq.ft.
> storm - aluminum	\$75 – \$225
> thermal glass (existing frame)	\$34/sq.ft.

Kitchen / Bathroom

> kitchen cabinet	\$100 – \$200/lin.ft.
> kitchen counter - laminate	\$45/lin.ft.
> kitchen counter - marble	\$100 - 140/lin.ft.
> kitchen renovation	\$7500+
> bathroom renovation	\$5250+

Floor

> carpet - clean	\$125/room
> carpet - outdoor	\$3/sq.ft.
> carpet and underpad	\$6 – \$11/sq.ft.
> ceramic tile	\$14 – \$20/sq.ft.
> hardwood	\$12 – \$17/sq.ft.
> hardwood - prefinished	\$14 – \$19/sq.ft.
> hardwood - refinish	\$3 – \$6/sq.ft.
> vinyl - sheet	\$4 – \$9/sq.ft.
> vinyl - tile	\$4 – \$9/sq.ft.

Doors

> bi-fold louver	\$850
> bi-fold panel	\$625
> custom with casing / hardware	\$525
> exterior - panel	\$1050
> interior - panel	\$525
> interior - French	\$1050
> french	\$1050
> patio	\$2100
> storm - aluminum	\$325 - \$375

Stairs/Railings

> curved stair - oak (7 risers)	\$7350+
> spiral stair - oak	\$5250+
> standard stair - oak (7 risers)	\$1050+
> stair railing	\$42 – \$63/lin.ft.

Insulation

> rigid exterior (prior to finish)	\$1.50 - \$2.75/sq.ft.
> r20 - batt	\$1.5 – \$2.5/sq.ft.
> r20 - loose	\$1.5 – \$2.5/sq.ft.
> r32 - batt	\$2.5 – \$3.5/sq.ft.
> r32 - loose	\$2 – \$5/sq.ft.
> wall / roof cavity	\$2 – \$5/sq.ft.

Fireplaces

> damper	\$300
> brick replacement	\$400 – \$1050
> gas insert	\$2600 – \$4200
> glass door	\$525+
> hearth extension	\$525
> flue cleaning	\$250+
> metal box insert	\$4400
> masonry with flue rough-in	\$5250+
> wood stove	\$1575 – \$3500

Ceiling/Wall

> acoustic ceiling (suspended, not including grid))	\$6/sq.ft.
> baseboard / door / window casing	\$6.50 - \$10/lin.ft.
> drywall over plaster	\$3 – \$4/sq.ft.
> plaster (over existing plaster)	\$4.50 - \$5.50/sq.ft.
> stucco / stipple	\$3/sq.ft.
> walls (insulations / drywall)	\$4/sq.ft.
> walls painting (3 coats)	\$2/sq.ft.
> wallpaper	\$6 – \$11/sq.ft.

Security System

> alarm monitoring	\$35/month
> alarm system	\$2500
> intercom system (retrofit)	\$1500
> wired system	\$1500
> wireless motion detectors	\$525

Misc

> central vacuum (retrofit)	\$1050 – \$2100
> central vacuum (canister only)	\$1050 – \$1600

Swimming Pool / Hot Tub

> pool - vinyl lined (16ft. x 40ft.)	\$20000 - \$30000
> pool - concrete lined (16ft. x 40ft.)	\$30000+
> pool heater	\$2500+
> pump / filter	\$2700 - \$3000
> hot tub fiberglass	\$5250+