



NATIONAL
PROPERTY
INSPECTIONS®

REPAIR ESTIMATE GUIDE



STRUCTURE

Foundation

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.....	\$200 - \$425
Remove bearing wall.....	\$2100 - \$3200
Remove partition wall.....	\$850 - \$1700
Re-support floor joist (sistering).....	\$325 - \$525
Underpinning	\$325 - \$525/lin.ft.
Termite prevention (chemical soil treatment).....	\$2100

Walls

Aluminum siding	\$5 - \$6/sq.ft.
Brick veneer	\$10 - \$25/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	\$5 - \$6/sq.ft.

Doors (Exterior)

Aluminum storm door	\$375
Metal insulated door	\$675 - \$800
Patio door (replace).....	\$775 - \$1600
Patio door (brick wall, 6ft.).....	\$2600 - \$3600
Patio door (wood wall, 6ft.).....	\$2100 - \$3100

ROOF

Roof sheathing (replace) \$6 - \$8/sq.ft.

Sloped Roof

Asphalt shingle (over existing)..... \$2 - \$3/sq.ft.
Asphalt shingle (strip & re-shingle)..... \$3 - \$5/sq.ft.
Asphalt shingle (highest quality)..... \$5 - \$7/sq.ft.
Cedar shake/shingle..... \$7 - \$10/sq.ft.
Clay tile \$15 - \$20/sq.ft.
Concrete tile \$9 - \$13/sq.ft.
Wood shake/shingle \$6 - \$8/sq.ft.
Slate tile \$30 - \$55/sq.ft.

Flat Roof

Roll roofing asphalt (90lb.)..... \$2 - \$3/sq.ft.
4 ply (tar and gravel)..... \$6 - \$11/sq.ft.
Single ply membrane..... \$6 - \$11/sq.ft.

Flashing

Chimney flashing (sloped asphalt) \$250 - \$500
Chimney flashing (flat built-up)..... \$350 - \$600
Metal cricket at chimney \$250 - \$500
Parapet wall flashing \$32/lin.ft.
Roof vent flashing \$125
Reflash skylight \$425 - \$625
Valley flashing \$21 - \$32/lin.ft.
Wall flashing \$6 - \$7/lin.ft.

Gutters

Gutter cleaning \$175
Gutter/downspout (aluminum) \$7 - \$9/lin.ft.
Gutter/downspout (galvanized)..... \$6 - \$7/lin.ft.
Downspout extension \$16
Soffits/fascia (aluminum) \$16/lin.ft.

Chimney

Chimney extension \$150 - \$275/lin.ft.
Chimney repointing..... \$8 - \$11/brick
Concrete cap (single flue)..... \$100 - \$275
Concrete cap (double flue)..... \$200 - \$475
Rain cap \$125
Reline flue \$45 - \$55/lin.ft.

GARAGE

Garage

Detached carport..... \$5250+
Detached wood frame (single)..... \$10500+
Detached wood frame (double) \$15750+
Detached block (single)..... \$21000+
Detached block (double)..... \$26250+
Removal of existing garage..... \$1575+

Garage Doors

Automatic garage door opener	\$475
Cladboard (single)	\$625 - \$850
Cladboard (double).....	\$1050 - \$1275
Custom wood or carriage house door (single, sectional)	\$2000 - \$7000
Custom wood or carriage house door (double, sectional).....	\$4000 - \$14000
Metal (single, one piece)	\$900
Metal (double, one piece).....	\$1350
Vinyl (single, sectional).....	\$1100
Vinyl (double, sectional)	\$2200
Wood composite (single, one piece)	\$1050
Wood composite (double, sectional)	\$1900

Driveway

Asphalt paving (existing base).....	\$5 - \$7/sq.ft.
Asphalt paving (new base)	\$5 - \$8/sq.ft.
Asphalt (seal)	\$65 - \$80
Concrete (stamped).....	\$7 - \$11/sq.ft.
Interlock brick/stone.....	\$11 - \$13/sq.ft.

EXTERIOR

Landscaping

Lay soil & sod	\$3 - \$6/sq.ft.
Sprinkler system.....	\$1200
Retaining wall (concrete).....	\$55/sq.ft.
Retaining wall (wood).....	\$45/sq.ft.

Deck

Pressure treated/cedar.....	\$15 - \$30/sq.ft.
Custom designed & built.....	\$55 - \$80/sq.ft.

Patio

Concrete	\$16 - \$25/sq.ft.
Flagstone/fieldstone	\$21/sq.ft.
Interlock brick/stone.....	\$11 - \$16/sq.ft.
Patio stone	\$6/sq.ft.

Porch

Flooring	\$8/sq.ft.
Railing	\$225
Skirting	\$21/lin.ft.
Steps (concrete).....	\$525
Steps (wood)	\$325

Fence

Chain-link (h. 4ft.).....	\$10 - \$20/lin.ft.
Wood (cedar, h. 5ft.).....	\$15 - \$30/lin.ft.
Wood (pressure, h. 5ft.).....	\$10 - \$20/lin.ft.
Reset post in concrete.....	\$80

INTERIOR

Windows

Awning	\$55/sq.ft.
Awning/casement (replace).....	\$50/sq.ft.
Bay/bow	\$50 - \$70/sq.ft.
Casement	\$63/sq.ft.
Double hung	\$53/sq.ft.
Double hung (replace).....	\$42/sq.ft.
Skylight	\$800+
Slider (aluminum)	\$32/sq.ft.
Slider (aluminum, replace).....	\$27/sq.ft.
Storm (aluminum).....	\$75 - \$200
Thermal glass (existing frame)	\$32/sq.ft.

Doors (Interior)

Bi-fold louver	\$850
Bi-fold panel	\$625
Custom with casing/hardware	\$525
Exterior (panel).....	\$1050
Interior (panel).....	\$525
French	\$1050
Patio	\$2100
Storm (aluminum).....	\$200 - \$325

Floor

Carpet cleaning	\$125/room
Outdoor carpeting.....	\$3/sq.ft.
Carpet and underpad.....	\$6 - \$11/sq.ft.
Carpet stretching.....	\$100+
Ceramic tile	\$6 - \$11/sq.ft.
Hardwood	\$6 - \$11/sq.ft.
Hardwood (prefinished).....	\$11 - \$16/sq.ft.
Hardwood (refinished).....	\$3 - \$6/sq.ft.
Vinyl (sheet)	\$4 - \$9/sq.ft.
Vinyl (tile)	\$4 - \$9/sq.ft.

Walls

Acoustic ceiling (suspended).....	\$6/sq.ft.
Baseboard/door/window casing.....	\$4/lin.ft.
Drywall over plaster	\$3 - \$4/sq.ft.
Plaster (over existing plaster).....	\$3 - \$4/sq.ft.
Stucco/stipple	\$3/sq.ft.
Walls (insulation and drywall).....	\$4/sq.ft.
Wall painting (standard 3 coats).....	\$2/sq.ft.
Wallpaper	\$6 - \$11/sq.ft.

Insulation

Rigid exterior (prior to finish)	\$1 - \$2/sq.ft.
r20 (batt)	\$1 - \$2/sq.ft.
r20 (loose)	\$1 - \$2/sq.ft.
r32 (batt)	\$2 - \$3/sq.ft.
r32 (loose)	\$2 - \$5/sq.ft.
Wall/roof cavity	\$2 - \$5/sq.ft.

Stairs

Curved stair (oak, 7 risers)	\$7350+
Spiral stair (oak)	\$5250+
Standard stair (oak, 7 risers)	\$1050+
Stair railing	\$42 - \$63/lin.ft.

Fireplaces

Damper	\$175
Brick replacement.....	\$400 - \$1050
Gas insert	\$2600 - \$4200
Glass door	\$525+
Hearth extension	\$420
Flue cleaning	\$200 - \$300
Metal box insert.....	\$1050 - \$2600
Masonry with flue rough-in	\$5250+
Wood stove	\$1575 - \$3500

Kitchen and Bathroom

Cabinets	\$50 - \$125/lin.ft.
Kitchen counter (granite)	\$90/sq.ft.
Kitchen counter (laminet).....	\$45/sq.ft.
Kitchen counter (marble)	\$80/sq.ft.
Kitchen counter (quartz)	\$75/sq.ft.
Average kitchen renovation	\$7500+
Average bathroom renovation	\$5250+

Security System

Alarm monitoring	\$35/month
Alarm system	\$2500
Intercom system (retrofit).....	\$1500
Wired system	\$1500
Wireless motion detectors	\$525

Pool and Hot Tub

Pool (vinyl-lined, 16ft. x 40ft.)	\$15000 - \$20000
Pool (concrete-lined, 16ft. x 40ft.).....	\$30000+
Pool heater	\$2100
Pump/filter	\$1600
Hot tub (fiberglass)	\$5250+

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 fixtures	\$125 - \$275
Fluorescent light fixtures.....	\$175 - \$275

Ground (public system)	\$90 - \$125
Ground (private system with ground rods)	\$250 - \$325
Light fixture (standard).....	\$125 - \$225
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

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	\$100 - \$175
Blower motor	\$375 - \$525
Convert oil to gas (1-story)	\$2500 - \$3300
Convert hot water to forced air (1-story).....	\$7500 - \$11000
Duct cleaning	\$180 - \$325
Electronic air filter	\$625 - \$950
Gas (mid-efficiency).....	\$2600 - \$3300
Gas (high-efficiency).....	\$3600 - \$4700
Humidifier (drum type).....	\$100 - \$175
Humidifier (flow-through type)	\$400 - \$475

Hot Water System

Circulating pump.....	\$600 - \$800
Cast iron radiator.....	\$600 - \$800
Expansion tank	\$300 - \$450
Gas boiler (standard).....	\$3000 - \$4800
Gas boiler (high-efficiency).....	\$6500 - \$11000
Removal of oil tank.....	\$400 - \$650
Removal of radiator/boiler	\$1500 - \$2600
Radiator	\$600 - \$950
Radiator valve	\$125 - \$225

Air Conditioner and Heat Pump

Air handler, 3-ton (vertical)	\$1400 - \$1900
Air handler, 3-ton (horizontal)	\$1800 - \$2100
Central A/C (existing duct).....	\$2500 - \$5000
Central A/C, attic-mounted (separate duct)	\$11000+

Compressor (replace).....	\$1500 - \$1800
Condensor (replace).....	\$1800 - \$2700
Heat recovery ventilator (HRV).....	\$1800 - \$2700
Heat pump	\$5200 - \$6500

PLUMBING

Bathroom

Basin (pedestal type).....	\$375
Basin (vanity)	\$250
Bathtub (replace or retile).....	\$2500+
Shower connection	\$250
Shower stall (plastic)	\$900 - \$2000
Shower stall (ceramic tile)	\$2500 - \$3300
Toilet (flush mechanism).....	\$125 - \$175
Toilet (replace).....	\$425
Toilet (replace seal)	\$125 - \$275
Toilet (unclog)	\$125 - \$225
Tub enclosure (plastic)	\$600 - \$1275
Tub enclosure (ceramic tile)	\$2500 - \$3300
Whirlpool bath	\$4250

Kitchen

Dishwasher	\$675 - \$950
Garbage disposal	\$200 - \$425
Range hood	\$350 - \$525
Sink (porcelain).....	\$750 - \$900
Sink (stainless steel).....	\$650 - \$800

Private Plumbing System

Laundry tub and waste pump	\$525 - \$850
Septic tank (1000gal.).....	\$2600 - \$6000
Septic tank cleaning	\$175 - \$325
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 (electric, 40gal.).....	\$600 - \$800
Hot water tank (gas, 40gal.)	\$800 - \$1000
Tankless water heater.....	\$2000 - \$3000
Laundry tub/connection	\$350 - \$550
Main water service.....	\$175 - \$225/lin.ft.
Main shut-off valve	\$175 - \$325
Sump pump	\$175 - \$275
Supply lines (1-story, up to 2 baths)	\$1850 - \$2600

National Property Inspections, Inc. lists these estimates based on average cost of supplies and installation in the United States and Canada. Costs may vary. NPI recommends homeowners obtain multiple quotes from reputable, licensed contractors in your local area prior to hiring. For further recommendation, contact your local NPI inspector.

Component

Average Lifespan (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 and 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



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