

HEATING AND COOLING

Forced Air System

- > air duct (new) \$4000
- > air duct (retrofit) \$6000
- > blower motor \$350 – \$500
- > clean duct \$180 – \$300
- > gas - mid efficiency \$2500 – \$3000
- > gas - high efficiency \$3500 – \$4500
- > convert oil to gas (1 story) \$2500 – \$3000
- > convert hot water to \$7500 – \$10,000 forced air (1 story)
- > humidifier - flow through type \$400 – \$450



Air Conditioner/Heat Pump

- > air handler 3-ton (vertical) \$1400 – \$1800
- > air handler 3-ton (horizontal) \$1800 – \$2000
- > central A/C existing duct \$1800 – \$3000
- > central A/C attic mounted; \$10,000+ separate duct
- > compressor (replace) \$1500 – \$1700
- > condenser (replace) \$1800 – \$2500
- > heat recovery ventilator (HRV) \$1800 – \$2500
- > heat pump \$5000 – \$6000

ELECTRICAL

Retrofit

- > baseboard heater (4') \$180 – \$550
- > ceiling fan \$250
- > exhaust fan - bathroom \$160 – \$175
- > exhaust fan - oven \$250 – \$300
- > exterior light fixture \$125 – \$250
- > fluorescent light fixture \$180 – \$250
- > ground - public system \$90 – \$120
- > ground - private system (with ground rods) \$250 – \$300
- > receptacle - conventional \$125 – \$150
- > receptacle - exterior with cover \$175 – \$250
- > receptacle - replace conventional \$100 – \$125 with GFCI
- > receptacle - stove/dryer \$100 – \$125
- > receptacle - rewire reverse polarity \$50 – \$75
- > standard light fixture \$125 – \$200



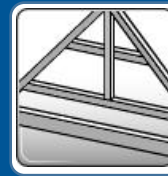
Upgrade

- > 100 amp (new panel) \$1200 – \$1500
- > 100 amp (existing panel) \$750 – \$1000
- > 200 amp (new panel) \$2000 – \$2500
- > 200 amp (existing panel) \$1200 – \$1500
- > breaker panel - main \$750 – \$900
- > circuit breaker (replace) \$75 – \$100
- > knob and tube wiring \$7500 – \$12,000 (replace)

STRUCTURE/EXTERIOR

Structure

- > masonry wall \$500 – \$750/lin.ft.
- > remove bearing wall \$2000 – \$3000
- > re-support floor joist (sistering) \$300 – \$500
- > roof sheathing (replace) \$5.00 – \$7.50/sq.ft.
- > addition (foundation to roof) \$90 – \$120/sq.ft.
- > basement entrance \$5000 – \$10000
- > basement main beam \$2000
- > basement support post / foundation \$200 - \$400/lin.ft.
- > excavation / waterproofing \$120 – \$150/sq.ft.
- > foundation cracks (excavation method) \$500 – \$1000
- > foundation cracks (injection method) (per crack) \$400
- > termite prevention (chemical soil treatment) \$2000



Wall System

- > aluminum siding \$4.50 – \$5.50/sq.ft.
- > brick veneer \$9.50 – \$21.50/sq.ft.
- > brick cleaning (unpainted) \$2.50/sq.ft.
- > brick cleaning (painted) \$5.50/sq.ft.
- > brick repainting \$5 – \$7/sq.ft.
- > cedar siding \$9 – \$12/sq.ft.
- > stucco \$9 – \$11/sq.ft.
- > vinyl siding \$4 – \$5/sq.ft.



Exterior Doors

- > aluminum storm door \$350
- > metal insulated door \$650 – \$750
- > patio door - replace \$750 – \$1500
- > patio door - brick wall (6ft.) \$2500 – \$3500
- > patio door - wood wall (6ft.) \$2000 – \$3000

Driveway

- > asphalt paving (existing base) \$4 – \$6/sq.ft.
- > asphalt paving (new base) \$4.50 – \$7/sq.ft.
- > asphalt (seal) \$60 – \$75
- > concrete (stamped) \$6 – \$10/sq.ft.
- > interlock brick / stone \$10 – 12/sq.ft.

Insulation

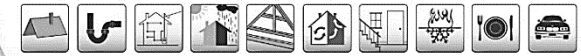
- > rigid exterior \$1 – \$1.50/sq.ft.
- > r20 - batt \$1 – \$1.50/sq.ft.
- > r20 - loose \$0.75 – \$1/sq.ft.
- > r32 - batt \$1.50 – \$2/sq.ft.
- > r32 - loose \$1.50 – \$4/sq.ft.
- > wall / roof cavity \$1.50 – \$4/sq.ft.



Replacing a roof? Remodeling a bathroom? Adding a deck?



REPAIR ESTIMATE GUIDE



This guide is intended to help provide a list of estimated costs to upgrade or replace systems and components in a typical home.

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PLUMBING

Bathroom

- > basin - pedestal type \$350
- > basin - vanity \$250
- > bathtub - replace / retile \$2500+
- > shower connection \$250
- > shower stall - plastic \$900 – \$1900
- > shower stall - ceramic tile \$2500 – \$3000
- > toilet - flush mechanism \$125 – \$150
- > toilet - replace \$400
- > toilet - replace seal \$125 – \$250
- > toilet - unclog \$125 – \$200
- > tub enclosure - ceramic tile \$2500 – \$3000
- > tub enclosure - plastic \$600 – \$1200
- > whirlpool bath / faucet \$4000

Private Plumbing System

- > laundry tub and waste pump \$500 – \$800
- > septic tank (1000gal.) \$2500 – \$5000
- > septic tank cleaning \$180 – \$300
- > sewage waste pump \$1500 – \$1700
- > well - shallow \$30/lin.ft.
- > well - deep \$40/lin.ft.
- > well - submersible pump \$1200
- > well - suction / jet pump \$600 – \$900

Hot Water Systems

- > circulating pump \$600 – \$750
- > cast iron radiator \$600 – \$700
- > expansion tank \$300 – \$400
- > gas boiler - standard \$3000 – \$4500
- > gas boiler - high efficiency \$6500 – \$10,000
- > removal of oil tank from basement \$400 – \$600
- > radiator / boiler removal \$1500 – \$2500
- > radiator \$600 – \$900
- > radiator valve \$125 – \$200
- > temperature and relief valve \$60 – \$90 (replace)

Kitchen

- > dishwasher \$650 – \$900
- > garbage disposal \$200 – \$400
- > range hood \$350 – \$500
- > sink - porcelain \$750 – \$850
- > sink - stainless steel \$600 – \$750



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INTERIOR

Windows

- > awning / casement (replace) \$45/sq.ft.
- > bay / bow \$50 – \$60/sq.ft.
- > casement \$60/sq.ft.
- > double hung (replace) \$40-\$50/sq.ft.
- > skylight \$750.00+
- > slider - aluminum (replace) \$25/sq.ft.
- > storm - aluminum \$75 – \$175
- > thermal glass (existing frame) \$30/sq.ft.

Kitchen/Bathroom

- > kitchen cabinet \$50 – \$100/lin.ft.
- > kitchen counter - laminate \$40/lin.ft.
- > kitchen counter - marble \$75/lin.ft.
- > kitchen renovation \$7500+
- > bathroom renovation \$5000+

Floor

- > carpet - clean \$100/room
- > carpet and underpad \$5 – \$10/sq.ft.
- > hardwood - refinish \$2 – \$5/sq.ft.
- > hardwood \$5 – \$10/sq.ft.
- > p ceramic tile \$5 – \$10/sq.ft.
- > vinyl - sheet \$3 – \$8/sq.ft.
- > vinyl - tile \$3 – \$8/sq.ft.

Doors

- > french \$1000
- > patio \$2000
- > exterior - panel \$1000
- > interior - panel \$500
- > storm - aluminum \$200 – \$300
- > custom with casing / hardware \$500

Stairs/Railings

- > standard stair - oak (7 risers) \$1000+
- > stair railing \$40 – \$60/lin.ft.

Ceiling/Walls

- > baseboard / door / window casing \$3/lin.ft.
- > drywall over plaster \$2.50 – \$3.50/sq.ft.
- > plaster (over existing plaster) \$2.50 – \$3.50/sq.ft.
- > stucco / stipple \$2/sq.ft.
- > walls (insulations / drywall) \$3/sq.ft.
- > walls painting (3 coats) \$1.25/sq.ft.



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ROOF/EAVE/FLASHING/CHIMNEY

Sloped Roofs

- > asphalt shingle (over existing) \$1.75 – \$2.75/sq.ft.
- > asphalt shingle (strip & re-shingle) \$3 – \$4/sq.ft.
- > asphalt shingle (high quality) \$4.50 – \$6.50/sq.ft.
- > cedar shake / shingle \$6.50 – \$9.00/sq.ft.
- > clay tile \$15 – \$20/sq.ft.
- > concrete tile \$8 – \$12/sq.ft.
- > wood shake / shingle \$5 – \$7/sq.ft.
- > slate tile \$30 – \$50/sq.ft.

Flat Roofs

- > single ply membrane \$5 – \$10/sq.ft.
- > 4 ply (tar and gravel) \$5 – \$10/sq.ft.
- > roll roofing asphalt (90lb.) \$1.50 – \$2.50/sq.ft.

Gutters

- > gutter cleaning \$150
- > gutter / downspout - aluminum \$6 – \$8/lin.ft.
- > gutter / downspout - galvanized \$5 – \$6/lin.ft.
- > downspout extension \$15
- > soffits / fascia (aluminum) \$15/lin.ft.

Flashing

- > chimney flashing (sloped asphalt) \$250 – \$400
- > chimney flashing (flat built-up) \$350 – \$500
- > metal cricket at chimney \$250 – \$400
- > parapet wall flashing \$30/lin.ft.
- > roof vent flashing \$100
- > reflash skylight \$400 – \$600
- > valley flashing \$20 – \$30/lin.ft.
- > wall flashing \$5 – \$6/lin.ft.

Chimney

- > chimney repointing \$7.50 – \$10/brick
- > concrete cap (single flue) \$100 – \$250
- > concrete cap (double flue) \$200 – \$400
- > rain cap \$100

Fireplace

- > damper \$150
- > brick replacement \$400 – \$1000
- > gas insert \$2500 – \$4000
- > glass door \$500+
- > flue cleaning \$150



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Have one of our inspectors stop by and check to see the work is being done properly, before it is too late. We can also approve the completed job before you make the final payment.