



**TABOR NORTHWEST**  
— HOME INSPECTIONS —

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These estimates reflect the average basic costs for supplies and installation of building materials in the United States. Costs may vary depending on regions, upgrades, disposal fees, and complexity of the project.

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

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## 1. EXTERIOR FEATURES

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## RESIDENTIAL CONSTRUCTION ESTIMATES

### Landscaping

Soil & Sod	\$3 - \$6   sq. ft.
Sprinkler System	\$1200
Retaining Wall (Concrete)	\$55   sq. ft.
Retaining Wall (Wood)	\$45   sq. ft.
Design	\$150   hour
Maintenance	\$40 - \$80   week

### Driveway

Asphalt Paving (Existing Base)	\$5 - \$7   sq. ft.
Asphalt Paving (New Base)	\$5 - \$8   sq. ft.
Asphalt Seal	\$65 - \$80
Concrete	\$5 - \$8   sq. ft.
Concrete (Stamped)	\$5 - \$11   sq. ft.
Interlock Brick / Stone	\$11 - \$13   sq. ft.

### Deck

Design & Build	\$55 - \$80   sq. ft.
Pressure Wash & Treated (Cedar)	\$15 - \$30   sq. ft.

### Fence

Chain-Link (4 ft.)	\$10 - \$20   lin. ft.
Cedar (6 ft.)	\$15 - \$30   lin. ft.
New Posts	\$80

## RESIDENTIAL CONSTRUCTION ESTIMATES

### Garage

Detached Carport	\$5,250 +
Detached Wood Frame (Single Car)	\$10,500 +
Detached Wood Frame (Double Car)	\$15,750 +
Detached Block (Single Car)	\$21,000 +
Detached Block (Double Car)	\$26,250 +
Garage Removal	\$1,575 +

### Overhead Doors

Automatic Garage Door Opener	\$475
Cladboard (Single Car)	\$625 - \$850
Cladboard (Double Car)	\$1,050 - \$1,275
Metal – (Single Car, One Piece)	\$900
Metal – (Double Car, One Piece)	\$1,350
Wood – (Single Car, One Piece)	\$1,050
Wood – (Double Car, Sectional)	\$1,900

### Porch

Flooring	\$8   sq. ft.
Railing	\$20 - \$25   lin. ft.
Skirting	\$21   lin. ft.
Steps (Concrete)	\$525
Steps (Wood)	\$325

## RESIDENTIAL CONSTRUCTION ESTIMATES

### Patio

Concrete	\$16 - \$25   sq. ft.
Flagstone	\$21   sq. ft.
Interlock Brick   Stone	\$11 - \$16   sq. ft.
Patio Stone	\$6   sq. ft.

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## 2. ROOF

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## RESIDENTIAL CONSTRUCTION ESTIMATES

### Sloped Roof

Asphalt Shingle (Over Existing)	\$2 - \$3   sq. ft.
Asphalt Shingle (Strip & Re-shingle)	\$3 - \$5   sq. ft.
Asphalt Shingle (High Quality)	\$5 - \$7   sq. ft.
Cedar Shake	\$7 - \$10   sq. ft.
Wood Shake	\$6 - \$8   sq. ft.
Clay Tile	\$15 - \$20   sq. ft.
Concrete Tile	\$9 - \$13   sq. ft.
Slate Tile	\$30 - \$55   sq. ft.
Replace Roof Sheathing	\$6 - \$8   sq. ft.

### Flat Roof

Roll Roofing Asphalt (90 lb)	\$2 - \$3   sq. ft.
Tar & Gravel (4 ply)	\$6 - \$11   sq. ft.
Membrane (1 ply)	\$6 - \$11   sq. ft.

### Gutters

Gutter Cleaning	\$175
Gutter Downspout (Aluminum)	\$7 - \$9   lin. ft.
Gutter Downspout (Galvanized)	\$7 - \$9   lin. ft.
Soffit   Fascia (Aluminum)	\$16   lin. ft.
Downspout Extension	\$16



## RESIDENTIAL CONSTRUCTION ESTIMATES

### Flashing

Chimney Flashing (Asphalt)	\$250 - \$500
Chimney Flashing (Flat Built-up)	\$350 - 600
Metal Cricket At Chimney	\$250 - \$500
Parapet Wall	\$32   lin. ft.
Roof Vent Flashing	\$125
Re-flash Skylight	\$425 - \$625
Valley Flashing	\$21 - \$32   lin. ft.
Wall Flashing	\$6 - \$7   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 - \$425
Rain Cap	\$125
Re-line Flue	\$45 - \$55   lin. ft.

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### 3. STRUCTURAL

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# RESIDENTIAL CONSTRUCTION ESTIMATES

## Addition

Foundation To Roof	\$95 - \$130   sq. ft.
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## Foundation

Basement Entrance	\$5,250 - \$10,500
Basement Support Beam	\$2,100
Basement Support Post	\$500 - \$1,000
Waterproofing	\$125 - \$175   sq. ft.
Foundation Cracks (Excavation)	\$525 - \$1,100
Foundation Cracks (Injection)	\$500   crack
Masonry Wall	\$525 - \$800   lin. ft.
Bearing Wall Removal	\$2,100 - \$3,200
Partition Wall Removal	\$850 - \$1,700
Floor Joist Sistering	\$325 - \$525
Underpinning	\$325 - \$525   lin. ft.
Termite Prevention	\$2,100

## Wall System

Aluminum Siding	\$5 - \$6   sq. ft.
Vinyl Siding	\$3 - \$5   sq. ft.
Cedar Siding	\$10 - \$15   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.
Stucco	\$10 - \$15   sq. ft.

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## 4. INTERIOR

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## RESIDENTIAL CONSTRUCTION ESTIMATES

### Doors

Bi-fold Louver	\$850
Bi-fold Panel	\$625
Custom	\$525
Exterior Panel	\$1,050
Interior Panel	\$525
French	\$1,050
Aluminum Storm	\$375
Metal Insulated Door	\$675 - \$800
Replace Patio Door	\$775 - \$1,600
New Patio Door (Brick Wall)	\$2,600 - \$3,600
New Patio Door (Wood Wall)	\$2,100 - \$3,100

### Windows

Awning	\$55   sq. ft.
Awning Casement	\$50   sq. ft.
Bay	\$50 - \$70   sq. ft.
Casement	\$63   sq. ft.
New Double Hung	\$53   sq. ft.
Replace Double Hung	\$42   sq. ft.
Skylight	\$800 +
New Aluminum Slider	\$32   sq. ft.
Replace Aluminum Slider	\$27   sq. ft.
Aluminum Storm	\$75 - \$200
Thermal Glass Upgrade	\$32   sq. ft.

## RESIDENTIAL CONSTRUCTION ESTIMATES

### Kitchen & Bath

Kitchen Cabinet	\$50 - \$125   lin. ft.
Kitchen Counter (Laminate)	\$45   lin. ft.
kitchen counter (Marble)	\$80   lin. ft.
Kitchen Renovation	\$7,500 +
Bathroom Renovation	\$5,250 +

### Floors

Carpet Clean	\$125   room
Carpet (Outdoor)	\$3   sq. ft.
Carpet And Under Pad	\$6 - \$11   sq. ft.
Ceramic Tile	\$6 - \$11   sq. ft.
Hardwood	\$6 - \$11   sq. ft.
Hardwood (Prefinished)	\$11 - \$16   sq. ft.
Hardwood Refinish	\$3 - \$6   sq. ft.
Vinyl Sheet	\$4 - \$9   sq. ft.
Vinyl Tile	\$4 - \$9   sq. ft.

### Stairs & Railings

Curved Stair (Oak, 7 Risers)	\$7,350 +
Spiral Stair (Oak, 7 Risers)	\$5,250 +
Standard Stair (Oak, 7 Risers)	\$1,050 +
Stair Railing	\$42 - \$63   lin. ft.

## RESIDENTIAL CONSTRUCTION ESTIMATES

### 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 or Roof Cavity	\$2 - \$5   sq. ft.

### Fireplace

Damper	\$175
Brick Replacement	\$400 - \$1,050
Gas Insert	\$2,600 - \$4,200
Glass Door	\$525 +
Hearth Extension	\$420
Flue Cleaning	\$200 - \$300
Metal Box Insert	\$1,050 - \$2,600
Masonry With Flue Rough-In	\$5,250 +
Wood Stove	\$1,575 - \$3,500

### Walls & Ceilings

Wallpaper	\$6 - \$11   sq. ft.
Walls Painting (3 Coats)	\$2   sq. ft.
Drywall	\$4   sq. ft.
Stucco	\$3   sq. ft.
Plaster Over Existing Plaster	\$3 - \$4   sq. ft.
Drywall Over Plaster	\$3 - \$4   sq. ft.
Baseboard / Door / Window Casing	\$4   lin. ft.
Acoustic Ceiling Tiles	\$6   sq. ft.

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## 5. Electrical

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## RESIDENTIAL CONSTRUCTION ESTIMATES

### Electrical

Attic Ventilator	\$325
Baseboard Heater (4')	\$180 - \$575
Doorbell System	\$250
Dryer Duct	\$100 - \$130
Hardwired Smoke Detector	\$75 - \$150
Bathroom Exhaust Fan	\$150 - \$200
Oven Exhaust Fan	\$250 - \$325
Exterior Light Fixture	\$125 - \$275
Fluorescent Light Fixture	\$175 - \$275
Ground Rod	\$250 - \$325
Conventional Receptacle	\$125 - \$175
Split Receptacle	\$175 - \$275
Exterior GFCI Receptacle	\$175 - \$275
CO / ALR (Aluminum) Receptacle	\$175 - \$125
Stove / Dryer Receptacle	\$100 - \$150
Rewire Reverse Polarity Receptacle	\$50 - \$80
Standard Light Fixture	\$125 - \$225
New 100 Amp Panel	\$1,200 - \$1,600
Existing 100 Amp Panel Replacement	\$750 - \$1,100
New 200 Amp Panel	\$2,100 - \$2,600
Existing 200 Amp Panel Replacement	\$1,250 - \$1,600
120 / 240 Volt Circuit	\$250 - \$525
Replace Circuit Breaker	\$75 - \$125
Replace Knob And Tube Wiring	\$7,500 - \$13,000

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## 6. HEATING & COOLING

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## RESIDENTIAL CONSTRUCTION ESTIMATES

### Forced-Air

New Air Duct	\$4,200
Air Duct Replacement	\$6,300
Annual Service	\$100 - \$175
Blower Motor	\$375 - \$525
Duct Cleaning	\$180 - \$325
Convert Oil To Gas	\$2,500 - \$3,300
Convert Hot Water To Forced Air	\$7,500 - \$11,000
Electronic Air Filter	\$625 - \$950
Mid Efficiency Gas Furnace	\$2,600 - \$3,300
High Efficiency Gas Furnace	\$3,600 - \$4,700
Humidifier (Drum)	\$100 - \$175
Humidifier (Flow)	\$400 - \$475
Metal Chimney Flue	\$600 - \$1,100

### Hot Water System

Circulating Pump	\$600 - \$800
Cast Iron Radiator	\$600 - \$800
Expansion Tank	\$300 - \$450
Standard Gas Boiler	\$3,000 - \$4,800
High Efficiency Gas Boiler	\$6,500 - \$11,000
Removal Of Oil Tank From Basement	\$400 - \$650
Radiator / Boiler Removal	\$1,500 - \$2,600
Radiator	\$625 - \$950
Radiator Valve	\$125 - \$225

**Air Conditioner & Heat Pump**

3-Ton Air Handler (Vertical)	\$1,400 - \$1,900
3-Ton Air Handler (Horizontal)	\$1,800 - \$2,100
Central A/C Replacement	\$2,500 - \$5,000
Central A/C With New Ducts	\$11,000 +
Compressor Replacement	\$1,500 - \$1,800
Condenser Replacement	\$1,800 - \$2,700
Heat Recovery Ventilator	\$1,800 - \$2,700
Heat Pump	\$5,200 - \$6,500

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## 7. PLUMBING

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## RESIDENTIAL CONSTRUCTION ESTIMATES

### Bathroom

Pedestal Basin	\$375
Vanity Basin	\$250
Replace / Retile Bathtub	\$2,500 +
Shower Connection	\$250
Plastic Shower Stall	\$900 - \$2,000
Tile Shower Stall	\$2,500 - \$3,000
Toilet Flush Mechanism	\$125 - \$175
Toilet Replacement	\$425
Unclog Toilet	\$125 - \$275
Tile Tub Enclosure	\$2,500 - \$3,300
Plastic Tub Enclosure	\$600 - \$1,275
Whirlpool Bath	\$4,250

### Kitchen

Dishwasher	\$675 - \$950
Garbage Disposal	\$200 - \$425
Range Hood	\$350 - \$525
Porcelain Sink	\$750 - \$900
Stainless Steel Sink	\$650 - \$800

## RESIDENTIAL CONSTRUCTION ESTIMATES

### Private Systems

Laundry Tub And Waste Pump	\$525 - \$850
Septic Tank (1000 Gallon)	\$2,600 - \$6,000
Septic Tank Cleaning	\$175 - \$325
Sewage Waste Pump	\$1,500 - \$1,800
Shallow Well	\$32   lin. ft.
Deep Well	\$42   lin. ft.
Submersible Well Pump	\$1,275
Suction / Jet Well Pump	\$600 - \$950

### Other

Hose Bibb	\$125 - \$175
Electric Hot Water Tank (40 Gallon)	\$600 - \$800
Gas Hot Water Tank (40 Gallon)	\$800 - \$1,000
Tankless Water Heater	\$2,000 - \$3,000
Laundry Tub Connection	\$350 - \$550
Main Water Service	\$175 - \$225   lin. ft.
Main Shut-Off Valve	\$175 - \$325
Sump Pump	\$175 - \$275
Supply Lines	\$1,850 - \$2,600
Temperature & Pressure Relief Valve	\$60 - \$100
Water Softener	\$925 - \$1,600
Waste Drain Lines	\$2,600 - \$4,200

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## 8. MISCELLANEOUS

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## RESIDENTIAL CONSTRUCTION ESTIMATES

### Vacuum System

Central Vacuum System	\$1,050 - \$2,100
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### Security

Alarm Monitoring	\$35   Month
Alarm System	\$2,500
Intercom System	\$1,500
Wired System	\$1,500
Wireless Motion Detectors	\$525

### Swimming Pool & Hot Tub

Vinyl Lined Pool (16ft. X 40ft.)	\$15,000 - \$20,000
Concrete Lined Pool (16ft. X 40ft.)	\$30,000 +
Pool Heater	\$2,100
Pump / Filter	\$1,600
Fiberglass Hot Tub	\$5,250 +

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## 9. LIFE EXPECTANCY

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## RESIDENTIAL CONSTRUCTION ESTIMATES

### Roof

Standard Asphalt Shingle	12 - 15   yrs.
Premium Asphalt Shingle	15 - 30   yrs.
Wood Shingle	10 - 20   yrs.
Concrete / Clay Tile	20 - 40   yrs.
Asbestos Cement	40 - 80   yrs.
Slate Tile	40 - 80   yrs.
Roll Roofing	5 - 15   yrs.
Tar & Gravel	15 - 25   yrs.
Metal	60   yrs.

### Heating & Cooling

Forced Air Furnace	10 - 25   yrs.
Oil Tank	40   yrs.
Steel Steam Boiler	15 - 30   yrs.
Cast Iron Steam Boiler	30 - 50   yrs.
Steam Circulating Pump	10 - 25   yrs.
Central Air Conditioner	10 - 15   yrs.
Heat Pump	10 - 15   yrs.
Window Air Conditioner	10 - 20   yrs.

### Plumbing

Galvanized Water Pipe	20 - 25   yrs.
Hot Water Heater	5 - 15   yrs.
Septic / Sewer Pump	5 - 10   yrs.
Well Pump	10   yrs.

**Appliances**

Dishwasher	5 - 12   yrs.
Dryer	10 - 25   yrs.
Garbage Disposal	5 - 12   yrs.
Oven / Range	15 - 20   yrs.
Washing Machine	5 - 15   yrs.