

COST GUIDE FOR HOME INSPECTIONS

KEEP AS A VALUABLE REFERENCE!

— UPDATED FOR 2021! —



Heating / Cooling

- Furnace - clean and service: \$150 to \$250
- Furnace - replace: \$3,000 to \$6,000
- Boiler - replace: \$5,000 to \$8,000
- Central air conditioning - replace: \$4,000 to \$7,000
- Evaporative cooler - replace: \$2,000 to \$4,000
- Gas fireplace service: \$125 to \$200
- Chimney sweep: \$150 to \$300



Roof

- 2000 square foot house
- Asphalt shingle: \$7,500 to \$15,000
- Concrete tile: \$12,000 to \$20,000
- Flat: \$10,000 to \$20,000
- Gutters: \$6 to \$12 per linear foot - \$1,200 to \$2,400



Appliances

- Range / Oven: \$700 to \$2,000
- Refrigerator: \$750 to \$3,000
- Dishwasher: \$500 to \$1,500
- Microwave: \$350 to \$700
- Disposal: \$300 to \$600
- Clothes washer / dryer set: \$1,300 to \$2,500



Electrical

- Breaker panel - replace: \$1,000 to \$3,000
- Aluminum wiring - remediate: \$4,000 to \$7,000 based on a 2500 square foot home
- GFCI outlet - install: \$50 to \$100
- Ungrounded receptacle - correct: \$50 to \$100
- Reverse polarity outlet - correct: \$50 to \$100
- Replace ceiling fan: \$100 to \$300, plus fan
- Bathroom vent fan - replace existing: \$200 to \$350
- Smoke or CO detector - install: \$50 to \$100



Plumbing

- Water heater - regular: \$1,000 to \$2,000
- Water heater - high efficiency: \$1,250 to \$2,500
- Water heater - tankless: \$2,500 to \$4,500
- Sewer main pipe - replace: \$7,500 to \$15,000
- Sewer main repair: \$3,500 to \$5,500
- Sewer main clean: \$200 to \$500
- Pressure regulator valve - install: \$300 to \$600
- Toilet - repair: \$150 to \$300
- Leaking faucet - repair: \$100
- Hot/cold reverse faucet - correct: \$150 to \$300
- Replace garbage disposal: \$300 to \$600



Paint

- Interior room - 10' x 12' - 2 coats: \$300 to \$600
- Exterior - spray: \$3,000 to \$6,000



Windows and Doors

- Fogged glass / broken seal: \$200 to \$400
- Broken glass - repair: \$200 to \$400
- New vinyl window: \$500 to \$750 each
- New premium window: \$750 to \$1,500 each
- New vinyl sliding door - install: \$1,500 to \$3,500
- Basement egress window: \$3,000 to \$6,000
- Garage door: \$1,200 to \$2,500
- Garage door opener: \$300 to \$500



Structural

- Structural engineer report: \$400 to \$600
- Vapor barrier: \$2 to \$4 per square foot
- Replace window well: \$750 to \$1,500
- Interceptor drain install: \$2,500 to \$7,500 (also known as French drain, Drain tile, Perimeter drain)
- Sump pump - install new: \$600 to \$1,200
- Sump pump - replace existing: \$300 to \$600
- Radon mitigation: \$800 to \$2,500



Attic Insulation

- \$1 to \$2 per square foot
- \$1,000 to \$3,000 per house



Flooring—per square foot

- Replace carpeting and pad: \$3.50 to \$8.00
- Install wood flooring: \$8 to \$12 - oak
- Refinish wood flooring: \$3 to \$6
- Install new tile - ceramic: \$5 to \$10
- Install vinyl or linoleum: \$3 to \$6



Deck, Concrete, Fencing

- Deck 12' x 20': \$10,000 to \$15,000
- Concrete patio: \$2,000 to \$5,000
- Level concrete: \$3 to \$6 per square foot. About 25% to 50% less than replacement.
- 6-foot cedar - demo and install - linear ft: \$20 to \$40
- Replace post: \$300 first one, \$150 thereafter
- Gate - 3 foot: \$150 to \$300

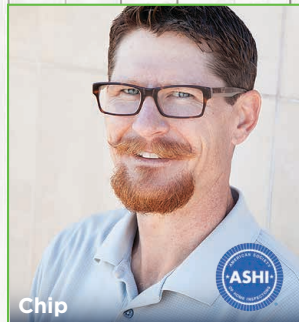
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