



LEADING THE INDUSTRY IN
RESIDENTIAL AND
COMMERCIAL BUILDING
INSPECTIONS
SINCE 1983

NATIONAL
H O M E
INSPECTION

EXTERIOR

LANDSCAPING AND DRAINAGE

Topsoil and sod	\$2/sq.ft.
Tree removal	500+
Corrugated metal window well	200-300

DRIVEWAYS

Asphalt over existing	2-3/sq.ft.
Remove & Install	4-7/sq.ft.
Interlocking paving brick	8-10/sq.ft.

PATIOS AND WALKWAYS

Patio stone	3/sq.ft.
Flagstone	15-20/sq.ft.
Interlocking brick	6-10/sq.ft.
Poured/stamped concrete	8-10/sq.ft.
Remove/repour concrete walk	15-20/sq.ft.

FENCES, DECKS

Fencing	Pressure treated	20-30/lin.ft.
	Cedar	30-40/lin.ft.
	Chain link	7-10/lin.ft.
Decks	Pressure Treated	15-20/sq.ft.
	Cedar	20-30/sq.ft.
Concrete stoop rebuild		7,500+

RETAINING WALLS (<5FT. HIGH)

Interlocking concrete block	20-30/sq.ft.
Poured concrete	30-40/sq.ft.
Concrete block	15-20/sq.ft.
Pressure treated wood	20-30/sq.ft.
>5ft. high structural wall	50+/sq.ft.

EAVESTROUGHS/DOWNSPOUTS

Aluminum (5")	6-8/lin.ft.
Galvanized steel	7-10/lin.ft.
Aluminum soffits/fascia	9-12/sq.ft.
Clean eavestrough	100-200

BRICK

Replace damaged bricks	20-30/brick
Clean painted brick	5+/sq.ft.
Clean unpainted brick	2-3/sq.ft.
Tuckpoint missing mortar	2+/sq.ft.
Install brick veneer	10/sq.ft.

WALL SIDINGS

Aluminum/Vinyl	4-6/sq.ft.	
Stucco (Latex)	5-7/sq.ft.	
Cedar shingles	8-10/sq.ft.	
Wood	clapboard	5-7/sq.ft.
	board and batten	4-6/sq.ft.
Asphalt shingles	2/sq.ft.	

SLOPED ROOFS

Asphalt	over existing	2-3/sq.ft.
	remove existing	4-6/sq.ft.
	cedar shingles	8-12/sq.ft.
Metal tile		10/sq.ft.
Slate		20-30+/sq.ft.

Replacement & Repair Cost Guide

2009

The costs contained in this guide are estimates only. Actual cost will depend on quality of workmanship and materials and the size and complexity of the job.

FLAT ROOFS

Single/2-ply	8-10/sq.ft.
Built-up 4-ply	6-8/sq.ft.
Rolled asphalt (<10 yr. Life)	2-3/sq.ft.

ROOF REPAIRS

Valley Flashing	20-30/lin.ft.
Chimney Flashing	200-500
Damaged shingles	10/sq.ft.
General repairs	200+

BRICK CHIMNEYS

Rebuild	single flue	150-200/lin.ft.
	double flue	200-300/lin.ft.
Liner	for gas (aluminum)	300-500
	for oil (steel)	750-1000
	for fireplace	1,500-2,500
Tuckpoint mortar joints		200-500
Install rain/animal cap		50-75
Concrete cap		200-300

METAL CHIMNEYS

Insulated stainless steel	100/lin.ft.
---------------------------	-------------

WINDOW REPLACEMENT/REPAIR

Wood	50-80/sq.ft.
Vinyl	40-50/sq.ft.
Metal	20-30/sq.ft.
Restore original double hung	300+
Aluminum storm window	150
Install bay window	5,000+

SKYLIGHTS

Install in flat roof	1,500+
Install in pitched roof	2,500+

GARAGE

Single car	wood	8,000
	masonry	12,000
Double car	wood	12,000
	masonry	15,000
Garage door opener		600
Garage door	single	1,000
	double	1,500
Install footings under 3 walls		3,000+
Demolish and remove		1,500

STRUCTURES

LOWER BASEMENT FLOOR

Underpin footings (1.5 ft. depth) (includes new concrete floor)	200/lin.ft.
Concrete bench (<1 ft. depth)	100/lin.ft.

BASEMENT WATER SEEPAGE

Exterior wall damproofing w/drain tile	20/sq.ft.
Interior drain tile	40-50/lin.ft.
Install sump pit and pump	800-1,200

TERMITE/PEST CONTROL

Termite inspection	200
Chemical treatment	2,000-2,500
Sever wood/soil contact below porch	750-1000

NEW CONSTRUCTION-ADDITIONS

Basic addition w/basement	100-150/sq.ft.
Quality addition	150-250/sq.ft.

ELECTRICAL

SERVICE & PANEL UPGRADE

60 to 100 amps w/panel (overhead)	1,200-1,500
200-amp service	1,800-2,300
Upgrade fuse panel to circuit breaker	750-1,000
Install auxilliary panel	300-500
Rewire (knob & tube) 2 storey house	5,000-10,000
Rewire bungalow	3,000-5,000
Rewire kitchen	500+
Add 120 volt circuit (one outlet)	150-200
Add 240 volt circuit (stove/dryer)	200-300
Install GFCI at existing outlet	40-50
Interconnected smoke detectors (2)	200-300

HEATING/COOLING

FURNACES

Mid efficiency gas	2,500
High efficiency gas	3,500+
Replace fan motor	400
Replace gas valve	300
High-end passive filter	400
Quality humidifier	400
Service/clean furnace	100+
Replace ductwork in basement	2,000-3,000
Install air duct to 2nd floor	500-1000
Duct cleaning	200+

HOT WATER BOILERS

Cast iron boiler	4,000-5,000
Copper finned boiler	3,000-4,000
Circulating pump	500-750
Replace failed firewalls	500-1,000

AIR CONDITIONING

2 ton installed	2,500-4,000
Replace compressor	1,000
Wall mounted, split coil	3,500
Attic mounted system (for homes with radiators)	8,000-12,000
Electric baseboard w/ wiring	500+

PLUMBING SYSTEM

SUPPLY

Upgrade incoming water line	200/ft.
Replace orig. steel pipe in basement	750-1,000
Replace piping to 2nd floor washroom	1,000-3,000
Install outdoor faucet	200+

DRAINS

Replace drains under lawn	200+/lin.ft.
Replace under basement floor	100/lin.ft.
Install floor drain	750-1,000
Replace sink trap	100-300
Laundry tub w/drain connect	700-1,000

WATER HEATERS

Direct-vent gas	1,000-1,200
Chimney-vented gas	600-900
Electric	500-700

INSULATION

ATTIC

Upgrade w/6 inches loose blown	2-3/sq.ft.
Lay 6 inches fiberglass batt	1.50-2/sq.ft.
Install roof vent	100/vent
Install soffit vent	100/vent

WALLS/CRAWL SPACES

Blow in cellulose or fiberglass	2/sq.ft.
Ins. crawl space between joists	5-7/sq.ft.

GENERAL INTERIOR

WALL/CEILING FINISH

Drywall over existing plaster	2/sq.ft.
Remove plaster and then drywall	5/sq.ft.
Insulate, drywall and tape	2.50/sq.ft.
Install T-bar ceiling	3-4/sq.ft.
Paint walls (calc. based on floor area)	2-3/sq.ft.

FLOORS

Install 3/4" hardwood (pre-finished)	10-15/sq.ft.	
Install 3/8" hardwood & finish	6-8/sq.ft.	
Sand & refinish hardwood	1.50-2/sq.ft.	
	with stain	3/sq.ft.
Vinyl PVC tiles	2.50-3/sq.ft.	
Sheet vinyl	7+/sq.ft.	
Ceramic or marble tile	10-20/sq.ft.	
Plywood underlay	2/sq.ft.	

DOORS/TRIM

Exterior steel insulated	750+
Exterior solid wood	1,000
Interior wood w/jamb and hardware	200
Aluminum storm door	500
Replace sliding doors	1,500
Patio door through masonry wall	3,000
Patio door through framed wall	2,000

HANDRAILS/STAIRS

Oak runner mounted to wall	200-300
Oak rail/banister	75+/lin.ft.
Basement stairs	700+

FIREPLACES

Gas with insert for existing fireplace	2,500
Direct vent gas fireplace w/mantle	4,000+
Wood stove w/exterior metal flue	4,000+
Clean flue	150
Construct wood burning fireplace with masonry chimney (2 storey)	7,500
Install damper	300-500
Repair hearth	500

KITCHENS

Quality kitchen renovation w/appl.	20,000+
Basic kitchen (no appliances)	5,000-10,000
Replace kitchen sink	500-700
Replace counter/cabinets	300/lin.ft.
Connect dishwasher	300
Install gas piping for stove	300

BATHROOMS

Quality bathroom (4-piece)	10,000+
Basement bathroom	5,000
Build 2 piece on main floor	5,000
Replace toilet	300-500
Replace bathtub tile	1,500-2,000
Install vinyl tub enclosure	500-700
Replace shower stall tile	2,000-3,000

VENTILATION

Exhaust fan	kitchen	500-700
	bathroom	450-600
HRV (heat recovery ventilator)		3,000+
Dryer duct to exterior		200

LEADING THE INDUSTRY IN
RESIDENTIAL AND COMMERCIAL
BUILDING INSPECTIONS
SINCE 1983

NATIONAL HOME INSPECTION

TORONTO:416-467-7809

OTHER AREAS:1-800-461-8338

For additional copies visit our website: www.nationalhomeinspection.ca