



**ALL-POINTS**  
HOME INSPECTIONS LTD.

250 213 6700

## Repair and Renovation Costs

HEATING	\$	INTERIOR	\$
Install gas mid efficiency furnace	3,000 - 4000	Install drywall over plaster.	3.00 -4.50/sq.ft
Install gas high efficiency furnace	3,550 - 5,500	Remove old plaster and install new drywall (bear in mind you may want to increase the insulation and/or add a vapour barrier at the same time.)	4.25 - 6.00 sq.ft.
Replace furnace fan	500-800	Spray stipple on ceiling.	1.75/sq.ft
Install chimney liner	600-800	Install suspended ceiling.	4.50 - 6.50/sq.ft
Install oil furnace (includes tank)	5,500 and up	Install drywall on studs.	2.00 - 450/sq.ft
Install new oil tank	1,000-1,500	Install hardwood floors.	7.00 sq.ft and up
Remove old oil tank (not in ground)	200-350	Sand and re-stain hardwood	3.00 - 5.50/sq.ft.
Install complete forced air system	8,500 and up	Install ceramics inc. sub floor	11.00/sq.ft. and up
Heat recovery ventilator	2,500 and up ea	Install sheet vinyl	8.50/sq.ft. and up
Air source heat pump	5,500 - 8,500	Install gas fireplace	3,000 and up
Air conditioning on existing ductwork	3,500 - 5,000	Install wood stove inc. flue	2,500 and up
Replace a compressor	750-1300	Sweep a chimney	100-200
Annual service furnace/air conditioning.	275 ea	Install central vacuum system	800 and up
		Install a door closer (Man door)	100- 150
		Install a garage door opener	450-650
<b>EXTERIOR</b>		<b>STRUCTURE</b>	
Install aluminium eaves trough.	3.00 - 4.00 lin. ft	Underpin or add foundations. (minimum 5,000)	350 - 4350 lin. ft
Install aluminium/vinyl siding	3.00 - 5.00 sq. ft	Replace sill beam	100 and up lin. ft
Install stucco	6.50 - 11.00 sq. ft	Replace main beam in basement	1,500 and up
Install brick	11.00 sq. ft and up	Install tele-post with foundation	350-650
Install parging	3.00 sq. ft and up	Insect inspection	250-350 and up
Install stone	20.00sq. ft and up	Seal vertical crack - concrete wall interior	250 and up
Install a deck (cedar)	45 sq. ft and up	Ditto but exterior method	400 and up
Install a deck (Pressure treated)	20 sq. ft and up		
Re-surface asphalt driveway	5 - 8 sq. ft.	Build an addition (2 story)	250 sq. ft. and up
Install interlocking brick	12 sq. ft. and up	Build a single garage	12,000 and up
Install a drain at bottom of a sloped drive	1,500 and up	Build a double garage	16,000 and up
		Fill in a swimming pool	8,000 and up
<b>ROOFING, FLASHINGS AND CHIMNEYS</b>		<b>PLUMBING</b>	
Strip and re-roof - asphalt shingles	4.00 - 6.50 sq. ft.	Replace main water shut off valve	275-400
Asphalt shingles over existing (Not recommended)	3 - 4.50 sq. ft.	Replace toilet seal	125- 175
Strip/replace tar and gravel roof	5 -8.00 sq. ft.	Replace electric hot water tank	650 and up
Install new concrete tiles	9.00 sq. ft. and up	Install new septic system	9,000 and up
(But you may need additional structural support here)		Dig up and replace failed septic system tile bed	11,000 and up
Install cedar shakes/shingles	7 - 9.00 sq. ft.	Two yearly pump out	175- 350
Install new slate roof	10 - 20.00 sq. ft	Replace service pipe in street	300/lin.ft and up
New flashings for standard chimney	400-600	<b>Replace galvanized pipes with copper:</b>	
Install saddle or cricket at chimney	450-700	Bungalow - 1 bathroom	2,000 and up
Re flash standard skylight	450-550	Bungalow - 2 bathrooms	3,000 and u
Repair valley flashings	20- 35 lin. ft.	Two story - 2 bathrooms	5,000 and up
Re build masonry chimney from roof up	200 lin ft	Install bathroom fan	250 and up
Ditto but double flue pipe	250 lin. ft	Install bathroom fan and humidistat	300 and up
Re-point masonry chimney	70 per hour	Replace leaking shower pan.	1000 and up
Install concrete concrete cap	250-425	Install solid waste pump and tank for basement	1,500 and up
Install metal chimney cap	75-100	bathroom or laundry	
Install metal liner for gas appliance	350-500	Drill a well	35 - 50/ft
Install insulated flue (Wood stove)	1,500 and up	Install a submersible well pump and pressure tank	2000 and up
		Replace a submersible sump pump	250 and up
		Remodel a bathroom	3,500 and up
		Install a basement bathroom	3,500 and up
<b>ELECTRICAL</b>		<b>INSULATION</b>	
Upgrade aluminium wiring using copper pigtailed (house)	1,000-1,500	Insulate attic to R.30.	2.00 - 3.50 sq. ft
Install 220 volt circuit (dryer/stove)	350 and up	Insulate walls (blown in)	2.50 - 3.00 sq. ft
Install GFI. on existing circuit	80 and up	Insulate walls from exterior before installing new siding	1.50 - 3.00 sq. ft
Upgrade to 100 amps (includes panel)	1,000 and up	Insulate basement walls (framed)	2.00 sq. ft. and up
Upgrade to 200 amps (includes panel)	2,000 and up	Install attic vents (static).	175.00 - 250 ea
Install new breaker panel	1,000 and up	Install rotary attic vents.	300 - 400 ea
Install auxiliary panel	350 and up		
Re-wire a whole house	4,200 and up		

- The prices shown on these pages are for guidance only. You may or may not be able to obtain services at these prices in your area.
- All-Points Home Inspections does not offer renovation services. You should obtain at least three quotations before awarding any contracts.

- We gather this information from local contractors and keep it current.