

Projected Costs and Life Expectancies

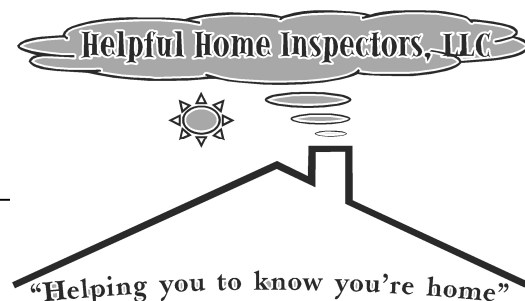
The following estimates of costs and life expectancies are provided as a service to assist in planning and budgeting for the proper maintenance and improvement of your home. Never rely solely on the following estimates or any contained within your inspection report. **Always consult qualified, reputable contractors for specific quotations.** You may find that contractor estimates vary dramatically from these figures, and from each other. Factors affecting cost include, but are not limited to, size of project, quality of workmanship and materials, experience and reputation of contractor, client's personal preferences, location, accessibility, season and economic conditions. Contractors may also uncover defects not apparent at the time of the inspection, resulting in additional costs. Please proceed cautiously. The information we provide is general, not exact. **No guarantee or warranty is expressed or implied by any of our estimates of costs or life expectancies.**

The cost figures are range of cost estimates only. They were prepared using information from a variety of resources, including construction estimating guides and similar guides published by other inspection companies. These approximate costs, or any contained in the inspection report, are not intended to represent or influence, in any way, the value of a property.

The average life expectancy estimates provided here, and any contained within your inspection report, assume components that were free of defects on the date of installation and that have received recommended maintenance throughout their useful life. **Of course, it is impossible to accurately predict the actual time that any given component will fail.**

If you really want to know how long a component will last – wait. If you really want to know how much repairs will cost – get estimates from contractors who are ready, willing and able to do the work.

Should you have any questions, please contact our office. Thank you.



Helpful Home Inspectors, LLC
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Typical Life
Expectancy
(Years)

Estimated Range of
Cost

STRUCTURE

Scab or sister damaged joists			-
Chemical treatment for termites			-
Floor joist system -- 2 x 10 on 16" centers			-
Sub-floor, 3/4" plywood nailed to joists			-
Wall framing -- 2 x 4 on 16" centers			-
Roof framing system -- 2 x 6 rafters, joists, & plywood sheathing			-
Wood beam bearing on existing supports -- approx. 6" x 10"			-
Steel beam 8"			-
Steel lally columns 4" -- with 12" x 12" x 8" concrete footings			-
Evaluation by a structural engineer			-

ROOFING

New asphalt shingle roofing, overlay existing	18	-	25	-
Add for difficult roofs (e.g. steep, valleys, dormers)				-
Tear off existing asphalt shingles				-
Tear off existing wood shingles				-
1/2" plywood roof sheathing, not including removal of existing				-
Built-up roof, 4 ply. (hot roofing) (life est. w/ normal maintenance)	12	-	16	-
Recoat built-up roofing (every 4-5 years)				-
Tear off built-up roofing, w/ gravel				-
Tear off built-up roof, w/o gravel				-
Single ply, rubberized flexible sheet membrane	14	-	16	-
Modified bitumen, torch applied	16	-	20	-
Roll roofing, single coverage	12	-	16	-
Roll roofing, double coverage - selvage	14	-	18	-
Cedar shakes / shingles, 24" #1, 7 1/2" exposure (est. life w/ maint.)	20	-	40	-
Slate roofing - slate type will vary cost	50	-	100	-
Clay tile roofing - flat	40	-	100	-
Clay tile roofing - barrel	40	-	100	-
Slate, clay or asbestos cement roof repairs (\$xxx minimum)				/tile -
Copper roofing	50	-	100	-
Metal roofing (tin)	40	-	100	-
Metal roof repairs (\$xxx minimum) - solder patches, per patch				-
Paint tin roofing, scrape rust, etc. (repaint every 9 years)				-
New metal chimney flashings, w/ new roof				-
Install roof vents in built-up roofing				-
Aluminum gutters & downspouts (total gutt. and downspt. length)	18	-	30	-
Galvanized gutters & downspouts (total gutt. and downspt. length)	15	-	25	-
Copper gutters & downspouts (total gutt. and downspt. length)	35	-	50	-
Gutter cleaning (2-story house / ±30 lf / from ladder)				-
Extend downspout 4-6 feet away from foundation				-
Repair cement wash at top of chimney				-
New chimney liner				-
New chimney-top fireplace damper				-

EXTERIOR

Paint windows, two coats, 1 side				-
Windows, scrape, putty, prime, & paint				-
Paint wood trim, two coats -- fascia, soffit rake				-

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EXTERIOR (continued)	<u>Typical Life Expectancy (Years)</u>	<u>Estimated Range of Cost</u>
Paint wood siding, two coats		-
Paint removal (scrapping, chemicals, torch)		-
Surface preparation -- sand, fill, & prime		-
Power wash siding or stucco before repainting		-
Reseal stucco before repainting (sprayed 50% polyurethane)		-
Paint brick or stucco -- two coats		-
Paint doors, two coats, one side		-
Paint / stain wood porch deck -- two coats		-
Paint porch railings, two coats		-
Paint gutters & downspouts, two coats		-
Paint garage doors, two coats (both sides)		-
Paint shutters, two coats - 1 side, per pair		-
Paint fences (chain link, picket, solid wood)		-
Aluminum capping on windows		-
Aluminum capping on fascia, soffit or rake boards		-
1 x 6 wood fascia, rake replacement (rotted) - minimum \$150		-
Windows & door trim replacement (rotted) - per opening		-
Replace rotted exterior window sill		-
Storm windows, triple track, self storing, aluminum	30 - 40	-
Storm windows, aluminum combination	30 - 40	-
Skylights - fixed, approximately 36" x 36"		-
Skylights - operable, approximately 36" x 36"		-
Skylight well -- framing & finished wall		-
Wrought iron railings		-
Replacement windows -- wood, insulated glass	30 - 100	-
Replacement windows -- vinyl, insulated glass	? - ?	-
Replacement windows -- aluminum, insulated glass, thermal break	10 - 25	-
Brick re-pointing, cut joints in existing brick and re-point		-
Patch stucco, remove defective materials & apply 3 coats		-
4" concrete sidewalks, patios, & driveways - flat work only		-
4' gravel/stone		-
Concrete sidewalks/patios, stone base & reinforcing wire mesh		-
Removal of existing concrete sidewalks, patios, etc.		-
Concrete steps with footings, 4 treads, 36" landing, 4ft. wide		-
Exterior door replacement, metal, insulated, new jam, trim, etc.	25 - 40	-
Sliding patio door replacement, wood		-
Garage door replacement -- wood, approximately 8' x 7'	10 - 40	-
Garage door replacement -- wood, approximately 16' x 7'	10 - 40	-
Garage door opener		-
Garage door motion detector		-
Replacement of garage door panel (rotted)		-
Install metal window well, prior to regrading		-
Basement entrance door, block areaaway, cut opening, frame, & door		-
Install Bilco type basement bulkhead door (steel)		-
Exterior grading near house walls for drainage & water seepage		-
Deck -- pressure treated wood, railing & steps (new)		-
Replace rotted decking w/ pressure treated 2 x 6 boards		-
Replace rotted joists w/ pressure treated 2 x 10 joists		-
ELECTRICAL		
Replace service entry cable	20 - 40	-
Upgrade electric service to 100 amps		-
Upgrade electric service to 200 amps		-
Add Ground Fault Circuit Interrupter outlet (GFCI)		-
Add 240 volt line for A/C, dryer, or range		-

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ELECTRICAL (continued)	<u>Typical Life Expectancy (Years)</u>	<u>Estimated Range of Cost</u>
Add 120 volt line for outlet, light or small appliance		-
Smoke detector, hard-wired		-
Repair ungrounded 3-prong outlet or reversed polarity		-
Repair "double taps"		-
Add jumper wire across the meter		-
Repair improper connections and other minor repairs		-
HEATING		
Mid-efficiency forced air furnace	20 - 35	-
High-efficiency forced air furnace	? - ?	-
Electric furnace 10KW to 30 KW (\$xxx to xxx per KW)	15 - 20	-
Humidifier added to existing system		-
Electric air cleaner added to existing system		-
Extend supply or return duct to room addition, etc.		-
Mid-efficiency boiler	20 - 50	-
High-efficiency boiler	? - ?	-
Expansion tank replacement	5 - 10	-
Circulator pump replacement	10 - 15	-
Fire box replacement		-
Oil burner replacement	15 - 25	-
Replace cast iron radiator on existing system		-
Add cast iron radiator to existing system (radiator & piping)		-
Add 16 ft of cast iron baseboard to existing system		-
Add 16 ft of copper fin baseboard to existing system		-
Install a separate zone & thermostat		-
Replace radiant heat w/ copper baseboard		-
Replace radiant heat w/ cast iron baseboard		-
Add electric baseboard heat unit -- 8 ft.		-
Install a set back, clock thermostat		-
Install an outside air duct for combustion (energy)		-
Replace oil tank, interior, 275 gallons		-
Remove underground oil tank (not including contaminated soil)		-
HVAC technician's service call		-
COOLING / HEAT PUMP		
Outdoor condensing unit -- replacement (per ton)	12 - 15	-
Indoor coil unit -- replacement (per ton)	20 - 30	-
Air conditioning split system added to existing furnace (per ton)		-
Electric heat pump (per ton) (coil & compressor)		-
New duct work, not including chases or wall finishes		-
Install a condensate pump	5 - 10	-
Through-wall heat pump	10 - 15	-
Through-wall air conditioner	10 - 15	-
HVAC technician's service call		-
INSULATION / VENTILATION		
6" blow-in fiberglass -- unrestricted area, ceiling		-
6" fiberglass batts in open ceiling		-
3 1/2" fiberglass blow-in walls, includes: drilling, no paint plugging		-
Lay vapor barrier on crawl space dirt floor		-
Ridge vents on roof		-
Soffit vents, cut into wood soffits		-
Install baffles at soffit vents to eliminate blockage by insulation		-

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INSULATION / VENTILATION (continued)	<u>Typical Life Expectancy (Years)</u>	<u>Estimated Range of Cost</u>
Attic fan, thermostatically controlled		-
Roof vent		-
Roof turbine ventilator		-
Supply & install exhaust fan for bathroom		-
Vent dryer to the exterior (depending on access to exterior)		-
PLUMBING		
40 gallon "FVIR" gas water heater replacement	8 - 14	-
50 gallon "FVIR" gas water heater replacement	8 - 14	-
52 gallon electric water heater replacement	10 - 16	-
80 gallon electric water heater replacement	10 - 16	-
Install discharge pipe for TPR valve		-
Replace iron main water street service , 3/4" copper (up to 40 feet)	30 - 40	-
Replace iron water pipes in basement w/ 3/4" copper	30 - 40	-
Replace 4" cast iron waste pipe in basement -- hanging	50 - 80	-
Replace 4" cast iron waste pipe -- below ground, including grading	50 - 80	-
Install new waste plumbing to street	50 - 80	-
Replace waste pipe in basement w/ plastic	35 - ?	-
Remove & replace sink faucet -- standard quality	15 - 25	-
Remove & replace tub faucet -- standard quality	15 - 25	-
Remove & replace water closet / toilet -- standard quality		-
Repair loose toilet / install new wax seal		-
Remove & replace sink in bath, including faucet -- standard quality		-
Replace a trap		-
Install plumbing for washing machine		-
Install gas pipe for clothes dryer		-
Replace shower pan	15 - 25	-
Rough-in & install new bath, tub & sink within 5 ft of stack pipe		-
New plumbing vent stack - plastic / copper		-
Water service pipe: copper	60 - ?	-
Water service pipe: galvanized steel	40 - 55	-
Water service pipe: lead	60 - 90	-
Water service pipe: plastic (PVC)	40 - ?	-
Drainage pipes: cast iron	50 - 90	-
Drainage pipes: copper	60 - 100	-
Drainage pipes: steel	35 - 50	-
Drainage pipes: plastic (PVC)	35 - ?	-
Drainage pipes: lead	50 - 80	-
Remove and replace existing caulk at bath or shower enclosure		-
Plumber's service call for minor repairs		-
INTERIOR		
New stair railing, newel post and balusters (per stair riser)		-
Install window sash locks		-
Replace sash cords		-
Replace insulating glass due to failed seals		-
Install chimney-top damper for fireplace		-
Clean and inspect chimney (no scaffold required)		-
New basement stairs		-
New railing at basement stairs		-
Smoke detector -- battery operated (DIY)		-
Carbon Monoxide detectors -- plug-in or battery operated (DIY)		-
Replace double cylinder locks with locks that do not require key		-
Basement water relief system, concrete perimeter trench		-
Basement water relief system, Beaver, block foundations and walls		-

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INTERIOR (continued)	<u>Typical Life Expectancy (Years)</u>	<u>Estimated Range of Cost</u>
Interior painting per room		-
Electric or gas range / oven	10 - 35	-
Cooktop -- gas or electric	10 - 20	-
Wall oven -- gas or electric	15 - 25	-
Dishwasher	10 - 20	-
Garbage disposal	10 - 15	-
Trash compactor	8 - 12	-
Range hood vented to exterior		-
Range hood, non-venting		-
Refrigerator	12 - 25	-
Microwave (built-in over range)	10 - 18	-
Kitchen remodeling, cabinets (no systems, flooring, or appliances)		-
Kitchen cabinet refacing (per opening)		-
New counter tops		-
Hardwood flooring, old floor, sand & refinish		-
New hardwood flooring, select 3/4" T&G oak, sanded & finished		-
New hardwood flooring, 5/16" strip oak, sanded & finished		-
Staining hardwood flooring before finishing		-
Pre-finished oak, 3/4" T&G		-
3/8" plywood underlayment to receive vinyl sheet goods or tile		-
Sheet vinyl -- medium quality		-
Vinyl tile -- 12 x 12 1/8"		-
Rubber or vinyl base -- 4"		-
Carpeting -- medium quality w/ padding (per square yard)		-
Ceramic tile -- wet bed system		-
Ceramic tile -- mastic system		-
Quarry tile / slate tile -- wet bed system		-
Marble tile -- wet bed system		-
Brick laid flat in concrete bed		-
1 x 3 stripping to receive ceiling tiles or paneling		-
12 x 12 ceiling tiles		-
Suspended ceiling -- metal grid system, 2 x 4 tiles		-
Paneling & pre-finished trim -- allowance \$xx.00 per sheet		-
Ceramic tile walls -- wet bed system or wonder board		-
Ceramic tile walls -- mastic or thin set	14 - 20	-
Misc. Ceramic tile accessories (towel bar, soap dish, paper holder)		-
Install folding stairs to attic		-
Replace interior hollow door, colonial frame, trim, & lock	15 - 40	-
Replace interior door (door only)	15 - 40	-
Replace interior solid wood 6 panel door (door only)	25 - 50	-
Bi-fold door, louvered		-
1/2" drywall installed & finished -- walls & ceilings	50 - ?	-
Plaster 3 coat system (cracks appear after 25 years)	50 - 90	-
Add a closet -- 4 ft walls, door, shelf, & rod		-
Bathroom remodeling, all new walls, ceiling, floors, plumbing fix.		-
Install new powder room		-
Bathroom remodeling, remove & replace fixtures in same location		-
Removal of asbestos insulation on heat pipes (\$xxxx minimum)		-
Encapsulate asbestos insulation on heat pipes (\$xxxx minimum)		-
Re-insulate heat pipes after removing asbestos		-

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ea = each lf = linear foot sf = square foot sy = square yard DIY = do it yourself 032005