

Property Inspection Report

174 Majestic Oaks Dr., Brunswick, Ga 31523

Inspection Date:

08/08/2018

Prepared For:

Jane Doe



Prepared By:

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Inspector:

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Report Overview

THE HOUSE IN PERSPECTIVE

This appears to be a well constructed and maintained 2 year old home (according to tax records). The workmanship appears to be of good quality. The maintenance of the components of the home appears to have been good. No major repair recommendations or safety issues were identified. Several repairs are needed, however, to bring the home to within acceptable standards. As with all homes, ongoing maintenance is also required and improvements to the systems of the home will be needed over time. The improvements that are recommended in this report are not considered unusual for a home of this age and location.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improve: *denotes improvements which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

REPAIR ITEMS

- **Repair:** The shower head and water spout in the hall bath shower are loose and should be tightened to prevent future leaks from vibration etc.
- **Repair:** The left closet door of the front bedroom should be adjusted as necessary to latch properly.

IMPROVEMENT ITEMS

- **Improve:** The trim ring on the master bathroom shower is loose and should be attached to the wall with caulk to prevent water intrusion behind the wall causing future problems.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	• Poured Concrete
Column:	• Wood • Aluminum
Floor Structure:	• Concrete
Wall Structure:	• Wood Frame
Celling Struture:	• Joist • Truss
Roof Structure:	• Rafters • Truss
Attic Access:	• Pull Down Stairs

STRUCTURE OBSERVATIONS

The framed construction of the home is of good quality. The materials and workmanship, where visible, are within acceptable standards. The inspection did not discover evidence of substantial structural movement in the floors or walls.



Trusses in the attic.



Trusses.

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	• Asphalt Shingle
Roof Flashing:	• Metal
Method Of Inspection:	• Viewed From Ladder at Eave • Viewed with Binoculars • Arial Camera

ROOFING OBSERVATIONS

The roofing is somewhat newer material (estimated age is less than two years) and is in great condition. The typical life for this material is 25-30 years. In all, the shingles show evidence of normal wear and tear for a roof of this age. Keep in mind that these life expectancies are approximations only and other factors such as extreme weather conditions can result in a shorter life



Roof



Roof



Roof

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior

DESCRIPTION OF EXTERIOR

Wallcovering:	• Cement Siding • Stone Veneer
Eaves Soffits Fascia:	• Vinyl • Aluminum
Exterior Doors:	• Metal
Windows Door Frames:	• Wood • Vinyl • Metal
Entry Driveways:	• Concrete
Entry Walk Patios:	• Concrete
Porch Decks Steps Railings:	• Concrete
Overhead Garage Doors:	• Steel
Surface Drainage:	• Graded Away From House

EXTERIOR OBSERVATIONS

The exterior stone and cement siding that have been installed on the house are durable materials and require relatively low maintenance. The window frames and siding trim are in generally good condition. The driveway and walkways are also in good condition.



Front of home.



Rear of home.



Side of the home.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, breakwalls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical

DESCRIPTION OF ELECTRICAL

Size Of Service:	• 200 Amps 120/240v Main Service
Service Drop:	• Underground
Entrance Conductors:	• Aluminum
Main Disconnect:	• Main Service Rating 200 Amps
Grounding:	• Copper
Service Panel:	• Panel Rating 200 Amps
Wiring:	• Copper
Wiring Method:	• Non- Metallic Cable Romex
Switches Receptacles:	• Grounded
GFCI:	• Bathroom • Kitchen • Exterior • Garage
Smoke / Co Detector:	• Smoke Detectors Present
AFCI:	• Present at All Locations

ELECTRICAL OBSERVATIONS

The size of the service (200 amps) appears to be sufficient for typical electrical requirements of a home this size. Inspection of the electrical system did not reveal the need for repairs.



Main panel box.



Meter base.

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating

DESCRIPTION OF HEATING

Energy Source:	• Electricity
Heating System Type:	• Air Handler for Heat Pump
Heat Distribution Methods:	• Ductwork

HEATING OBSERVATIONS

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source:	• Electricity
Central System Type:	• Air Source Heat Pump System • 3 Tons (1 Ton Serves Approx 500-600 sf) • Bryant 2016 • 4416E00221

COOLING / HEAT PUMPS OBSERVATIONS

The outdoor unit appears to be approximately 2 years old based on the serial number. The typical life for such components is 12-15 years based on proper maintenance scheduling. Upon testing in the air conditioning mode, a normal temperature drop of between 15 to 20 degrees across the evaporator coil was observed. This suggests that the system is functioning properly. The capacity and configuration of the system should be sufficient for the home.



Heat pump at the right side of the home.



Heat Pump label.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

- | | |
|----------------------------------|---|
| Attic Insulation: | • R 25-30 Fiberglass |
| Exterior Wall Insulation: | • Not Visible |
| Exhaust Fans / Vents: | • Bathrooms • Kitchen Cooktop Hood Vent • Dryer |
| Roof Ventilation: | • Ridge Vents • Soffit Vents |

INSULATION / VENTILATION OBSERVATIONS

Overall, this is a well insulated home. Any further insulation improvements will help to reduce utility costs.



Insulation in attic.



Insulation in attic.



Insulation in attic.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	• Public
Service Pipe:	• Not Visible
Interior Supply Piping:	• Plastic
Dwv Piping:	• Plastic
Water Heater:	• Electric • 50 Gallon Tank Capacity • July 2016 • Bradford White

PLUMBING OBSERVATIONS

The water pressure supplied to the fixtures is 60+ psi which is very good. A typical drop in flow was experienced when two fixtures were operated simultaneously. Overall, the plumbing system is in generally good condition with only minor repairs or improvements recommended. The plumbing fixtures appear to have been well-maintained.



Water pressure was a steady 60+ PSI

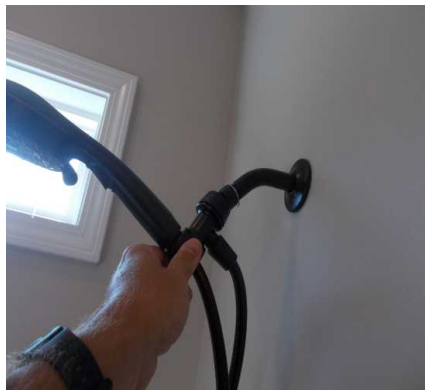


Water heater.

RECOMMENDATION / OBSERVATIONS

Fixtures

- **Repair:** The shower head and water spout in the hall bath shower are loose and should be tightened to prevent future leaks from vibration etc.

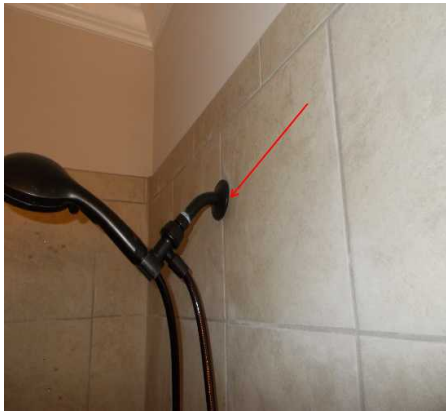


Hall bath



Hall bath

- **Improve:** The trim ring on the master bathroom shower is loose and should be attached to the wall with caulk to prevent water intrusion behind the wall causing future problems.



Master bath

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior

DESCRIPTION OF INTERIOR

Wall Ceiling:	• Drywall
Floors:	• Carpet • Tile
Windows:	• Double/Single Hung • Double Pane
Doors:	• Wood Hollow Core

INTERIOR OBSERVATIONS

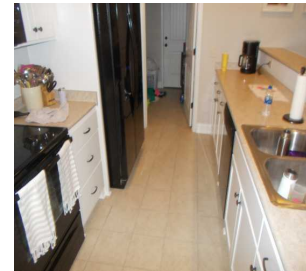
The overall condition of the home's interior is good. No significant cracks or drywall issues were observed in the ceilings and walls, most windows and doors operated properly, and the floors appeared to be level and their surfaces in reasonably good condition. The repair items listed below are not considered unusual for a home of this age.



Master bedroom



Living room



Kitchen

Doors

- **Repair:** The left closet door of the front bedroom should be adjusted as necessary to latch properly.



Front bedroom

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:

- Electric Range • Microwave Oven • Dishwasher • Waste Disposer • Refrigerator

Laundry Facility:

- 240V Circuit for Dryer • Vents to Building Exterior • 120V Circuit for Washer • Waste Standpipe for Washer

Other Components Tested:

- Microwave Exhaust Hood

APPLIANCES OBSERVATIONS

All of the appliances in the home are almost new. All tested appliances were in good working order



Range



Dishwasher



Refrigerator

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appendix A-Maintenance Advice

UPON TAKING OWNERSHIP

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration should also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Install carbon monoxide detectors near all furnaces, water heaters, gas ovens, and any other gas appliances to warn occupants of possible carbon monoxide emissions.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is risk of falling or stumbling.
- Label all furnace shut-off switches (switch closest to the furnace) to prevent someone from shutting off the furnace by accident. Label all plumbing shut-off valves for proper identification (consult with seller for exact locations).
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Check all dryer flue vents for lint build-up in the line, which can cause damage and possible fires at the dryer element. Flexible piping should be replaced with rigid smooth wall piping, which is less prone to blockages.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you. If you are leaving the home for extended periods of time (i.e. during vacations), it is recommended that the water to the house be shut off to prevent damage to interior finishes from possible plumbing leaks.

REGULAR MAINTENANCE

EVERY MONTH

- Check that fire extinguishers are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary. Inspect and clean humidifiers and electronic air cleaners, if present.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate (i.e. ten feet away from the foundation). Remove debris from window wells if present.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering.
- Clean and sanitize all whirlpool jet tub supply piping to reduce the chance of bacteria growth in the lines, which can cause infections. This can be achieved by running bleach through the system (refer to manufacturer recommendations).
- Check below all plumbing fixtures for evidence of leakage. Repair or replace leaking faucets or shower heads. Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- Have the heating and/or cooling and water heater systems cleaned and serviced. Have all furnace heat exchangers checked for cracks and damage. Consider having the ductwork cleaned and sanitized for better air quality.
- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement.
- Watch for bird nests in vents and flues and other signs of vermin or insect activity within the attic, crawlspace, or basement. Survey the basement and/or crawlspace walls for evidence of moisture seepage.
- Look for overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood and window frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupters (GFCI) as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto- reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters. Clean, inspect, and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- Replace smoke detector batteries.

- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases. Put in place a "Structural Repair" bond on the home, which will cover any structural damage caused by wood destroying insects.

PREVENTION IS THE BEST APPROACH

Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of any components within the home. We at Probe Home Inspections hope you enjoy your home!

Appendix B-Cost Summary

INTRODUCTION

The following cost figures are order of magnitude estimates only. They pertain to some of the observations made in this report. This is not an all-inclusive list of future repair costs, nor does it address general annual maintenance. It is recommended that a budget of roughly one percent of the value of the home be set aside annually to cover unexpected repairs and annual maintenance.

It is further recommended that qualified, reputable contractors be consulted for specific quotations. You may find that contractor estimates vary dramatically from these figures, and from each other. Contractors may also uncover defects not apparent at the time of the inspection, resulting in additional costs. Please proceed cautiously.

Should you have any questions regarding contractor opinions or quotations, please contact our office. Any work performed by the homeowner will dramatically reduce costs.

These approximate costs are not intended to represent or influence, in any way, the value of a property.

APPROXIMATE IMPROVEMENT COSTS

Roofing/Flashings/Chimneys	
Install conventional asphalt shingles over existing shingles	\$1. ⁵⁰ -\$2. ⁵⁰ per ft ²
Strip and re-roof with conventional asphalt shingles	\$2.50-\$4.50 per ft2
Strip and re-roof with top-quality asphalt shingles	\$4.00-\$8.00 per ft2
Strip and re-roof with low-slope asphalt shingles	\$3.00-\$5.00 per ft2
Strip and re-roof with cedar shingles	\$8.00-\$10.00 per ft2
Strip and re-roof with cedar shakes	\$10.00-\$18.00 per ft2
Strip and re-roof with steel shingles	\$6.00-\$8.00 per ft2
Strip and re-roof with aluminum shingles	\$5.50-\$7.25 per ft2
Strip and re-roof with plastic shakes	\$5.50-\$7.25 per ft2
Install concrete tile roofing (assuming no structural reinforcement)	\$8.00-\$16.00 per ft2
Steel sheet roofing	\$6.00-\$10.00 and up per ft2
Install new slate roof	\$12.00-\$24.00 per ft2
Repair loose slates or tiles	\$30.00 per slate/tiles
Install asphalt roll roofing	\$2.10-\$4.20 per ft2
Strip and replace built-up tar and gravel roof	\$10.00-\$20.00 per ft2 (min. \$1500)
Strip and install modified bitumen roof membrane	\$8.00-\$16.00 per ft2 (min. \$1500)
Synthetic rubber membrane	\$12.00-\$16.00 per ft2
Improve flat roof drainage prior to installation of new membrane	\$2.00-\$4.00 per ft2
Paint modified bitumen membrane	\$0.50-\$1.50 per ft2 (min \$200)
Install sheet metal on small roof surfaces	\$10.00-\$20.00 per ft2 (min \$500)
Re-flash typical skylight or chimney on asphalt roof	\$500.00-\$800.00
Re-flash skylight or chimney on built-up or bitumen roof	\$600.00-\$900.00
Install metal cricket for wide chimney	\$400.00-\$800.00
Repair valley flashings on existing roof	\$25.00-\$50.00 per ft2 (min \$500)
Replace parapet wall flashing	\$30.00-\$50.00 per ft2 (min \$500)
Rebuild typical single-flue chimney above roof line	\$150.00-\$300.00 per ft2 (min \$500)
Rebuild typical double-flue chimney above roof line	\$200.00-\$400.00 per ft2 (min \$500)
Repoint typical single-flue chimney above roof line	\$20.00-\$30.00 per row (min \$350)
Repoint typical double-flue chimney above roof line	\$25.00-\$40.00 per row (min \$350)
Install concrete cap on typical single-flue chimney	\$250.00-\$500.00
Install concrete cap on typical double-flue chimney	\$500.00-\$700.00
Install rain cap on typical chimney	\$150.00-\$200.00 each
Replace roof sheathing (plywood or waferboard)	\$1.50-\$2.00 per ft2

Exterior

Install galvanized or aluminum gutters and downspouts	\$4.00-\$5.00 per ft2 (min. \$500)
Provide downspout extensions	\$15.00-\$25.00 each
Clean gutters in fall or spring	\$50.00-\$150.00
Install copper gutters and downspouts	\$15.00-\$30.00 per lin. ft.
Install aluminum soffit and fascia	\$8.00-\$16.00 per lin. ft.
Install aluminum siding	\$5.00-\$8.00 per sq. ft.
Install vinyl siding	\$6.50-\$12.00 per sq. ft.
Install cedar siding	\$8.00-\$16.00 per sq. ft.
Install paint grade siding	\$6.00-\$12.50 per sq. ft.
Install stucco	\$8.00-\$12.00 per sq. ft.
Re-point exterior wall (soft mortar)	\$3.00-6.50 per ft2 (min \$500)
Re-point exterior wall (hard mortar)	\$6.00-\$10.00 per ft2 (min \$500)
Replace deteriorated bricks	\$25.00-\$50.00 per ft2
Rebuild parapet wall	\$25.00-\$50.00 per ft2
Chemical cleaning of unpainted brick	\$2.00-\$3.00 per ft2 (min \$1000)
Chemical cleaning of painted brick	\$4.00-\$6.00 per ft2 (min \$1000)
Sealing of brickwork	\$0.75-\$1.00 per ft2
Paint exterior trim (not including any repairs)	\$1500.00-\$2500.00 and up
Paint trim and wall surfaces (not including any repairs)	\$3000.00 and up
Parge foundation walls	\$3.00-\$4.00 per ft2
Damp-proof foundation walls and install weeping tile	\$150.00-\$200.00 /ft2 (min \$1000)
Install a deck	\$12.00-\$25.00 per ft2
Install deck on a flat roof	\$25.00-\$40.00 per ft2
Resurface existing asphalt driveway	\$2.50-\$4.00 per ft2
Seal asphalt driveway	\$50.00 and up
Install interlocking brick driveway	\$6.00-\$8.00 per ft2
Install a concrete driveway	\$6.00-\$10.00 per lin. ft.
Install drain at bottom of sloped driveway	\$1000.00-\$1500.00
Install concrete slab patio	\$5.00-\$8.00 per ft2
Install concrete patio stones	\$2.00-\$5.00 per ft2
Rebuild exterior basement stairwell	\$3500.00-\$5000.00
Install drain at existing basement stairwell	\$500.00-\$800.00
Build detached garage (single)	\$8000.00 and up
Build detached garage (double)	\$12000.00 and up
Break wood-soil contact at detached garage	\$25.00-\$40.00 /lin. ft. (min \$500)
Demolish and remove detached garage (dependent on dumping costs)	\$1500.00 and up
Install garage door (single, metal, one-piece)	\$600.00-\$800.00
Install garage door (single, wood, sectional)	\$800.00-\$1000.00
Install garage door (double, wood, sectional)	\$1200.00-\$1500.00
Install garage door opener	\$300.00-\$450.00
Build retaining wall (wood)	\$20.00-\$25.00 per ft2 (min \$500)
Build retaining wall (concrete)	\$30.00-\$40.00 per ft2 (min \$500)
Replace porch steps (wood)	\$200.00-\$300.00
Replace porch steps (concrete)	\$300.00-\$500.00
Replace porch flooring	\$4.00-\$6.00 per ft2
Replace porch skirting	\$10.00-\$15.00 per lin. ft.
Replace step railing	\$100.00-\$200.00
Install wooden fencing	\$16.00-\$50.00 per lin. ft.
Install chain link fencing	\$7.00-\$12.00 per lin. ft.
Lay sod	\$1.00-\$2.00 per ft2
Install lawn sprinkler system	\$1000.00 and up

Structure

Underpin one corner of house	\$3500.00 and up
Underpin or add foundations	\$300.00 and up/lin. ft. (min \$3000)
Lower basement floor by underpinning and/or bench footings	\$150.00-\$300.00/lin.ft. (min \$5000)
Replace deteriorating sill beam with concrete	\$60.00 and up/lin. ft. (min. \$500)
Replace main beam in (unfinished) basement	\$1000.00-\$2000.00

Re-support (sister) a floor joist	\$100.00-\$300.00 (unobstructed)
Install basement support post with proper foundation	\$300.00-\$500.00
Perform chemical treatment for wood-boring insects	\$1700.00 and up
Pest inspection performed by licensed specialist	\$150.00-\$300.00
Remove or open load-bearing wall	\$2000.00 and up (excluding decorating)
Remove partition wall	\$500.00-\$1500.00 (excluding decorating)
Install door opening in interior wall	\$500.00-\$1000.00
Rebuild arch above window or door opening	\$800.00 and up
Install lintel above opening in masonry wall	\$500.00 and up
Install exterior basement stairwell	\$5000.00 and up
Repair minor crack in poured concrete foundation	\$400.00-\$800.00
Build an addition, foundation to roof	\$150.00-\$300.00 per sq. ft.
Build an additional storey	\$100.00-\$300.00 per sq. ft.
Install collar ties	\$30.00-\$50.00 each
Install lateral bracing on collar ties	\$100.00-\$200.00
Replace roof sheathing	\$4.00-\$6.00 per sq. ft.

Electrical

Upgrade electrical service to 100 amps (including new panel)	\$1000.00-\$1300.00
Upgrade electrical service to 100 amps (if new panel not required)	\$500.00-\$800.00
Upgrade electrical service to 200 amps	\$1800.00-\$2200.00
Replace main ground (grounded to conductive water main)	\$100.00-\$150.00
Replace main ground (rural, install ground rods)	\$250.00-\$450.00
Install new circuit breaker panel	\$500.00-\$900.00
Install auxiliary breaker panel	\$200.00-\$400.00
Replace circuit breaker (20 amp or less)	\$50.00-\$100.00
Add 120 volt circuit	\$150.00-\$300.00
Add 240 volt circuit	\$250.00-\$400.00
Add exterior outlet with waterproof cover	\$200.00-\$300.00
Add conventional receptacle	\$150.00-\$300.00
Add kitchen split receptacle	\$150.00-\$250.00
Provide ground for conventional receptacle	\$75.00-\$100.00
Replace conventional receptacle with ground fault circuit receptacle	\$60.00-\$90.00
Replace conventional receptacle with aluminum compatible type (CO/ALR)(assuming several are required)	\$10.00-\$15.00 ea.
Upgrade entire house with aluminum compatible receptacles, connectors, etc.	\$500.00-\$1000.00
Rewire outlet with reversed polarity (assuming electrician already there)	\$5.00-\$10.00 each
Install switches (assuming electrician already there)	\$10.00-\$20.00 each
Install standard light fixture	\$100.00-\$200.00
Install exterior light fixture	\$150.00-\$250.00
Install fluorescent light fixture	\$150.00-\$250.00
Rewire entire house during gut or renovations	\$3000.00 and up

Heating

Install mid-efficiency forced-air furnace	\$2000.00-\$4000.00
Install high-efficiency forced-air furnace	\$3500.00-\$6000.00
Annual service by heating contractor	\$100.00-\$150.00 minimum
Replace blower or motor	\$400.00-\$600.00
Install humidifier	\$200.00-\$400.00
Install electronic air filter	\$500.00-\$800.00
Install mid-efficiency boiler	\$2500.00-\$5000.00
Install high-efficiency boiler	\$5000.00-\$9000.00
Rebuild fire pot (refractory) on boiler	\$500.00-\$800.00
Install circulating pump	\$400.00-\$600.00
Install expansion tank	\$250.00-\$300.00
Install backflow preventer	\$100.00-\$150.00

Install chimney liner for gas appliance	\$400.00-\$800.00
Install chimney liner for oil appliance	\$700.00-\$1800.00
Install programmable thermostat	\$200.00-\$300.00
Replace indoor fuel oil storage tank	\$1200.00-\$1500.00
Remove indoor fuel oil storage tank	\$400.00 and up
Remove abandoned underground fuel oil storage tank	\$3000.00 and up
Replace radiator valve	\$250.00-\$500.00
Replace radiator	\$500.00-\$900.00
Add electric baseboard heater	\$250.00-\$400.00
Convert from hot water heating to forced-air (bungalow)	\$8000.00-\$10000.00
Convert from hot water heating to forced-air (two story)	\$15000.00-\$20000.00
Clean ductwork	\$250.00-\$500.00
Duct conversion from gravity to forced-air furnace	\$1000.00-\$1500.00
After-warranty parts and service plans	\$150.00-\$400.00 per year

Cooling/Heat Pumps

Add central air conditioning to existing forced-air system	\$2000.00-\$3000.00
Add heat pump to existing forced-air system	\$4000.00-\$7000.00
Replace heat pump or air conditioning condenser	\$1200.00-\$2500.00
Install independent air conditioning system	\$8000.00-\$15000.00
Install ductless split-system air conditioning	\$3000.00 and up

Insulation

Insulate open attic area to modern standards	\$0.50-\$1.25 per sq. ft.
Blow insulation into flat roof, cathedral ceiling or wall cavity	\$2.00-\$3.50 per sq. ft.
Improve attic ventilation	\$40.00-\$50.00 per vent
Remove UFFI in wood-frame walls	\$20.00-\$35.50 per sq. ft.
Remedial approach to UFFI (caulking, heat-recovery ventilator)	\$3000.00-\$5000.00
Insulate exterior walls with rigid foam board, prior to re-siding	\$1.00-\$2.00 per sq. ft.
Insulate basement from interior	\$2.00 per sq. ft. and up

Plumbing

Replace galvanized piping (varies w/fixtures, storeys, sq. footage & finishes)	\$500.00-\$3500.00
Replace water line to house	\$150.00-\$200.00/lin.ft. (min \$2000)
Replace main water shut-off valve	\$150.00-\$300.00
Install new water heater	\$600.00-\$800.00
Water heater rent or lease	\$10.00-\$20.00 monthly
Replace toilet	\$400.00 and up
Replace toilet flush mechanism	\$100.00-\$150.00
Unclogging toilet	\$100.00-\$200.00
Replace toilet seal	\$150.00-\$250.00
Install bidet	\$500.00 and up
Replace vanity basin	\$200.00 and up
Replace pedestal basin	\$350.00 and up
Replace faucet set	\$150.00 and up
Replace bathtub, including ceramic tile	\$1500.00 and up
Replace bath or shower faucet set	\$300.00 and up
Install refinished claw foot bathtub	\$1800.00 and up
Install whirlpool bath	\$3000.00 and up
Retile bathtub enclosure	\$800.00-\$1200.00
Install plastic bathtub enclosure (tub-surround)	\$200.00-\$400.00
Rebuild tile shower stall	\$1500.00-\$2500.00
Replace leaking shower stall pan	\$1000.00-\$1600.00
Install plastic shower stall	\$600.00-\$2000.00
Install bathroom exhaust fan	\$250.00-\$500.00
Remodel four-piece bathroom completely	\$6000.00 and up
Install modest basement bathroom	\$4000.00 and up
Replace laundry tubs	\$250.00-\$500.00

Install laundry facilities	\$900.00 and up
Install single kitchen sink	\$300.00 and up
Install double kitchen sink	\$400.00 and up
Install dishwasher	\$600.00-\$1000.00
Install garbage disposal	\$400.00-\$600.00
Install kitchen range hood	\$250.00-\$500.00 and up
Install solid waste pump	\$1200.00-\$1800.00
Connect waste plumbing system to municipal sewers	\$3000.00 and up
Clear obstruction in main sewer line (to street or septic tank)	\$200.00-\$400.00 and up
Repair collapsed or damaged section of sewer line	\$1000.00 and up
Install submersible well pump	\$800.00 and up
Install suction or jet pump	\$400.00-\$800.00
Replace pressure system tank	\$250.00-\$500.00
Install water softener	\$1000.00 and up
Install outdoor faucet	\$150.00-\$250.00
Replace sump pump	\$150.00-\$250.00
Install sauna	\$3000.00 and up

Interior

Add drywall over plaster	\$1.50-\$3.00 per sq. ft.
Remove old plaster and install drywall	\$3.50-\$4.50 per sq. ft.
Add wire lath and new plaster over existing plaster	\$3.00-\$4.00 per sq. ft.
Spray stipple on existing ceiling	\$1.00-\$1.50 per sq. ft.
Install suspended tile ceiling	\$3.00-\$5.00 per sq. ft.
Install acoustic tile ceiling	\$1.50-\$2.00 per sq. ft.
Sand and refinish hardwood floors	\$1.50-\$3.00 per sq. ft.
Install 3/8" thick hardwood strip flooring	\$6.00-\$8.00 per sq. ft.
Install 3/4" thick hardwood strip flooring	\$10.00-\$12.00 per sq. ft.
Install hardwood parquet flooring	\$5.00-\$7.00 per sq. ft.
Install ceramic floor tiles	\$10.00 and up per sq. ft.
Install vinyl floor tiles	\$3.00 and up per sq. ft.
Install vinyl roll flooring	\$7.00 and up per sq. yd.
Install synthetic wall-to-wall carpet	\$20.00 and up per sq. yd.
Install wool wall-to-wall carpet	\$50.00 and up per sq. yd.
Install carpet underpad	\$5.00 per sq. yd.
Professional carpet cleaning	\$30.00 per room
Install replacement (sliding) windows	\$35.00-\$45.00 per sq. ft.
Install replacement (casement) windows	\$50.00 and up per sq. ft.
Install replacement (awning) windows	\$50.00 and up per sq. ft.
Install replacement (double-hung) windows	\$40.00-\$45.00 per sq. ft.
Install replacement (fixed)windows	\$30.00-\$40.00 per sq. ft.
Install replacement (bay) windows	\$40.00-\$65.00 per sq. ft.
Install storm window	\$100.00-\$300.00 each
Convert coal-burning fireplace to wood-burning unit (not including chimney relining or replacement)	\$2000.00 and up
Install masonry fireplace (if flue already roughed-in)	\$2000.00 and up
Install masonry fireplace with single-flue chimney	\$6000.00 and up
Install zero-clearance fireplace (including chimney)	\$3000.00 and up
Install gas fireplace	\$2500.00 and up
Install glass doors on fireplace	\$300.00 and up
Chimney cleaning	\$100.00-\$175.00 each
Install fireplace damper	\$200.00 and up
Install interior hollow core door	\$150.00-\$200.00
Install interior custom wood door (including casing and hardware)	\$450.00 and up
Install interior French doors	\$700.00 and up
Install louvre doors on closet	\$150.00-\$250.00
Install sliding mirror doors on closet	\$350.00 and up
Install exterior solid wood door	\$700.00 and up

Install exterior insulated metal door	\$500.00 and up
Install closer on garage man door	\$150.00-\$250.00
Install metal storm door	\$350.00 and up
Replace hardware on metal storm door	\$100.00-\$150.00
Install sliding glass door (brick wall)	\$2500.00-\$3500.00
Install sliding glass door (wood frame wall)	\$2000.00-\$2500.00
Replace sliding glass door	\$1000.00-\$1700.00
Install basic skylight	\$1000.00 and up
Install roof window or ventilating skylight	\$1500.00 and up
Remodel kitchen completely	\$10,000.00 and up
Install kitchen cabinets	\$200.00 and up per lin. ft.
Install kitchen counter	\$20.00 and up per lin. ft.
Install ceiling fan	\$200.00 and up
Install conventional alarm system	\$1000.00 and up
Install central vacuum system	\$800.00-\$2000.00
Install central vacuum canister only	\$500.00-\$1000.00
Paint interior (walls, ceilings, door, trim) of entire house	\$1500.00 and up
Hang wallpaper	\$2.00 and up per sq. ft.
Urethane injection of leaking basement cracks	\$350.00-\$500.00 each
Damp-proof foundation walls and install perimeter drains	\$70.00-\$120.00 per lin. ft.