

## COST OF REMODELING OR REPAIR

The prices quoted below include a range of prices based on a typical metropolitan area. Individual prices from contractors can vary substantially from these ranges. We advise that several bids be obtained on any work exceeding several hundred dollars. DO NOT RELY ON THESE PRICES...ALWAYS GET AN ESTIMATE.

ITEM	UNIT	ESTIMATED PRICE
Masonry fireplace	Each	\$3000 - \$6000
Install prefab fireplace	Each	\$2000 - \$4000
Insulate attic	Square Foot	.75 - 1.25
Install attic ventilating fan	Each	\$200 - \$300
Install new drywall over plaster	Square Foot	1.75 - 2.75
Install new warm air furnace	Each	\$2000 - \$3000
Replace central air conditioning	Each	\$1400 - \$2000
Install humidifier	Each	\$300 - \$500
Install electrostatic air cleaner	Each	\$800 - \$1500
Increase elec. Svc. To 60-100 amps	Each	\$600 - \$1200
Run separate elec. Line for dryer	Each	\$125 - \$200
Run separate elec. Line for A/C	Each	\$135 - \$200
Install hardwired smoke detector	Each	\$100 - \$180
Install new disposal	Each	\$250 - \$400
Install new dishwasher	Each	\$500 - \$750
Install new hot water boiler	Each	\$2000 - \$4000
Install new 30-40 gal water heater	Each	\$350 - \$650
Install new 30 gal water heater	Each	\$300 - \$500
Dig and install new well	Each	Get estimate
Install new septic system	Each	Get estimate
Regrade around exterior	Each	\$500 - \$900
Install new sump pump and pit	Each	\$400 - \$600
Build new redwood or pressure-treated deck	Square Foot	\$20 - \$30
Install storm windows	Each	\$60 - \$150
Install wood replacement windows	Each	\$400 - \$800
Install aluminum or vinyl replacement window	Each	\$300 - \$800
Install new gutters and downspouts	Linear Foot	\$3.50 - \$5.00
Install asphalt shingle o/existing	Square Foot	Get estimate
Install new 4-ply built-up tar & gravel	Square Foot	Get estimate
Remove asbestos from pipes in basement	Linear Foot	Get estimate
Concrete drive or patio	Square Foot	\$3.00 - \$4.00
With removal of old	Square Foot	\$2.25 - \$3.00
Clean chimney flue	Each	\$100 - \$200
Add flue liner for gas fuel		\$900 - \$1200
Add flue liner for oil or wood		\$2800 - \$3500

*Deferred Costs - It is impossible to determine how long these items will last before needing replacement. The report addresses most of these items from a "condition" standpoint.*