



TYPICAL HOME REPAIR COST

The prices listed here reflect recent prices in most categories. Inspectors do not perform repairs and we do not normally provide price estimates in our reports. We have developed this list to serve as a guideline and to provide "ball park" estimates for common items. These costs are for a typical small to medium house in South Carolina. Difficult access and other factors could increase cost substantially. It is always best to get a signed bid by a qualified contractor. Get three bids if possible. The lowest bid may not be the least expensive in the long term. Please Note: Recent construction cost increases may make some of these prices lower than you will find locally.

EXTERIOR

- Wooden deck \$12 to \$50 per sq. ft.
- Exterior wooden staircases \$1000 to \$3500 per story
- Wooden fencing \$25 to \$35 per linear ft.
- Resurface asphalt driveway \$3 to \$5 per sq. ft.
- Concrete flat work \$4 to \$6 per sq. ft.
- Build detached garage \$100 to \$150 per sq. ft.
- Build addition \$100 to \$250 per sq. ft.
- Build concrete retaining wall \$40 to \$60 per sq. ft.
- Replace windows \$400 to \$600 each
- Paint building exterior \$3500 to \$7000
- Repoint brick mortar joints \$3 to \$8 per sq. ft. (\$200 minimum)
- Sealing Brickwork \$.75 to \$1 per sq. ft.
- Replace deteriorated bricks \$20 to \$30 per sq. ft.
- Painting trim only (excluding of repairs) \$1,500 to \$2,000 and up
- Painting trim and wall surfaces \$2,500 and up
- Dampproof foundation & install French drain \$100-\$150 per lin. Ft. (\$1,000 minimum)
- Install concrete driveway \$6-\$10 per sq. ft.
- Install garage door opener \$300-\$450
- Install lawn sprinkler system \$1,000 and up



FOUNDATION

- Repair crawlspace moisture intrusion \$1 to \$5 per square ft.
- Install anchor bolts \$1500 to \$3000
- Install subarea shear paneling \$2000 to \$4000
- Extensive seismic retrofit \$5000 to \$10,000
- Install cap on foundation wall \$100 to \$150 per ft.
- Replace low foundation wall \$150 to \$250+ per ft.
- Install footing under precast pier \$300 to \$600 each
- Underpin foundation \$1500 to \$3000 per piling, typically placed 6'-8' apart
- Replace wood sill or outer joist approx. \$500 to \$1,000 per lin. ft.
- Install a "conditioned" or "closed" crawlspace system \$2 to \$6 per square ft.

INSULATION

- Fiberglass batt 6 inch thick R-19 \$1.25 to \$1.75 per sq. ft.
- Fiberglass batt 9 inch thick R-30 \$1.75 to \$2.25 per sq. ft.
- Blown loose fill fiberglass 14 inch R-30 \$1.50 to \$2.00 per sq. ft.
- Spray foam insulation (crawlspace floor system) \$2 to \$4 per sq. ft.

ROOFING

- To install one square* or 100 square feet (10 x 10)
- composition shingles (fiberglass asphalt) \$200 to \$300
- wood shingles \$400 to \$500
- wood shakes \$400 to \$600
- gravel surfaced built-up roofing \$350 to \$500
- cap sheet built-up roofing \$350 to \$500
- modified bitumen roofing \$350 to \$500
- tile roofing \$800 to \$1600
- strip roofing materials & install new sheathing \$75 to \$125 per sq. foot
- Install new rain gutters and downspouts \$6 to \$10 per ft.
- Install skylight \$1500 to \$2500
- *For example, a single story 1500 sq.ft. home with a sloped roof and over hanging eaves will usually require about 1800 to 2000 square feet or 18 to 20 "squares" of roofing material.
- Install Ridge Vent \$30 to \$50 per lin. Ft.



ELECTRICAL

- Upgrade service to 200-amps \$1300 to \$2000
- Install 120 volt outlet \$175 to \$225 each
- Install 240 volt outlet \$300 to \$600 each
- Install GFCI outlet \$100 to \$150 each
- Install GFCI 240 volt circuit (hot tub) \$500 to \$1,000
- Correct reverse polarity \$50 to \$75 each
- Add grounding to outlet \$85 to \$135 each
- Replace fuse panel \$400 to \$800 each
- Repair aluminum wired outlets \$75 to \$100 per outlet
- Replace defective circuit breaker \$50 to \$100 each

HEATING/COOLING

- Install new forced-air furnace \$2500 to \$5000
- Remove ducts with asbestos \$1200 to \$2200
- Install new flexible ducting \$2500 to \$3500
- Install new wall furnace \$1000 to \$2500
- Install new floor furnace \$1500 to \$2500
- Replace vent piping \$600 to \$1200
- Service furnace \$250 to \$500
- Encapsulate asbestos ducting \$1000 to \$2000
- Add central A.C. system \$2500 to \$3500
- Replace condenser pump \$400 to \$700
- Replace A.C. compressor \$1400 to \$1700
- Service A. C. system \$250 to \$450

PLUMBING

- Replace hot and cold distribution pipes \$1700 to \$3000 per floor
- Install deep well \$2800 to \$3800
- Install new waste piping to street \$3500 to \$7000
- Reset toilet (excluding floor damage) \$200 to \$300
- Install new toilet \$350 to \$450
- Replace water heater \$600 to \$1200
- Install pressure/temperature valve \$100 to \$150
- Elevate water heater on platform \$200 to \$350
- Install sump pump \$800 to \$1400
- Replace shower pan \$1000 to \$1500
- Replace tile shower \$2200 to \$3200
- Replace corroded pipe at water heater \$150 to \$200
- Replace faucet \$150 to \$250
- Install gas line \$40 to \$50 per ft.



INTERIOR

- Painting \$500 to \$800 per room
- Remove acoustic ceiling w/asbestos \$7 to \$12 per sq. ft.
- Install masonry fireplace \$7000 to \$12000
- Rebuild masonry fire box \$600 to \$1000
- Install prefabricated fireplace \$3500 to \$6000
- Clean fireplace and flue \$100 to \$200
- Major bathroom remodel \$6000 to \$12000
- Major kitchen remodel \$15000 to \$60000
- Install battery smoke detector \$50 to \$75 each
- Install direct wired smoke detector \$175 to \$275 each

FLOORS

- Refinish hardwood floors \$3 to \$4 per sq. ft.
 - Refinish softwood floors \$9 to \$11 per sq. ft.
 - Buff and apply finish only \$1 to \$1.50 per sq. ft.
 - Replace Carpet floor covering \$2 to \$6 per sq. ft.
 - Replace Vinyl Floor covering \$2 to \$5 per sq. ft.
 - Replace ceramic or clay tile \$4 to \$10 per sq. ft.
 - Install wall to wall carpet \$2 to \$6 per sq. ft.
- (average room is 250 to 350 sq. ft., costs do not include removing and replacing furniture)