The Carson Dunlop Report is published by Carson Dunlop & Associates Ltd. Toronto 416-964-9415 Other Areas 800-268-7070 www.carsondunlop.com

Hours of Operation Monday - Friday 8am-8pm Saturday - 8:30am-5pm Sunday - 10am-5pm





Home Improvement Costs for 2007

The following costs are intended as ball park estimates for repairs and/or improvements to a typical three bedroom home. The costs are based on information obtained in the Southern Ontario area. Our experience has shown that actual contractor quotations

can vary by as much as 300%. Naturally, the quality of workmanship and materials will influence costs. The complexity of the job, accessibility, and even economic conditions can also alter actual costs.

ROOFING/FLASHINGS/CHIMNEYS	
Install conventional asphalt shingles over existing shingles	\$ 1 50 - \$ 2 50 per sq. ft
Strip and reshingle on low to medium sloped roof	\$ 2 50 - \$ 3 50 ner sq. ft
Strip and reshingle on steep, high or complex roof	\$ 4 00 - \$ 7 00 per sq. ft
Strip and re-roof with cedar shingles	\$7.00 - \$10.00 per sq. ft
Strip and replace built-up tar and gravel roof	\$ 9.00 - \$ 12.00 per sq. ft. (min \$ 1000)
Strip and install single-ply roof membrane	## Compared to the control of the c
Strip and install single-ply roof internoralle	\$ 0.00 - \$ 10.00 per 5q. it. (iiiii. \$ 1000)
Reflash typical skylight or chimney	\$ 300.00 - \$ 300.00
Repoint typical chimney above roof line	\$ 5.00 - \$ 8.00 per sq. rt. (mm. \$ 250)
Rebuild typical single flue chimney above roof line	\$ 150.™ - \$ 300.™ per iin. π. (min. \$ 500)
EXTERIOR	
Install galvanized or aluminum gutters and downspouts	
Install aluminum soffits and fascia	
nstall aluminum or vinyl siding	\$3. ⁵⁰ - \$5. ⁰⁰ per sq. ft.
Repoint exterior wall: soft mortar	\$ 3.00 - \$ 4.50 per sq. ft. (min. \$ 500)
hard mortar	\$ 6.00 - \$ 8.00 per sq. ft. (min. \$ 500)
Parge foundation walls	\$ 3.00 - \$ 4.00 per sq. ft.
Dampproof foundation walls and install weeping tiles	\$ 150 °° - \$ 200 °° per lin ft (min \$ 3000)
nstall a deck	\$ 25 00 - \$ 40 00 ner sq. ft. (min. \$ 1000)
Resurface existing asphalt driveway	
nstall interlocking brick driveway	\$6.00 - \$2.00 per sq. ft
Rebuild exterior basement stairwell	# 2500 m
Build detached garage: single	
double	⊅ 0000.™ and up
UUUDIE	\$ 12000.00 dilu up
Build retaining wall: wood	
concrete	\$ 30.00 - \$ 40.00 per sq. π. (min. \$ 500)
Painting: trim only	\$ 1500.00 - \$ 2500.00
trim and wall surfaces	\$ 3000. ⁰⁰ and up
STRUCTURE	
Jnderpin one corner of house	
Underpin or add foundations	
Lower basement floor by underpinning and/or bench footings	\$ 150.00 - \$ 300.00 per lin. ft. (min. \$ 5000)
Replace deteriorating sill beam with concrete	\$ 60.00 and up per lin. ft. (min. \$ 500)
nstall basement support post with proper footing	\$ 300.00 - \$ 500.00
Perform chemical treatment for termites	
Repair minor crack in poured concrete foundation	\$ 400.00 - \$ 800.00
ELECTRICAL	
Upgrade electrical service to 100-amps (including new panel)	\$ 1200. ⁰⁰ - \$ 2000. ⁰⁰
Upgrade electrical service to 100-amps	
(if suitably sized panel already exists)	\$ 1200 00 \$ 2000 00
Upgrade electrical service to 200-amps	\$ 1800 00 - \$ 2200 00
nstall new circuit breaker panel	
Replace circuit breaker (20 amp or less)	
Add 120-volt circuit (microwave, freezer, etc.)	⊅ JU.™ - ⊅ TUU.™ Ф 1EO 00
Add 240-volt circuit (dryer, stove, etc.)	\$ 250.00 - \$ 400.00

Add conventional receptacle (assuming electrician is already there)	\$150 and up
Replace conventional receptacle with	·
ground fault circuit interrupter receptacle	\$ 60.00 - \$ 90.00
Replace conventional receptacle with aluminum compatible	
type (CO/ALR) (assuming several are required)	\$ 10. ⁰⁰ - \$ 15. ⁰⁰ each
Upgrade entire house with aluminum	
compatible connectors, receptacles, etc	\$ 500.00 - \$ 1000.00
Rewire electrical outlet with reversed polarity	
(assuming electrician is already there)	
Replace knob & tube wiring with conventional wiring (typical 3 bdrm home)	\$8000.00 - \$12000.00
HEATING	
Install mid efficiency forced-air furnace	\$ 2000.00 - \$ 4000.00
Install high efficiency forced-air furnace	\$ 3500.00 - \$ 6000.00
Install humidifier	
Install electronic air filter	\$ 500.00 - \$ 800.00
Install mid efficiency boiler	\$ 2500.00 - \$ 5000.00
Install high efficiency boiler	\$ 5000.00 - \$ 9000.00
Install circulating pump	
Install chimney liner for gas appliance	
Install chimney liner for oil appliance	
Install programmable thermostat	
Replace indoor oil tank	
Remove oil tank from basement	\$ 400.00 and up
Remove abandoned underground oil tank	
Replace radiator valve	
Add electric baseboard heater	\$ 250.00 - \$ 400.00
Convert from hot water heating to forced air: bungalow	\$ 8000.00 - \$ 10000.00
two storey	\$ 15000.00 - \$ 20000.00
Clean ductwork	\$ 200 .00 and up
COOLING/HEAT PUMPS	
Add central air conditioning on existing forced-air system	\$ 3000 00 and up
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Add heat numn on existing forced-air system	\$ 4000 ⁰⁰ - \$ 5000 ⁰⁰
Add heat pump on existing forced-air system	
Add heat pump on existing forced-air system	\$ 1200.00 - \$ 2500.00
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The Carson Dunlop Difference

After 28 years and over 75,000 inspections, our engineers understand what homebuyers need and want.

We offer 2 choices of reporting for your convenience. Our popular Home Reference Book (HRB), (the gold standard of inspection reporting in Canada), and the Horizon Report (a state of the art electronic reporting system with all the outstanding features of the Home Reference Book). Both reporting systems offer extensive technical detail about about your home complete with full illustrations to help keep it simple.

We are there after the inspection, with free technical consulting for as long as you own the home.

