

## BUDGETING

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The budgeting information provided is offered for rough estimating purposes. We have provided you with typical life expectancies where possible. For specific quotes, contact at least three appropriate professional contractors before you finalize your budget. For your convenience, a column has been provided to record your quotes. Please keep in mind that some contractors will have minimum fees.

#### ROOFING

| ITEM DESCRIPTION                               | AVERAGE COST<br>\$ (+/-)  | AVERAGE<br>LIFE SPAN | YOUR<br>QUOTE |
|--|---------------------------|----------------------|---------------|
| Standard asphalt shingles - over existing      | <b>2.25/sq. ft.</b>       | <b>15 - 20 yrs.</b>  |               |
| Standard asphalt shingles - strip & reshingle  | <b>4.00/sq. ft.</b>       | <b>15 -20 yrs.</b>   |               |
| Low slope asphalt shingles - over existing     | <b>3.25/sq. ft.</b>       | <b>15 -20 yrs.</b>   |               |
| Low slope asphalt shingles - strip & reshingle | <b>4.75/sq. ft.</b>       | <b>15 -20 yrs.</b>   |               |
| Wood shingles/shakes - strip & reshingle       | <b>7.50/sq. ft.</b>       | <b>20-50 yrs.</b>    |               |
| Asphalt roll roofing                           | <b>3.50-4.50/sq. ft.</b>  | <b>5-10 yrs.</b>     |               |
| Built up tar & gravel                          | <b>8.00/sq. ft.</b>       | <b>10-20 yrs.</b>    |               |
| Exposed rubber membrane                        | <b>8.00/sq. ft.</b>       | <b>15 yrs.</b>       |               |
| Modified Bitumen                               | <b>8.00/sq. ft.</b>       | <b>15 - 20 yrs.</b>  |               |
| Clay tile roofing (excluding structural work)  | <b>8.00/sq. ft.</b>       | <b>50+ yrs.</b>      |               |
| Metal tile roofing                             | <b>9.00-20.00/sq. ft.</b> | <b>50+ yrs.</b>      |               |
| Tuckpoint masonry chimney                      | <b>30.00 per row</b>      |                      |               |
| Rebuild masonry chimney                        | <b>200.00/lin. ft.</b>    |                      |               |
| Install masonry chimney cap                    | <b>150.00 - 500.00</b>    |                      |               |
| Install screened chimney rain cap              | <b>75.00 - 100.00</b>     |                      |               |
| Install roof vent                              | <b>125.00+</b>            |                      |               |
| Install new aluminum eavestrough & downspouts  | <b>4.50/lin. ft.</b>      |                      |               |
| Install new aluminum soffit/fascia             | <b>10.00/lin. ft</b>      |                      |               |

#### EXTERIOR

| ITEM DESCRIPTION                 | AVERAGE COST<br>\$ (+/-) | AVERAGE<br>LIFE SPAN | YOUR<br>QUOTE |
|----------------------------------|--------------------------|----------------------|---------------|
| Install aluminum/vinyl siding    | <b>4.50/sq. ft.</b>      |                      |               |
| Install clear cedar siding       | <b>6.00/sq. ft</b>       |                      |               |
| Install paint grade cedar siding | <b>4.50/sq. ft</b>       |                      |               |
| Stucco siding                    | <b>9.00/sq. ft.</b>      |                      |               |

## BUDGETING

### EXTERIOR CONT'D

| ITEM DESCRIPTION                | AVERAGE COST<br>\$ (+/-)  | AVERAGE<br>LIFE SPAN | YOUR<br>QUOTE |
|---------------------------------|---------------------------|----------------------|---------------|
| Brick cleaning - exposed        | <b>3.00/sq. ft.</b>       |                      |               |
| Brick cleaning - strip paint    | <b>5.00/sq. ft.</b>       |                      |               |
| Windows upgrade to thermal      | <b>40.00/sq. ft.</b>      |                      |               |
| Install sliding glass door (6') | <b>2500.00</b>            |                      |               |
| Install steel insulated door    | <b>1500.00</b>            |                      |               |
| Lay new sod                     | <b>1.50 -2.50/sq. ft.</b> |                      |               |

### STRUCTURE

| ITEM DESCRIPTION                           | AVERAGE COST<br>\$ (+/-) | AVERAGE<br>LIFE SPAN | YOUR<br>QUOTE |
|--|--------------------------|----------------------|---------------|
| Underpin to re-support                     | <b>250.00/lin. ft.</b>   |                      |               |
| Lower basement floor underpin/bench        | <b>225.00/lin. ft.</b>   |                      |               |
| Install separate basement entrance         | <b>6500.00+</b>          |                      |               |
| Install drainage tile                      | <b>60.00/lin. ft.</b>    |                      |               |
| Excavate and damp proof foundation wall    | <b>13.00/sq. ft.</b>     |                      |               |
| Seal foundation crack with resin injection | <b>450.00</b>            |                      |               |
| Re-support cracked/damaged floor joist     | <b>200.00</b>            |                      |               |
| Parge foundation walls above grade         | <b>5.00/sq. ft.</b>      |                      |               |
| Install basement support post              | <b>350.00</b>            |                      |               |
| Replace roof sheathing                     | <b>5.00/sq. ft.</b>      |                      |               |
| Termite treatment                          | <b>1500.00+</b>          |                      |               |

### INTERIOR

| ITEM DESCRIPTION                       | AVERAGE COST<br>\$ (+/-) | AVERAGE<br>LIFE SPAN | YOUR<br>QUOTE |
|--|--------------------------|----------------------|---------------|
| Upgrade attic insulation               | <b>1.50+/sq. ft.</b>     |                      |               |
| Install skylight (2' x 4')             | <b>2000.00</b>           |                      |               |
| Install suspended ceiling              | <b>3.00/sq. ft.</b>      |                      |               |
| Install drywall                        | <b>2.50/sq. ft.</b>      |                      |               |
| Paint interior surfaces                | <b>1.00/sq. ft.</b>      |                      |               |
| Refinish hardwood floors               | <b>2.50/sq. ft.</b>      |                      |               |
| Install hardwood floors                | <b>8.50+/sq. ft.</b>     |                      |               |
| Install mid-grade carpet with underpad | <b>25.00+/sq. yd.</b>    |                      |               |

## BUDGETING

### INTERIOR CONT'D

| ITEM DESCRIPTION                           | AVERAGE COST<br>\$ (+/-) | AVERAGE<br>LIFE SPAN | YOUR<br>QUOTE |
|--|--------------------------|----------------------|---------------|
| Install ceramic tile flooring              | <b>15.00+/sq. ft.</b>    |                      |               |
| Install marble flooring                    | <b>20.00+/sq. ft.</b>    |                      |               |
| Install resilient/vinyl flooring           | <b>6.00+/sq. yd.</b>     |                      |               |
| Install central vac system (retrofit)      | <b>1000.00 - 1500.00</b> |                      |               |
| Install central vac system (from rough-in) | <b>750.00 - 1000.00</b>  |                      |               |
| Install French door paint grade 30"        | <b>750.00</b>            |                      |               |
| Install conventional swing door 30"        | <b>650.00</b>            |                      |               |
| Install slatted bifold door 30"            | <b>400.00</b>            |                      |               |
| Install smoke detector (battery type)      | <b>60.00</b>             |                      |               |
| Carbon Monoxide Detector (to purchase)     | <b>60.00</b>             |                      |               |
| Install bathroom fan (vent to exterior)    | <b>500.00</b>            |                      |               |

### HEATING

| ITEM DESCRIPTION                        | AVERAGE COST<br>\$ (+/-)     | AVERAGE<br>LIFE SPAN | YOUR<br>QUOTE |
|---|------------------------------|----------------------|---------------|
| Install mid efficiency furnace          | <b>2500.00 – 3000.00</b>     | <b>15-20 yrs.</b>    |               |
| Install high efficiency furnace         | <b>3500.00 - 4000.00</b>     | <b>15-20 yrs.</b>    |               |
| Install new blower motor                | <b>350.00+</b>               | <b>15-20 yrs.</b>    |               |
| Install humidifier                      | <b>300.00 - 400.00</b>       | <b>5-15 yrs.</b>     |               |
| Install electronic air cleaner          | <b>600.00+</b>               |                      |               |
| Annual service & maintenance            | <b>75.00 - 125.00</b>        |                      |               |
| Clean ductwork                          | <b>200.00+</b>               |                      |               |
| Install mid efficiency boiler           | <b>3500.00+</b>              | <b>25 yrs.</b>       |               |
| Install high efficiency boiler          | <b>5000.00+</b>              | <b>20-25 yrs.</b>    |               |
| Replace circulating pump                | <b>500.00</b>                | <b>10-20 yrs.</b>    |               |
| Replace expansion tank                  | <b>300.00+</b>               |                      |               |
| Install metal chimney liner             | <b>450.00</b>                |                      |               |
| Install programmable thermostat         | <b>100.00 - 200.00</b>       |                      |               |
| Add electric baseboard heater           | <b>250.00+</b>               |                      |               |
| Convert from water to forced air system | <b>10,000.00 - 20,000.00</b> |                      |               |
| Remove oil storage tank (buried)        | <b>4500.00 + + (up to ?)</b> |                      |               |
| Remove oil storage tank (basement)      | <b>500.00+</b>               |                      |               |

## BUDGETING

### HEATING CONT'D

| ITEM DESCRIPTION                           | AVERAGE COST<br>\$ (+/-) | AVERAGE<br>LIFE SPAN | YOUR<br>QUOTE |
|--|--------------------------|----------------------|---------------|
| Replacement of oil storage tank (basement) | <b>1200.00 – 1500.00</b> |                      |               |
| Install new oil tank (basement)            | <b>800.00 – 1000.00</b>  |                      |               |

### COOLING

| ITEM DESCRIPTION                                 | AVERAGE COST<br>\$ (+/-) | AVERAGE<br>LIFE SPAN | YOUR<br>QUOTE |
|--|--------------------------|----------------------|---------------|
| Install central air on current forced air system | <b>3000.00</b>           | <b>15-20 yrs.</b>    |               |
| Replace central air system                       | <b>2500.00 - 3000.00</b> | <b>15-20 yrs.</b>    |               |
| Install independent air conditioning system      | <b>10,000.00</b>         | <b>15-20 yrs.</b>    |               |
| Annual service & maintenance                     | <b>100.00 - 150.00</b>   |                      |               |

### PLUMBING

| ITEM DESCRIPTION                    | AVERAGE COST<br>\$ (+/-)     | AVERAGE<br>LIFE SPAN | YOUR<br>QUOTE |
|-------------------------------------|------------------------------|----------------------|---------------|
| Replace supply line from street     | <b>150.00-200.00/lin. ft</b> |                      |               |
| Replace main shut off valve         | <b>250.00</b>                |                      |               |
| Upgrade galvanized lines to copper  | <b>2000.00+</b>              |                      |               |
| Replace old drainage pipes with ABS | <b>2500.00+</b>              |                      |               |
| Replace sump pump                   | <b>250.00</b>                |                      |               |
| Replace laundry tub                 | <b>250.00</b>                |                      |               |
| Septic tank                         | <b>6,000.00 - 15,000.00</b>  |                      |               |
| Septic tank cleaning/pump out       | <b>200.00+</b>               |                      |               |
| Well drilling                       | <b>50.00+/ft.</b>            |                      |               |
| Well pump (submersible)             | <b>800.00+</b>               |                      |               |
| Well pump (in house)                | <b>600.00</b>                |                      |               |
| Install new water heater            | <b>800.00+</b>               |                      |               |
| Install tankless water heater       | <b>2000.00+</b>              |                      |               |
| Install water softener              | <b>1000.00+</b>              |                      |               |
| Hook-up dishwasher                  | <b>250.00</b>                |                      |               |
| Whirlpool tub (to purchase)         | <b>2500.00+</b>              |                      |               |
| Retile existing shower enclosure    | <b>1500.00</b>               |                      |               |
| Three piece bathroom remodeling     | <b>6000.00+</b>              |                      |               |
| Install exterior hosebib            | <b>250.00</b>                |                      |               |

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### ELECTRICAL

| ITEM DESCRIPTION                               | AVERAGE COST<br>\$ (+/-)  | AVERAGE<br>LIFE SPAN | YOUR<br>QUOTE |
|--|---------------------------|----------------------|---------------|
| Upgrade main service to 100 amps               | <b>1500.00-2000.00</b>    |                      |               |
| Upgrade main service to 200 amps               | <b>2000.00-2500.00</b>    |                      |               |
| Upgrade 100 amp service to breakers            | <b>1000.00</b>            |                      |               |
| Upgrade 200 amp service to breakers            | <b>1500.00</b>            |                      |               |
| Rewire entire house                            | <b>Get Quotes -Varies</b> |                      |               |
| Add 120 volt dedicated circuit                 | <b>200.00+</b>            |                      |               |
| Add 240 volt dedicated circuit                 | <b>300.00</b>             |                      |               |
| Install kitchen split receptacle               | <b>200.00</b>             |                      |               |
| Replace existing plug with GFCI plug           | <b>70.00 - 100.00</b>     |                      |               |
| Install standard 120 volt plug (panel to plug) | <b>200.00+</b>            |                      |               |
| Install new light (excluding fixture)          | <b>150.00</b>             |                      |               |
| Install new switch                             | <b>150.00</b>             |                      |               |
| Install exterior GFCI plug                     | <b>100.00 - 200.00</b>    |                      |               |

### FIREPLACES

| ITEM DESCRIPTION                          | AVERAGE COST<br>\$ (+/-) | AVERAGE<br>LIFE SPAN | YOUR<br>QUOTE |
|---|--------------------------|----------------------|---------------|
| Chimney sweep/cleaning                    | <b>100.00 - 350.00</b>   |                      |               |
| Install gas insert in fireplace           | <b>2000.00+</b>          |                      |               |
| Install gas fireplace (vent through wall) | <b>2500.00+</b>          |                      |               |
| Install glass doors on fireplace          | <b>250.00+</b>           |                      |               |
| Install thermostat control for fireplace  | <b>150.00</b>            |                      |               |

### SECURITY SYSTEMS

| ITEM DESCRIPTION  | AVERAGE COST<br>\$ (+/-)  | AVERAGE<br>LIFE SPAN | YOUR<br>QUOTE |
|-------------------|---------------------------|----------------------|---------------|
| Full wired system | <b>1000.00+</b>           |                      |               |
| Wireless system   | <b>600.00</b>             |                      |               |
| Monitoring        | <b>25.00 - 35.00/mth.</b> |                      |               |

## BUDGETING

### DECKS/PORCHES/PATIOS

| ITEM DESCRIPTION                | AVERAGE COST<br>\$ (+/-)    | AVERAGE<br>LIFE SPAN | YOUR<br>QUOTE |
|---------------------------------|-----------------------------|----------------------|---------------|
| Pressure treated deck           | <b>18.00+/sq. ft.</b>       |                      |               |
| Cedar deck                      | <b>25.00+/sq. ft.</b>       |                      |               |
| Build wood frame roof over deck | <b>12.00+/sq. ft.</b>       |                      |               |
| Add railings to existing deck   | <b>10.00-15.00/lin. ft.</b> |                      |               |
| Interlocking stone patio        | <b>6.50 - 8.50/sq. ft.</b>  |                      |               |
| Poured concrete patio           | <b>8.00/sq. ft.</b>         |                      |               |

### FENCES/RETAINING WALLS

| ITEM DESCRIPTION          | AVERAGE COST<br>\$ (+/-) | AVERAGE<br>LIFE SPAN | YOUR<br>QUOTE |
|---------------------------|--------------------------|----------------------|---------------|
| Pressure treated fence 5' | <b>20.00/lin. ft.</b>    |                      |               |
| Cedar fence 5'            | <b>25.00/lin. ft.</b>    |                      |               |
| Chain link fence 4'       | <b>10.00/lin. ft.</b>    |                      |               |
| Wood retaining wall       | <b>20.00+/sq. ft.</b>    |                      |               |
| Interlock retaining wall  | <b>30.00+/sq. ft.</b>    |                      |               |

### GARAGES

| ITEM DESCRIPTION                     | AVERAGE COST<br>\$ (+/-) | AVERAGE<br>LIFE SPAN | YOUR<br>QUOTE |
|--------------------------------------|--------------------------|----------------------|---------------|
| Build single car detached garage     | <b>8,500.00+</b>         |                      |               |
| Build double car detached garage     | <b>12,500+</b>           |                      |               |
| Replace single garage door           | <b>1000.00</b>           |                      |               |
| Replace double garage door           | <b>1500.00</b>           |                      |               |
| Install automatic garage door opener | <b>400.00+</b>           |                      |               |

### DRIVEWAYS/WALKWAYS

| ITEM DESCRIPTION                | AVERAGE COST<br>\$ (+/-)   | AVERAGE<br>LIFE SPAN | YOUR<br>QUOTE |
|---------------------------------|----------------------------|----------------------|---------------|
| Asphalt paving                  | <b>3.00/sq. ft.</b>        | <b>10-20 yrs.</b>    |               |
| Seal/reseal with liquid asphalt | <b>75.00+</b>              | <b>2-4 yrs.</b>      |               |
| Poured concrete                 | <b>8.00/sq. ft.</b>        | <b>35 yrs.</b>       |               |
| Interlocking stone              | <b>6.50 - 8.50/sq. ft.</b> | <b>15+ yrs.</b>      |               |



**RECORD KEEPING**

To complete your HomeReport™, we have included a record keeping system that you should find both practical and very effective. When you track all of your costs related to home ownership, you'll be better able to see any discrepancies in your regular bills. This will also allow you to easily determine your annual operating costs and therefore help you to budget accordingly.

This system could also prove to be a valuable tool if and when you decide to sell, as your potential purchasers will get a quick and easy understanding of what their costs could be if they purchase your home.

Each homeowner may have different items they want to include in the filing system. Each of the six envelopes provided has been printed for easy customizing. The following are some suggestions to help get you started.

**SUGGESTED SUBJECTS:**

|                   |                     |                             |
|-------------------|---------------------|-----------------------------|
| Mortgage Payments | Property Tax        | Maintenance Fees For Condos |
| Insurance         | Heating             | Electrical                  |
| Water             | Telephone           | Cable/Dish                  |
| Security System   | Repairs/Maintenance | Home Improvements           |

**SPECIAL NOTES:**

|                    |                      |                  |
|--------------------|----------------------|------------------|
| Mortgage Number(s) | Policy Number(s)     | Rate(s)          |
| Expiration Date(s) | Special Terms        | Serial Number(s) |
| Model Number(s)    | Installation Date(s) |                  |

**IMPORTANT PHONE NUMBERS:**

|                  |                          |
|------------------|--------------------------|
| Mortgage Broker  | Repair/Service Person(s) |
| Insurance Broker | Supplier/Manufacturer(s) |

The more information you list on the outside of each envelope, the easier it will be to retrieve the information quickly when you really need it. Having all your papers pertaining to the home in one place will save you time and simplify all your record keeping. Another idea is to include related documents in each envelope (not just bills) and make a note in the "special notes" section as to what you have enclosed.