

Add conventional receptacle (assuming electrician is already there).....	\$150 and up
Replace conventional receptacle with ground fault circuit interrupter receptacle.....	\$ 75.00 - \$ 100.00
Replace conventional receptacle with aluminum compatible type (CO/ALR) (assuming several are required).....	\$ 75.00 each
Upgrade entire house with aluminum compatible connectors, receptacles, etc.....	\$ 1000.00 - \$ 2000.00
Rewire electrical outlet with reversed polarity (assuming electrician is already there).....	\$ 5.00 - \$ 10.00 each
Replace knob & tube wiring with conventional wiring (per room).....	\$ 1000.00 - \$2000.00

HEATING

Install mid efficiency forced-air furnace.....	\$ 2500.00 - \$ 5000.00
Install high efficiency forced-air furnace.....	\$ 3500.00 - \$ 7000.00
Install humidifier.....	\$ 250.00 - \$ 500.00
Install electronic air filter.....	\$ 700.00 - \$ 1200.00
Install mid efficiency boiler.....	\$ 3000.00 - \$ 6000.00
Install high efficiency boiler.....	\$ 5000.00 - \$ 10000.00
Install circulating pump.....	\$ 400.00 - \$ 600.00
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 oil tank.....	\$ 1200.00 - \$ 2500.00
Remove oil tank from basement.....	\$ 400.00 and up
Remove abandoned underground oil tank.....	\$ 10000.00 and up
Replace radiator valve.....	\$ 300.00 - \$ 600.00
Add electric baseboard heater.....	\$ 250.00 - \$ 400.00
Convert from hot water heating to forced air: bungalow.....	\$ 10000.00 - \$ 15000.00
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
Add heat pump on existing forced-air system.....	\$ 4000.00 - \$ 7000.00
Replace heat pump or air conditioning condenser.....	\$ 1200.00 - \$ 2500.00
Install independent air conditioning system.....	\$ 10000.00 - \$ 20000.00
Install ductless air conditioning system.....	\$ 3000.00 and up

INSULATION

Insulate open attic area to modern standards.....	\$ 0.80 - \$ 1.60 per sq. ft.
Blow insulation into flat roof, cathedral ceiling or wall cavity.....	\$ 2.00 - \$ 3.50 per sq. ft.
Improve attic ventilation (supplied while re-roofing).....	\$ 40.00 - \$ 50.00 per vent

PLUMBING

Replace galvanized piping with copper: (2 storey with one bathroom, finishing extra).....	\$ 2000.00 - \$ 3000.00
Replace water line to house.....	\$ 2000.00 and up
Replace toilet.....	\$ 400.00 and up
Replace basin, including faucets.....	\$ 500.00 and up
Replace bathtub, including ceramic tile and faucets.....	\$ 2500.00 and up
Install whirlpool bath, including faucets.....	\$ 3000.00 and up
Retile bathtub enclosure.....	\$ 1000.00 - \$ 1500.00
Replace leaking tile shower stall.....	\$ 1000.00 - \$ 1600.00
Rebuild tile shower stall.....	\$ 2500.00 - \$ 5000.00
Replace laundry tub.....	\$ 250.00 - \$ 500.00
Remodel bathroom completely (4 pc.).....	\$ 6000.00 and up
Connect waste plumbing system to municipal sewers.....	\$ 3000.00 and up
Install submersible pump.....	\$ 800.00 and up
Install suction or jet pump.....	\$ 400.00 to \$ 800.00
Install modest basement bathroom.....	\$ 5000.00 and up

INTERIOR

Add drywall over plaster.....	\$ 4.50 - \$ 6.00 per sq. ft.
Sand and refinish hardwood floors.....	\$ 2.00 - \$ 4.00 per sq. ft.
Install replacement windows.....	\$ 50.00 - \$ 100.00 per sq. ft.
Install storm windows.....	\$ 100.00 - \$ 300.00 each
Install masonry fireplace (if flue already roughed in).....	\$ 2000.00 and up
Install "factory built" fireplace (including chimney, cosmetics extra).....	\$ 3000.00 and up
Install glass doors on fireplace.....	\$ 300.00 and up
Install skylight.....	\$ 3000.00 and up
Remodel kitchen completely.....	\$ 10,000.00 and up
Install gas fireplace (cosmetics extra).....	\$ 3500.00 and up

The Carson Dunlop Boulevard Experience

With over 30 years experience and 100,000 inspections completed, our inspectors understand what home buyers 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 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.

