[Reliable Home Inspection Service]

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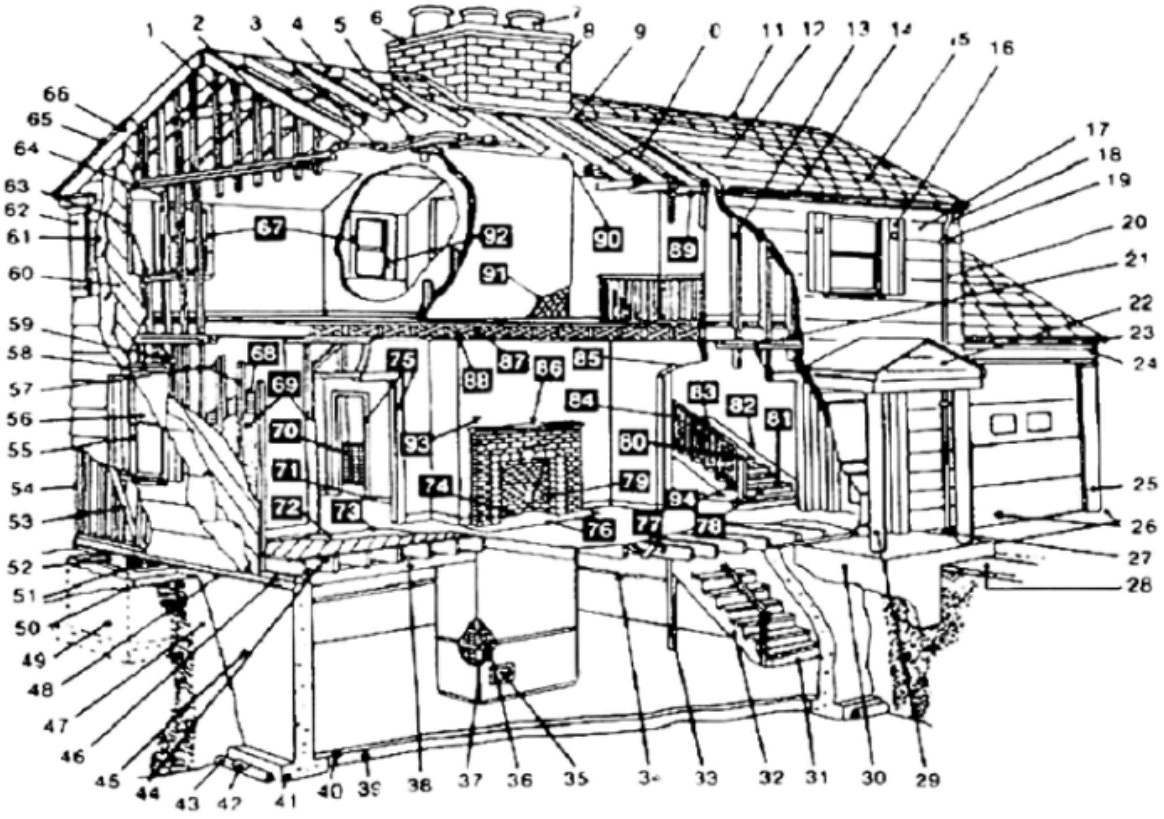
Home Repair Cost Estimator

Schematic Diagram of a Home



1. Gable stud
2. Collar beam
3. Ceiling joist
4. Ridge board
5. Insulation
6. Chimney cap
7. Chimney flues
8. Chimney
9. Chimney flashing
10. Rafters
11. Ridge
12. Roof boards
13. Stud
14. Eave gutter
15. Roofing
16. Blind or shutter
17. Bevel siding
18. Downspout gooseneck
19. Downspout strap
20. Downspout leader
21. Double plate
22. Entrance canopy
23. Garage cornice
24. Fascia
25. Door jamb
26. Garage door
27. Downspout shoe
28. Sidewalk
29. Entrance post
30. Entrance platform
31. Stair riser
32. Stair stringe
33. Girder post
34. Chair rail
35. Cleanout door
36. Furring strips
37. Corner stud
38. Girder
39. Gravel fill
40. Concrete floor
41. Foundation footing
42. Paper strip
43. Drain tile
44. Diagonal subfloor
45. Foundation wall
46. Sill plate
47. Backfill
48. Termite shield
49. Window well wall
50. Grade line
51. Basement sash
52. Window well
53. Corner brace
54. Corner stud
55. Window frame
56. Window light
57. Wall studs
58. Header
59. Window cripple
60. Wall sheathing
61. Building paper
62. Pilaster
63. Rough header
64. Window stud
65. Cornice moulding
66. Fascia board
67. Window casing
68. Lath
69. Insulation
70. Wainscoting
71. Baseboard
72. Building paper
73. Finish floor
74. Ash dump
75. Door trim-casing
76. Fireplace hearth
77. Floor joists
78. Stair riser
79. Fire brick
80. Newel cap
81. Stair tread
82. Finish stringer
83. Stair rail
84. Balusters
85. Plaster arch
86. Mantel
87. Floor joists
88. Bridging
89. Lookout
90. Attic space
91. Metal lath
92. Window sash
93. Chimney breast
94. Newel

Roofing

Roofing costs have risen moderately in 2025. For example, a new 1,500 ft² asphalt shingle roof now averages about **$6,695** (≈$4.46/ft²), up from roughly $4.00–$4.15/ft² in 2024. Cedar shingles remain high-end at about $1,088 per 100 ft² (square). EPDM flat roofs are now roughly **$7.4–$13.0/ft²** (about $740–1,300 per square), considerably above the 2024 range of $400–440/sq.

Chimney flashing replacement has jumped to **$400–$1,600** on average (≈$1,000 avg). Ridge vents cost roughly **$7–$15 per linear foot** (little changed), while installing a skylight now averages about **$1,010–$2,816**, up from ~$900+. Overall, labor increases and material inflation have driven most roof repairs into the upper end of their historic ranges.

Item	2024 Baseline Price	2025 Updated Estimate
Fiberglass (3-tab) shingles over existing (walkable pitch)	$400–415 per sq (100 ft²)	**$430–480 per sq** (≈$4.30–4.80/ft²)
Heavy architectural shingle with tear-off	$460–550/sq	**$500–600 per sq**
Replace roof sheathing (plywood) – per 4×8 sheet	$50–65/sheet	**$60–75/sheet**
Cedar shingles	$600–1,200/sq	**$1,000–1,150 per sq**
EPDM (rubber) flat roof	$400–440/sq	**$740–1,300 per sq**
Redo chimney flashing (replace)	$275–500 total	**$400–1,600 total**
Ridge vent (retro-fit)	$12–15/linear ft	**$7–15 per ft**
Slate roof – replace individual slate	$40–200/slate	**$50–200 per slate**
Install skylight (roof window)	$900+ (each)	**$1,010–2,816 each**

Trends: Asphalt shingle and EPDM roof prices have climbed, reflecting higher material and labor costs. Premium materials (cedar, slate) remain very costly. Overall, 2025 averages are roughly 5–15% above 2024 levels, especially for tear-offs and specialized work (e.g. flashing).

Gutters and Spouts

Gutter installation and service costs are up modestly in 2025. Seamless aluminum 5" gutter systems now run about **$13–$35 per linear foot** (installed), meaning roughly $10–15/ft in 2025 for basic aluminum (base 2024 was ~$8–$12/ft). Gutter cleaning has also ticked up; the 2025 national average is about **$167** per service (range $119–$234) (vs $90–$200 in 2024). (Most pros charge roughly $0.95–$1.25/ft.)

Item	2024 Baseline Price	2025 Updated Estimate
Aluminum 5″ gutter (installed)	$8–12 per linear ft	**$10–$15 per ft**
Gutter cleaning (one-trip)	$90–200 per trip	**$120–$250 per trip**

Trend: Materials and labor for gutters have increased; new aluminum gutters now hover near $12–$15/ft. Cleaning services averaged ~$167 in early 2025, reflecting demand and higher labor.

Siding

Siding prices are generally higher in 2025. Vinyl or aluminum siding remains cheapest: roughly **$3–$7 per ft²** installed (about $300–$700 per 100 ft²) vs $4–$5/ft² in 2024. Fiber-cement siding now costs about **$5–$15 per ft²** installed (≈$500–$1,500 per sq), up from $3–$5/ft². Cedar (wood shingle) siding is very expensive, roughly **$10–$17 per ft²** (≈$1,000–1,700/sq) versus $4–$5.50/ft² in 2024. Asbestos siding abatement averages about **$2,900** total (range $1,300–$3,900) for removal (not including replacement), down slightly from the 2024 “$3,800+” due to highly variable scope. Synthetic stucco (EIFS) and custom wood lap are niche; EIFS projects still run $12,000+ per job, and wood lap about $650–$900/ft² (very high).

Item	2024 Baseline Price	2025 Updated Estimate
Aluminum/Vinyl siding	$400–500 per 100 ft²	**$500–700/100 ft²**
Fiber cement siding	$300–500 per 100 ft²	**$800–1,200/100 ft²**
4×8′ panel siding	$300 each	**$320 each**

Asbestos siding removal	$3,800+ (total)	**$1,300–3,900 (avg $2,900)**
Wood shingle (cedar) siding	$400–550 per 100 ft²	**$1,000–1,700/100 ft²**
Synthetic stucco (EIFS)	$11,000–14,000 (per job)	**$12,000–15,000+**
Wood lap siding	$600–800 per ft²	**$650–900 per ft²**

Trends: Labor and material inflation have pushed siding costs up, especially for fiber-cement and real wood. Vinyl and aluminum remain relatively affordable (mid-range $3–7/ft²). Specialty removals (asbestos) remain high per project, and custom wood (cedar) siding is now ~$10–17/ft², reflecting significant price pressure.

Soffit / Fascia

Replacement of soffit and fascia boards shows modest increases. In 2025, fascia boards (aluminum or vinyl) go for roughly **$5–$12 per linear foot** (materials+install), and soffit panels about **$4–$22 per foot** (depending on material). Vinyl or aluminum soffit/fascia is now about **$8–$14/ft** total (up from $7.5–$10/ft in 2024). Decorative cedar fascia panels run about **$6–$9/ft** (slightly above the old $5–$7/ft). Labor (roughly $2–$7/ft) dominates these costs.

Item	2024 Baseline Price	2025 Updated Estimate
Vinyl/aluminum soffit & fascia	$7.50–10 per ft	**$8–14 per ft**
Cedar fascia panels	$5–7 per ft	**$6–9 per ft**

Trend: Soffit/fascia board prices have inched up with material costs. The broad ranges in HomeGuide (e.g. fascia $5–12, soffit $4–22) suggest entry-level jobs remain affordable, but high-end jobs see costs rising.

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Exterior Windows & Doors

Window and door replacement costs are generally higher in 2025. A standard 24″×36″ vinyl double-hung window now runs roughly **$350–$850** (materials+install), up from ~$300–500. Vinyl casement windows (same size) are about **$400–$950**. Wood-frame windows (double-hung) are around **$400–$600**, and wood casements **$450–$700**.

A 3′ finished steel entry door with frame is now roughly **$2,000+** (vs $1,800+ in 2024); an unfinished steel door slab is about **$600–$800**. Aluminum storm doors run about **$400–$480** (was $350–$420). A single 9′×7′ steel sectional garage door now costs around **$1,100–$1,300** (up from $1,000–$1,200).

Item	2024 Baseline Price	2025 Updated Estimate
Vinyl 2′×3′ double-hung window	$300–400 each	**$350–500 each**
Vinyl 2′×3′ casement window	$350–500	**$400–600**
Wood 2′×3′ double-hung window	$350–500	**$400–600**
Wood 2′×3′ casement window	$400–500	**$450–700**
3′ exterior steel door (finished w/ frame)	$1,800+	**$2,000+**
3′ exterior steel door (slab only)	$500–650	**$600–800**
Aluminum storm door	$350–420	**$400–480**
9′ wide metal sectional garage door	$1,000–1,200	**$1,100–1,300**

Trend: Window pricing is influenced by rising material and labor costs (2025 double-hung windows average ~$550). Door prices have edged up modestly. Custom or high-end options (e.g. insulated garage doors, premium door finishes) will push these ranges even higher.

Masonry

Masonry and stucco repairs also show higher 2025 rates. Brick veneer installation is now roughly **$8–$18 per ft²** (installed), meaning about $16–$24 per ft² for a wall (up from the 2024 range of $16–$22). Structural (solid) brick walls cost on the order of **$30–$35/ft²** (two-brick-thick) now. Three-coat (traditional) stucco costs about **$7–$9 per ft²** (≈$63–$81 per yd²), up from the baseline $50–60/yd ($5.6–$6.7/ft²). Concrete block walls run roughly **$18–$20/ft²** (vs $15–17 in 2024).

Item	2024 Baseline Price	2025 Updated Estimate
Red brick veneer (thin/face brick)	$16–22 per ft²	**$18–24 per ft²**
Structural brick (8″ double-row wall)	$26–30 per ft²	**$30–$35 per ft²**
Stucco – 3-coat with lath (per ft²)	≈$5.6–6.7 per ft² (=$50–60/yd²)	**$7–$9 per ft²**
Concrete block wall (12×8×16″ CMU)	$15–17 per ft²	**$18–$20 per ft²**

Trend: Brick veneer has become more expensive, though labor costs dominate. Installed brick veneer now often approaches $18–$24/ft². Stucco repair/remodel costs are up to ~$7–9/ft². Overall, 2025 masonry rates are ~10–20% higher than 2024, reflecting higher labor and cement costs.

Brick & Fireplace

Brickwork on chimneys and fireplaces has seen mixed changes. Tuckpointing/repointing a chimney or fireplace runs **about $4–$25 per ft²** for mortar repairs (roughly $500–$2,500 total for a typical chimney) according to HomeAdvisor. Relining a flue with a new metal liner is now about **$625–$7,000** (a wide range; baseline said $1,000–2,200). New red brick chimney construction is roughly **$100–$120 per vertical ft** (up from $90–100). Prefab zero-clearance fireplaces still run about **$3,000+** installed. Installing a new brick fireplace (masonry firebox and chimney) typically costs on the order of **$10,000–$12,000+**.

Item	2024 Baseline Price	2025 Updated Estimate
New brick (red) – linear ft of wall height	$90–$100 per vlf	**$100–$120 per vlf**
Repoint (tuckpoint) existing chimney	$350–$800 total	**$500–$1,000 total**
Build chimney “from roof up”	$90–$100 per vlf	**$100–$120 per vlf**
Zero-clearance pre-fab fireplace install	$3,000+	**$3,200+**
Reline flue with metal liner	$1,000–2,200	**$625–$7,000**
Install new masonry fireplace (full brick)	$10,000+	**$11,000+**

Trend: Masonry labor is costly, so brick and fireplace work remains expensive. Repointing and liner installation are especially variable in 2025 (flue liner installation can reach up to ~$7,000). On average, expect new brickwork costs (chimney, fireplace) to be **5–15% higher** than 2024, with skilled labor and permits driving the uptick.

Home Exterior

Item	2024 Baseline	2025 (DE)	2025 (PA)	2025 (MD)
Wood deck (PT)	$2,500–12,000	~$8k–15k	~$8k–15k	~$10k–16k
Porch (covered)	$1,200–40,000	~$5k–25k	~$5k–25k	~$6k–30k
Detached garage (2-car)	$50,000+	$24k–35k	$28k–42k	$23k–34k
Asphalt driveway ($/sq ft)	$4–6	~$4–7	~$4–7	~$5–9
Concrete driveway ($/sq ft)	$6–14	~$6–14	~$6–14	~$7–16
Pavers ($/sq ft)	$10–20	~$12–22	~$12–22	~$15–25
Sidewalk w/ tearout	$12–15	~$10–14	~$10–14	~$13–17

Trend: 2025 costs have risen ~5–20% across exterior projects due to higher labor and materials. For example, asphalt paving (once $4–6/ft²) is now roughly $4–7/ft² in DE/PA and $5–9/ft² in MD. Concrete and paver driveways show similar increases. Prefab structures (decks, porches, garages) also cost more: a new 2-car garage runs ~$24k–35k in DE versus ~$28k–42k in PA, reflecting local labor differences.

Plumbing

Item	2024 Baseline	2025 (DE)	2025 (PA)	2025 (MD)
Water heater, 40 gal (gas)	$1,300–2,000	$900–3,000	$900–3,000	$900–3,000
Water heater, 50 gal (gas)	$1,500–2,500	~$1,200–3,500	~$1,200–3,500	~$1,200–3,500
Water heater, 40 gal (electric)	$950–1,500	$600–1,600	$600–1,600	$600–1,600
Water heater, 50 gal (electric)	$1,200+	~$700–2,000	~$700–2,000	~$700–2,000
Replace sewer lateral (house to street)	$400–10,000	~$500–8,000	~$500–8,000	~$500–8,000
New 4″ PVC drain (10 ft)	$250+	~$600–800	~$600–800	~$600–800
Install copper pipe to fixture (½″)	$200+	~$200–400	~$200–400	~$200–400
Re-pipe house (galv.→copper)	$2,000–6,000	$8,000–16,000	$8,000–16,000	$8,000–16,000
Faucet (tub/sink) replacement	$200–500	$150–400	$150–400	$150–400
Pedestal sink install	$400–600	$330–730	$330–730	$330–730
Vanity & sink install	$400–800	$600–1,000	$600–1,000	$600–1,000
Replace toilet	$350–800	$632–1,150	$632–1,150	$632–1,150
Install sump pump (1/3 hp)	$350	$1,200–2,500	$1,200–2,500	$1,200–2,500

Trend: Sump pump installation surged (now ~$1.2–2.5k vs. $350 in 2024) due to labor and parts. Water heater installs are up modestly (electric 40 gal: ~$600–1,600). Full re-piping of a home (galvanized → copper) is now on the order of $8–16k, well above the $2–6k older range. Faucet, sink, and toilet replacements remain roughly in the same ballpark (plumbing labor rates are higher, but these jobs still fit ~$150–400 for faucets and ~$630–1,150 for toilets).

Heating & Cooling

Item	2024 Baseline	2025 (DE)	2025 (PA)	2025 (MD)
Gas furnace (100k BTU)	$1,800–2,500	$2,000–5,200	$2,000–5,200	$2,000–5,200
Heat pump (5 ton)	$5,000–6,000	$6,000–15,000	$6,000–15,000	$6,000–15,000
Add thermostat	$250–300	$120–300	$120–300	$120–300
Electric baseboard (6′)	$225–250	$470–560	$470–560	$470–560
Gas boiler (125k BTU)	$8,000–10,000	$4,000–10,000	$4,000–10,000	$4,000–10,000
Hot water baseboard (6′)	$250–350	$430–1,200	$430–1,200	$430–1,200
Replace boiler pump	$350–600	$400–800	$400–800	$400–800
Add ductwork (8′, insulated)	$9–12/lin ft	$14–23/lin ft	$14–23/lin ft	$14–23/lin ft
Galvanized duct (10″)	$20–25/lin ft	$15–25/lin ft	$15–25/lin ft	$15–25/lin ft
Install 2nd thermostat (set-back)	$250–310	$130–600	$130–600	$130–600
Replace AC unit	$2,500–6,000	~$3,000–7,000	~$3,000–7,000	~$3,000–7,000
New system/split (furnace+AC)	$12,000+	$10,000–15,000	$10,000–15,000	$10,000–15,000

Trend: HVAC equipment prices have climbed with general construction inflation. For instance, a new gas furnace (100k BTU) now costs roughly $2k–5.2k installed. Similarly, a 5-ton heat pump runs on the order of $6k–15k (well above the old $5–6k). Minor add-ons like thermostats remain in the low hundreds ($120–300). Heating distribution (baseboards, ducts) has seen modest increases: electric 6′ baseboards ~$470–560 (vs $225–250 before), and hydronic baseboards ~$430–1,200. Replacing a boiler circulator pump is now ~$400–800. Duct installation costs rose to ~$14–23/ft (insulated flex) or ~$15–25/ft for rigid metal. In Maryland's DC-area suburbs costs tend to run a bit higher than Delaware or rural PA for labor-intensive jobs, but differences are within 10–15%.

Electrical

Item	2024 Baseline	2025 (DE)	2025 (PA)	2025 (MD)
Service upgrade (to 150 amp)	$1,400–1,600	~$1,000–2,500	~$1,000–2,500	~$1,000–2,500
Service upgrade (to 200 amp)	$1,600–1,900	$1,300–3,000	$1,300–3,000	$1,300–3,000
Rewire whole house (w/ fixtures)	$3.50–4.00/sq ft	$4–9/sq ft	$4–9/sq ft	$4–9/sq ft
Rewire only (no fixtures)	$0.90–1.10/sq ft	$2–4/sq ft	$2–4/sq ft	$2–4/sq ft
Replace outlet → GFCI	$100–110	$320–390	$320–390	$320–390
Replace light fixture	$150+	$100–300	$100–300	$100–300
Add wall outlet (receptacle)	$125–175	$290–350	$290–350	$290–350
Install/replace ceiling fan	$150–500	$150–350	$150–350	$150–350
Replace ceiling light	$175	$100–300	$100–300	$100–300
Recessed light (per fixture)	$150–200	$150–300	$150–300	$150–300
Exterior/security light	$175–400	$100–205	$100–205	$100–205

- **Trend:** Electrical work costs have grown moderately. Panel upgrades are now roughly $1.3–3.0k (200A) even though baseline was ~$1.6k. Whole-house rewiring is ~$4–9/sq ft (materials+labor), up from ~$0.9–1.1/sq ft. Individual repairs are pricier: installing a GFCI outlet is now ~$320–390 (vs ~$100 before); adding a new receptacle ~$290–350. Fixture work costs remain a few hundred dollars: a basic ceiling fixture or fan ~$100–300, $150–350 respectively. Recessed lights run about $150–300 each, and outdoor lights ~$100–205. Overall, DE and PA costs roughly match national averages, while Maryland (with DC/Baltimore labor rates) can be ~$50–100 more on big jobs.

Insulation

Building costs have risen with 2023–25 labor and material inflation. In insulation, fiberglass batt now runs roughly **$0.30–$1.50/ft²** installed. A 10″ faced R-30 batt averages about **$1.40–$1.60/ft²** (up slightly) and unfaced about **$0.70–$0.90/ft²**. Blown-in fiberglass (9″/R-30) is roughly **$1.50–$2.30/ft²** installed. Table below compares 2024 baselines to 2025 prices:

Insulation Type	2024 Range	2025 Installed Cost (labor+materials)
Fiberglass batt, 10″ (faced)	$1.30–$1.50/ft²	~$1.50–$1.60/ft² (≈mid-$1.50)
Fiberglass batt, 10″ (unfaced)	$0.60–$0.80/ft²	~$0.70–$0.90/ft² (≈mid-$0.80)
Fiberglass blown-in, 9″	$1.40–$2.10/ft²	~$1.50–$2.30/ft² (thicker R-30)

Basement/Crawl Space

Basement work varies by scope. **Egress window** installation is about **$2.7K–$6.0K** in 2025 (up slightly from $2.3K–$5.5K). **Support beams**: engineered wood LVL (roughly 4×10) runs about **$3–$12/lf** and glulam about **$6–$40/lf** (materials only); in 2025 installed cost may be **$15–$40/lf** for a typical heavy beam. Steel I-beams are now **$100–$400/lf** installed (up from $70–150). A steel post/column typically runs on the order of $700–$1,300 each.

Item	2024 Range	2025 Installed Cost
Install basement egress window	$2,300–$5,500	~$2,700–$6,000
Wood main beam (4×10)	$10–$12/lf	~$12–$15/lf (engineered beam)
Laminate (glulam/LVL) beam 5⅛×12	$25–$29/lf	~$30–$35/lf
Steel I-beam	$70–$150/lf	~$100–$400/lf
Support column (steel post)	$700–$1,200 ea.	~$800–$1,300 each

Foundation Repair

Minor crack sealing is relatively low-cost, but major structural fixes vary widely. Interior French‑drain and sump systems run about **$2.5K–$8.2K** (baseline $3K–$10K). The table shows 2025 estimates:

Repair Type	2024 Range	2025 Installed Cost
Repair horizontal crack (block wall)	$1,500–$20,000	~$2,000–$10,000 (varies widely)
Add interior drainage + sump pump	$3,000–$10,000	~$2,500–$8,200
Remove bearing wall + install beam	$3,000+	~$4,000–$6,000 (est.)
Remove non-bearing wall	$750+	~$800–$1,200 (est.)

Flooring

Flooring costs continue rising. **Hardwood (solid)** is about **$6–$15/ft²** installed on average (baseline $7–$9). **Prefinished (engineered) wood** is similar, around **$6–$12/ft²** (baseline $8–$11). **Vinyl plank/tile** ranges roughly **$2–$10/ft²** installed, depending on quality (baseline $3.50–$8.50). **Ceramic tile** now averages about **$12–$30/ft²** (materials + labor) (baseline $9–$22). **Carpet with pad** is about **$5–$8/ft²** (baseline $2–$8). **Hardwood refinishing** costs around **$3–$8/ft²** (baseline $3–$10). See table:

Flooring Type	2024 Range	2025 Installed Cost
Hardwood floor (solid)	$7–$9/ft²	~$6–$15/ft²
Hardwood (prefinished)	$8–$11/ft²	~$6–$12/ft²
Vinyl (tile/plank)	$3.50–$8.50/ft²	~$2–$10/ft²
Ceramic tile floor	$9–$22/ft²	~$12–$30/ft²
Carpet + pad	$2–$8/ft²	~$5–$8/ft²
Refinish hardwood	$3–$10/ft²	~$3–$8/ft²

Major Remodel Projects

Kitchen remodels now typically run on the order of **$30K+** for a minor update (midrange) and can exceed $80K–$100K for major high-end work (baseline “$18,000+”). For example, a Delaware builder notes basic remodels at ~$30K and luxury at >$100K. **Bathroom remodels** average **$7K–$30K** for a primary bath (up from baseline $4K–$25K). **Detached 2-car garages** are roughly **$25K–$40K** (Shell/basic, 400–600 ft²) (baseline “$45K+”). **Finished basements** average about **$30K** ($7–$23/ft²) (baseline “$8,000+”). **Drop (suspended) ceiling** installation is now about **$9–$13/ft²** (baseline $4.00–$6.50). Summary:

Project	2024 Range	2025 Installed Cost
Redo kitchen (midrange)	$18,000+	~$30K–$60K+ (basic to high-end)
Redo bath (full)	$4,000–$25,000	~$7K–$30K (primary)
Detached 2-car garage (shell)	$45,000+	~$25K–$40K
Finish basement (1,000 ft²)	$8,000+	~$7K–$23K ($7–$23/ft²)
Drop ceiling (acoustic tile)	$4.00–$6.50/ft²	~$9–$13/ft²

Drywall & Ceilings

Basic drywall (½″ gypsum) is about **$1.50–$3.00/ft²** installed (baseline $2.00–$3.00). Moisture-resistant (“greenboard”) drywall runs just slightly higher. Two-layer 2-hr fire-rated assembly (2×5/8″) is about **$5–$6/ft²** (baseline $4.50–$5.50). Table:

Material	2024 Range	2025 Installed Cost
Drywall ½″ (standard)	$2.00–$3.00/ft²	~$1.50–$3.00/ft²
Water-resistant drywall	$2.10–$3.25/ft²	~$1.60–$3.50/ft²
2-hr fire-rated (2×5/8″) assembly	$4.50–$5.50/ft²	~$5.00–$6.00/ft²

Interior Doors

A basic hollow-core pre-hung interior door (32″×80″) including jamb now costs about **$170–$470** total (baseline $275–$325 for door-only). This range depends on door style and labor. A slab door installed without frame runs roughly **$100–$200** total.

Door Type	2024 Range	2025 Installed Cost
Pre-hung 32×80″ door (incl. frame)	$275–$325	~$170–$470
Door slab only (installed)	$75–$100	~$100–$200 (hollow-core)

Domestic Appliances

Appliance **equipment** costs vary widely by model, plus installation labor as shown. In 2025:

- **Refrigerator (26–28 cu.ft.)**: ~$1,200–$2,650 for the unit; installation ~$130–$250 (just placing and plugging in).
- **Dishwasher**: ~$600–$1,300 (midrange under-cabinet type); install ~$110–$270.
- **Stove/Range**: ~$650–$2,000 for a midrange gas/electric range; install ~$105–$125 (existing hook-up).
- **Range hood (vent hood)**: ~$250–$600 for a stainless hood; install ~$120–$500 (ducted, incl. wiring).
- **Washing machine**: ~$700–$1,000; install (with existing plumbing/electric) ~$50–$175.
- **Dryer**: ~$400–$1,000; install ~$50–$175 (electric unit).

Appliance	Equipment Cost 2024	2025 Equipment Cost	2025 Installation (labor)
Refrigerator	$400–$1,800 (unit)	~$1,200–$2,650	~$130–$250
Dishwasher	$500 - $1100 (unit)	~$600–$1,300	~$110–$270
Stove/Range	$500–$2,000 (unit)	~$650–$2,000	~$105–$125
Range hood	$300–$1,000 (unit)	~$250–$600	~$120–$500
Washing Machine	$400–$1,200 (unit)	~$700–$1,000	~$50–$175
Dryer	$250–$950 (unit)	~$400–$1,000	~$50–$175

Miscellaneous

- **Dryer vent installation** (through-wall/roof duct): now about **$190–$370** (baseline $100–$200).
- **100-gal septic tank** (small “holding”/septic tank): note that typical home systems use 500–1000 gal. As a reference, a 500-gal tank costs ~$500–$900 (a 1000-gal ~$900–$1,500), so $2,200+ presumably includes labor and larger size.
- **Septic cleaning/service**: ~$150–$250 (similar to $150–$200 baseline).

Overall, costs in Delaware/Pennsylvania/Maryland generally track national averages. For example, Delaware kitchen remodels run ~$30K–$100K (consistent with the broad ranges above), and DE/MD labor rates remain moderately above lower-cost regions but below major metro levels. Inflation, materials and labor shortages have pushed these 2025 estimates several percent above the 2024 baseline ranges.

Radon Remediation

Concrete Slabs & Homes with Basements $900.00 - $1600.00
Dirt Floor $1500.00 - $3000.00

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Residential Component Lifespans

Modern architectural asphalt shingles often last **25–30 years** (up from ~15–30), and cedar shake roofs properly maintained can exceed **30 years**. Clay or concrete tile roofs commonly endure **~50+ years** (with some lasting centuries). Metal roofing (steel, aluminum, copper) remains extremely durable, typically **40–80 years**. These lifespans assume good installation and routine maintenance (e.g. clearing debris, repairing weather damage).

Roofing Type	Average Life (yrs)	Notes (affecting lifespan)
Asphalt – 3-tab (“standard”)	15–20	Lower cost vs. architectural. Lifespan depends on material quality, installation, and climate (UV, temperature).
Asphalt – architectural (“premium”)	20–30	Higher-end laminated shingle. Factors: high winds, heat cycles, attic ventilation.
Wood shake/shingle	20–30	Cedar or redwood shakes. Lifespan ~30 yrs with maintenance; moisture/rot and sunlight (UV) exposure shorten life.
Concrete/Clay Tile	~50	Extremely long-lived (often 50+ yrs). Vulnerable to freeze-thaw cracking; underlayment may need renewal.
Asbestos-cement (legacy)	30–50	Very durable (50+). Lifespan ~30–50 yrs if undisturbed; health concerns have ended new use.
Slate tile	75–100 +	Premium material; hard slate can last 150–200 yrs, softer slate ~75–90 yrs. Very resistant to weather.
Roll roofing (built-up)	5–15	Simple single-layer asphalt roll for sheds/garages. Short life (5–10 yrs) with UV and ponding risk.
Hot-mop tar & gravel (flat)	20–25	Built-up roof with gravel. Lifespan ~20–25 yrs. Ponding water, maintenance frequency, and re-coating affect longevity.
Metal roofing (steel, etc.)	40–80	Very long-lasting. Material and coating quality, corrosion (coastal climates), and snow/sun exposure are key factors.

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Heating Systems

Residential heating equipment lifespans vary by type. Modern **forced-air furnaces** (gas/oil) average **15–20 years**. Oil storage tanks last roughly **20–40 years** (material thickness, indoor/outdoor location, corrosion risk). **Hydronic boilers**: traditional cast-iron boilers now last about **25–30 years** (down from 30–50), while newer high-efficiency welded-steel or condensing boilers last **15–20 years**. **Circulator pumps** in hydronic systems typically endure **10–20 years** (pump quality, water chemistry, running hours). Proper sizing/installation and annual maintenance (flushing, inspections) strongly influence these lifespans.

Heating Component	Avg Life (yrs)	Notes (affecting lifespan)
Forced-air furnace (gas/oil)	15–20	Depends on usage (cold climate → shorter life), maintenance (filter changes, tune-ups), and installation quality.
Oil storage tank	~20–40	Thick-steel tanks last longer. Outdoor tanks can rust (poor environment shortens life). Corrosion and moisture are key factors.
Boiler – cast-iron (water/steam)	25–30	Durable design, fewer moving parts. Lifespan extends with regular flushes and water treatment; heavy use and corrosion reduce it.
Boiler – welded steel (condensing)	15–20	High-efficiency models last less (acidic condensate causes wear). Proper water quality and periodic maintenance matter.
Circulator pump (hydronic)	10–20	Brand/quality and water quality are critical. Pumps on 24/7 in large homes wear faster. Maintenance (cleaning, bearing checks) helps.

Cooling Systems

Air-conditioning life expectancies have improved with technology. A well-maintained **central AC** unit now averages **15–20 years**. Similarly, **heat pumps** (for heating & cooling) last about **10–20 years**, with longevity influenced by climate (constant use in heating mode can shorten life) and maintenance.

Window/window-box AC units are shorter-lived (typically **8–10 years**) due to smaller compressors and exposure to outdoor elements. Key factors: seasonal maintenance (clean coils, change filters), usage intensity, and quality of installation/sizing.

Cooling Component	Avg Life (yrs)	Notes (affecting lifespan)
Central air conditioner	15–20	Lifespan depends on maintenance (coil cleaning, refrigerant charge), climate (hot/humid regions stress systems), and usage.
Heat pump (air-source)	10–20	Similar mechanics to AC. Variable lifespan: frequent cycling (mild climate) vs. heavy winter use both wear it. Drain pan/coil care is crucial.
Window AC unit	8–10	Generally shorter life. Exposure to weather, heavy use, and lower build quality limit life. Regular cleaning and off-season storage extend life.

Plumbing Systems

Galvanized steel water pipes (common in older homes) typically last **40–50 years** (much of baseline 20–25 updated). However, internal corrosion often reduces flow well before failure. **Tank-type water heaters** last ~**8–12 years** (gas) or ~**10–15 years** (electric) (anode rod condition and sediment buildup are key factors).

Septic/ejector pumps average **7–10 years** (higher loads or solids shorten life). **Well pumps** last roughly **15–25 years** (depending on pump type, sediment levels, and duty cycle). Corrosive water, hard water sediment, and frequency of use all affect these service lives.

Plumbing Component	Avg Life (yrs)	Notes (affecting lifespan)
Galvanized steel pipe (water)	40–50	Highly corrosion-prone. Life depends on water pH and use of copper fixtures (galvanic corrosion). Many fail by ~40 years.
Water heater (tank gas)	8–12	Gas models ~8–12 yrs. Electric often reach ~10–15 yrs. Regular flushing, anode rod checks greatly extend life.
Septic/ejector pump	7–10	Effluent pumps (liquid only) ~10–15 yrs; grinder pumps (solids) ~8–10 yrs. Operation frequency and power surges are factors.
Well pump (submersible)	15–25	Lifespan varies by sediment and usage. Shallow jet pumps usually ~10 yrs, deep submersibles ~15 yrs in clean water. Proper sizing and voltage regulation help.

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Household Appliances

Modern appliances last roughly a decade. **Dishwashers** now average **9–16 years** (higher-end models with care can reach 13–15 yrs). **Clothes dryers** average **10–15 years** (heavy use, ventilation blockages shorten life).

Garbage disposals typically last **10–12 years** (metal vs. plastic grind components, and abuse by non-food objects, affect longevity). **Ovens/ranges** (cooktops + ovens) last about **10–20 years** (gas stoves often outlast electrics; heat corrosion on burners is a factor). **Washing machines** usually last **7–15 years**. Usage frequency, load weight, and maintenance (e.g. belt/motor inspection, mineral buildup) are key longevity factors.

Appliance	Avg Life (yrs)	Notes (affecting lifespan)
Dishwasher	9–16	Dependent on build quality and maintenance (filter cleaning, gasket care). Hard water and usage frequency can reduce life.
Dryer (gas/electric)	10–15	Lint buildup in vent is major risk. Gas dryers often outlast electrics slightly. Overloading and panel controls influence wear.
Garbage disposal	10–12	Quality of components (blades, motor) and proper use (avoid bones/grease) determine life. Maintenance is minimal (keep it dry).
Oven/Range (cooktop)	10–20	Gas burners typically last longer than electric coils. Continuous heavy baking or self-clean cycles can shorten oven life.
Washing machine	7–15	Depends on load sizes and maintenance (cleaning seals, adjusting suspension springs). Front-loaders often slightly longer-lived than top-loaders.

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Limitations

As every contractor has a different bidding procedure, profit and overhead pricing these prices should never be used for the negations of repairs in a real estate transaction. Also, pricing may be affected by the current economy and may change quickly, with no warning. The only person and/or company that can give guaranteed pricing is the contractor, who bids the work after doing a careful site evaluation. ***Please keep in mind there may be hidden items discovered during the repair that may add to the cost.***

The basic costs listed are there to help get a general idea of costs and can be helpful, and we believe valuable. Nothing replaces the home inspection and follow up inspections by experts to determine the scope of work and exact pricing. The inspection company will include photos of issues, these should not be considered the limit of any issue that a contractor may find using the clues presented in the home inspection report.

Home inspectors are generalists, in some cases destructive testing may be required or a specialist may know things that a generalist may not. *Never should the request for further evaluation by a specialist be ignored because of its expense which may allow the seller of the property to avoid expensive problems.*

Sources: Industry cost guides and recent data were used for all estimates. For example, This Old House and RSMeans report 2025 roofing costs, Angi and HomeGuide provide updated ranges for gutter cleaning, stucco, siding, and so on. Our tables reflect these published ranges adjusted for typical Eastern U.S. conditions. All figures include both materials and labor. Trends note that persistent inflation in 2023–2024 has pushed many project costs upward by roughly 5–15%. Specific local quotes may vary. Manufacturer and industry data (2023–2025) for U.S. residential homes, plus maintenance/usage trends noted. Key factors (climate, maintenance, installation quality, usage) are noted in each table. Updated guidance shows many systems reaching or exceeding previous upper-range estimates with proper care.