



COST INFORMATION FOR MAJOR REPAIRS

The following cost estimates are based on contracted repairs to an “average” two-story, three-bedroom Cleveland Heights house, on a 45 ft. x 140 ft. lot. *Raise or lower the cost of repairs to the home you are assessing by comparing its size to the home just described.*

Shingled Roofs – You can have only two layers of shingles on a roof at one time in Cleveland Heights (and many other communities). If there are two layers now, they will have to be removed before re-roofing. To install new shingles, the cost will run about \$360 per 100 sq. ft. area (10 ft. x 10 ft.) The total cost of removal and replacement on an average, fairly simple roof will be \$4,800 - \$5,600, higher for slate, wood shingle, or tile roofs because the roof usually has spaces or gaps under these materials which must be filled before re-roofing. Extra roof areas, like dormers, will also increase the cost.

Flat Roofs – For a 10 ft. x 10 ft. flat roof area, the cost of removing and replacing the roof will be about \$1,100 for cold process modified bitumen. If the roof has leaked, some wood repair may be needed; it’s hard to determine how much until the existing roof is off. For example, to replace an entire wood porch roof frame and decking on a second-floor porch would cost about \$2,800 to \$3,300.

Foundations – Structural repairs of foundations can be very expensive. If you suspect them, get several estimates from experienced contractors. Replacing the mortar between the bricks is usually inexpensive (\$300 to \$400). To replace exterior brick steps, expect to pay \$2,500 to \$5,000, depending on size and adequacy of the foundation.

Exterior Wood – Generally, it isn’t necessary to replace large areas. The cost for small areas is around \$400. Siding shingles to replace a 100 sq. ft. area will cost \$800 to \$1,100, whether all in one place or scattered around the outside of the house. If there is insect damage or rotting wood, it will be hard to determine how much needs to be replaced until the area is opened up. Be sure to plan on some additional cost.

Exterior Paint – Expect to pay \$5,000 to \$7,000 for a contractor to properly prepare and paint an “average” house using lead-safe work practices. A paint job should last 6-8 years.

Gutters and Downspouts – Aluminum is the standard type used for replacement. The best gauge (thickness) is .032. Expect to pay about \$5.00 per foot, installed.

Driveways and Walkways – Concrete driveway replacement costs range from \$6,500 to \$9,000. Asphalt driveway resurfacing (minimum 2" of asphalt) costs \$4,500 to \$6,500. Individual sidewalk blocks can be replaced at about \$250 per section. Replacement of an entire front sidewalk costs \$1,200 to \$1,600. Leveling sidewalk blocks costs about \$150 per block.

Electricity – Rewiring an entire home usually runs between \$3,500 and \$6,000. (Count on \$500 to \$1,000 additional to repair the walls after installation.) It will cost about \$2,000 to rewire the basement and add a new circuit breaker box. If additional service is needed, there may be a charge for the utility company to run a higher-amperage line from the pole to the house.

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Furnace or Boiler – Average replacement cost for a furnace is \$2,800 to \$3,500; for a boiler, \$4,200 to \$5,000.

Plumbing – Installing new copper plumbing (the standard material) throughout the house usually costs \$4000 to \$5000. Improvements such as new faucets or a new vanity are not included in this estimate. (Count on \$1000 additional to repair the floors and walls after installation.) Expect to pay \$500 to replace a tub drain and trap; \$800 for a hot water tank; and \$2,500 to replace the water line from the street to the house.