major building components and costs for a 2-3 family home

	Description	Life Span	Replacement Cost (low-middle)
Systems			
Heating System	Forced Hot Air, Forced Hot Water, Steam, can be powered by gas, oil. Electric baseboard.	15-40 years	$5,0000 - $10,000
Hot Water	Usually a hot water heater, fired by gas or electric. Occasionally tied into the heating system (esp. in bigger buildings).	5-10 years for free-standing water heater	$1,000 (heater and install) +/-
Exterior			
Painting (wood)	scrape, prime, and paint	5 years (+/-)	$5,000 - $12,000, depending on size of building, amount of scraping
Painting (asbestos)	paint does not peel	20 years (+/-)	lower end of above
New Vinyl Siding	cover existing siding with Tyvec and Vinyl	40-50 years, no painting	$15,000 - $30,000
New Clapboard or Hardie Board Siding (w/ Paint)	remove existing siding and replace with clapboard or hardie board. paint (or use pre-painted)	40-50 years (life span of product); clapboard requires more frequent painting than Hardie Board	$25,000 - $60,000 (depending on size of house, Hardie Board slightly cheaper than clapboard and can be pre-painted)
Roof	Flat roof (old-style asphalt, or rubber); pitched roof, generally with asphalt shingles	20-40 years	$12,000 - $30,000
Interior			
Bathroom	Gut renovate bathroom		$20,000+
Kitchen	Gut renovate kitchen		$30000+
Paint	Prep and paint a room		$500 +
Plaster	new ceiling (12 X 12 room)		$600 - $800
Re-Finish Floors	sand, seal and re-finish wood floors		$1.50 - $2.00/foot
New Flooring	pre-finished hardwood, installed, w/ occasional sub-flooring work		$7 - $10/foot