

Estimating Repair Costs

Basic Labor and Materials Costs for Common Repairs

Last updated 8/17

Note: These are CINCINNATI prices, and are general guidelines only. Check with local rehabbers in your area to see if they're correct for your city.

These costs include labor and materials.

Be cognizant that more complicated jobs – for instance, drywall that needs special cuts because the room is unusually shaped – can increase the cost per job.

Note: Don't let the note above stop you from making offers! With an inspection contingency, you can always bring in a pro to give you estimates once the offer is accepted!

Note: There can be a significant difference in the costs for doing a "rental" level repair/rehab versus the costs for doing a "retail" level renovation. These costs reflect some of those differences.

To estimate items by the linear foot, you literally just measure the length of the item; for instance, kitchen cabinets. A square foot is a 1'x1' area; a wall measuring 7'x10' is 70 square feet. A "Square" (see roofs and siding) is a 10x10' area; in other words, 100 square feet.

| Exterior Carpentry | METRIC | RETAIL | RENTAL |
|--|-----------------------|---------------|---------------|
| Porch railing | per 6' section | \$ 120 | \$ 120 |
| Replace bandboard | per 12' section | \$ 550 | \$ 550 |
| Replace clapboard | per board foot | \$ 5 -10 | \$ 5-10 |
| Wood porch | per square foot | \$ 25 +up | \$25+up |
| Replace porch support | each | \$75 – 100 | \$75-100 |
| Replace wood trim | per linear foot | \$ 4 | \$ 4 |
| Concrete Work | | | |
| Sidewalks (4 ft wide) | per linear foot | \$ 40 | \$ 40 |
| Stairs | per stair | \$ 60 | \$ 60 |
| Driveways (8 ft wide) | per linear foot | \$ 275 | \$ 275 |
| Concrete porch | per square foot | \$ 25 – 30 | \$25-30 |
| Retaining wall | per square foot face | \$ 40 | \$ 40 |
| Brick Tuckpointing | per linear foot | \$ 10 | \$ 10 |
| Painting – Exterior | | | |
| Scraping, prepping, primer, paint | per square foot | \$ 2 | \$ 2 |
| Minor prep, paint | per square foot | \$ 1 - 1.50 | \$1-1.50 |
| Paint Foundation | per square foot | \$ 1.50 | \$ 1.50 |
| Siding (installed with insulation and wrapping) | | | |
| Vinyl, stock colors, medium grade | per square | \$ 250 | \$ 250 |
| Additional Stories | per square additional | \$ 50 | \$ 50 |
| Hardieboard | per square | \$ 425 | N/A |
| Replace missing siding | per linear foot | \$ 5 | \$ 5 |
| Aluminum Wrap | per linear foot | \$ 10 | \$ 10 |
| Roofing | | | |
| Tear off and disposal | per square per layer | \$ 100 | \$ 100 |
| New decking | per 4 x 8 sheet | \$ 40 – 50 | \$40-50 |
| New fiberglass shingles (dimensional) | per square | \$ 200 | \$ 200 |
| Each additional story after 1 st | per square | \$ 50 | \$ 50 |
| 3 tab shingles instead of dimensional | job | N/A | \$ -200 |
| Soffit repair | per linear foot | \$ 4 | \$ 4 |

| | | | |
|--|------------------------------|----------|----------|
| Rafter ends | each | \$ 5 | \$ 5 |
| Gutters and downspouts (aluminum, seamless, installed) | | | |
| One story house | per linear foot | \$ 8 | \$ 8 |
| Additional story | per foot | \$ 1 | \$ 1 |
| Box gutter repair | per linear foot | \$ 6 – 8 | \$ 6 – 8 |
| Insulation | | | |
| Batt Insulation | per square foot | \$ 1.50 | \$ 1.50 |
| Blown in Insulation | per square foot | \$ 1.20 | \$ 1.20 |
| Garage Doors | | | |
| 8' x 7' Garage Door | each | \$ 700 | \$ 700 |
| 9' x 7' Garage Door | each | \$ 800 | \$ 800 |
| Garage door opener | each | \$ 300 | \$ 300 |
| Yard and Landscaping | | | |
| Minor Cleanup | job | \$ 200 | \$ 200 |
| Minor Cleanup | job | \$ 500 + | \$500+ |
| Landscaping | job | \$1k–5k | \$1,000 |
| Dumpster Rental | | | |
| 30 cubic yard | each | \$ 450 | \$ 450 |
| Furnace (Gas forced air, 92% efficiency, installed, minimal ductwork) | | | |
| 80,000 btu | up to 1000 sf, 9 ft ceilings | \$2,000 | \$2,000 |
| 100,000 btu | up to 2000 sf, 9 ft ceilings | \$2,300 | \$2,300 |
| 120,000 btu | up to 3000 sf, 9 ft ceilings | \$2,500 | \$2,500 |
| Heat Pump | system | \$5,000 | \$4,000 |
| Boiler unit | system | \$ 4-5k | \$ 4-5k |
| Ductwork | per linear foot | \$ 4 – 7 | \$ 5 - 7 |
| Central Air Unit (installed) | | | |
| 2.5 ton | up to 2000 sf, 9 ft ceilings | \$2,000 | \$2,000 |
| 3 ton | up to 3000 sf, 9 ft ceilings | \$2,300 | \$2,300 |
| Window units | each | \$ n/a | \$ 250 |
| Plumbing | | | |
| Copper ½ inch – basic one story | job | \$3,000 | \$3,000 |
| Additional story | job | \$2,000 | \$2,000 |
| Plaster and Lathe retrofit | job | \$\$\$ | \$\$\$ |
| Pex – basic one story | job | \$2,000 | \$2,000 |
| Additional story | job | \$1,000 | \$1,000 |
| Soil Stacks | | | |
| Basic one story | each | \$1,000 | \$1,000 |
| Basic two story | each | \$ 800 | \$ 800 |
| Sewer Lines (simple replace) | job | \$3,500 | \$3,500 |
| Rewiring | | | |
| New service (if not covered by elec co) | job | \$1,000 | \$1,000 |
| Replace weatherhead | job | \$ 600 | \$ 600 |
| New 200 amp panel & breakers | job | \$1,800 | \$1,800 |
| Rewire single story house | job | \$3,500 | \$3,500 |
| Single story – per device | job | \$ 50 | \$ 50 |
| Second story – per device | job | \$ 75 | \$ 75 |
| Hot Water Heater (installed) | | | |

| | | | |
|--|----------------------------------|------------------|----------|
| 40 gallon gas | each | \$ 700 | \$ 700 |
| 40 gallon electric | each | \$ 800 | \$ 800 |
| 50 gallon gas | each | \$ 800 | \$ 800 |
| 50 gallon electric | each | \$ 900 | \$ 900 |
| 75 gallon gas | each | \$ 1,000 | \$1,000 |
| 40 gallon electric | each | \$ 1,100 | \$1,100 |
| Instantaneous | each | \$ 500 - \$2,000 | |
| Foundation and Structure | | | |
| Stabilize foundation | per pier | \$ 500 | \$ 500 |
| Tear out and replace | job | \$ 15-25k | \$15-25k |
| Sister in joists | each | \$ 50 | \$ 50 |
| Windows (Vinyl, double hung, installed) | | | |
| Up to 99 united inches | each, average for whole house | \$ 250 | \$ 220 |
| Over 99 united inches | per additional inch | \$ 1 | \$ 1 |
| Exterior wrap in aluminum | per window | \$ 20 | \$ 20 |
| Glass Block | each | \$ 120 | \$ 120 |
| Doors (installed) | | | |
| Prehung interior 6 panel Masonite | each | \$ 125 | \$ 125 |
| Prehung interior 6 panel solid wood | each | \$ 175 | \$ 175 |
| Install by-pass doors | pair | \$ 150 | \$ 150 |
| Prehung exterior "leaded" (front door) | each | \$ 400 | \$ 400 |
| Prehung exterior 9-lite (back door) | each | \$ 250 | \$ 250 |
| Prehung exterior plain (basement) | each | \$ 250 | \$ 250 |
| "Bilco" door | each | \$ 600 | \$ 600 |
| Drywall | | | |
| Hung, taped, finished to paint ready | per 4' x 8' board | \$35 – 45 | \$35-45 |
| Additional charges may apply if strange layouts, curves, etc. | | | |
| Interior Painting | | | |
| Prepared wall surface | per room | \$ 400 | \$ 300 |
| Light patching | per room | \$ 500 | \$ 400 |
| Heavy scraping / patching | per room and up | \$ 600 | \$ 500 |
| Typical 6 room, 3 bedroom, 1 bath | | \$3,500 | \$1,500 |
| Repaint (same colors) | | \$2,000 | \$1,000 |
| Kitchen Cabinets | | | |
| Oak front, plywood sides | per linear foot of base cabinets | \$ 300 | \$ 250 |
| All wood | per linear foot of base cabinets | \$ 400 | \$ 300 |
| Custom | per linear ft of base cabinets | \$ 500+ | N/A |
| Paint the existing cabinets | job | \$ 400 | \$ 200 |
| Counter Tops (Laminate, stock colors/styles, installed) | | | |
| No cuts or corners | per linear foot | \$ 25 | \$ 25 |
| Per mitre cut | each | \$ 50 | \$ 50 |
| Per endcap (finished edge) | each | \$ 10 | \$ 10 |
| Granite | per square foot | \$ 30+ | N/A |
| Appliances | | | |
| Fridge | each | \$ 420 | \$ 175 |
| Stove | each | \$ 342 | \$ 175 |
| Microwave | each | \$ 262 | \$ 125 |
| Dishwasher | each | \$ 264 | \$ 150 |
| Range Hood | each | \$ 50 | \$ 50 |

Bathroom

| | | | |
|-----------------|-----|----------|---------|
| Gut and rebuild | job | \$ 5,000 | \$3,500 |
| Update | job | \$ 1,500 | \$1,000 |

Carpet (installed with padding)

| | | | |
|-----------------------------|----------------------|----------|---------|
| Low Grade (commercial type) | per square foot | N/A | \$ 1.10 |
| Medium Grade | per square foot | \$ 3.00 | \$ 1.75 |
| High Grade | per square foot & up | \$ 3.50+ | N/A |

Ceramic Tile Flooring

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|---------------------------------------|-----------------|------|---------|
| Tile with hardibacker or cement board | per square foot | \$ 5 | \$ 5 |
| "Allure" vinyl tile | per square foot | N/A | \$ 3.50 |

Hardwood Flooring

| | | | |
|------------------------------|------------------------|------------|------------|
| Sand and Refinish existing | per square foot | \$2.50 – 4 | \$2.50 - 4 |
| Install new, sand and finish | per square foot | \$ 7 – 8 | \$ 7 - 8 |
| Prefinished laminates | per square foot and up | \$ 5 + up | \$ 3+up |
| Paint over wood floors | per square foot | N/A | \$ 1 |

Miscellaneous Factor

3% of ARV for a light rehab, up to 10% (or more) for a major rehab, or one where there are likely to be a lot of gotcha's involved.

For properties which have been vacant for over a year, have gone through a winter, etc...we use a minimum 10% miscellaneous factor.

If you use a General Contractor, expect to add 10 to 20% to these prices.