

# HOME REPAIR COST GUIDE

## **Overview: Cost Estimate**

While I **do not** recommend repair specialist the following repair cost guide is provided as a courtesy to our clients and their real estate agents. The dollar values reflect national averages for the region. Estimating repair costs are often limited by the noninvasive scope of the inspection itself as outlined by the TREC Standards of Practice and the Inspection Agreement. The onsite costs of work to be completed by qualified contractors may vary based on the actual scope of work and materials needed.

## **Overview: Further Evaluation**

It is highly recommended that clients seek the opinion of a qualified contractor when the report advises "further evaluation," especially involving major mechanical systems or potential water penetration.

## **Overview: Contractor Rates**

The following hourly rates are reflective of the industry standard for the respective contractor type. The average home repair takes 2-4 hours. The cost of materials, including replacement parts, would be in addition.

- Handyman - \$85 hour
- Qualified Contractor - \$100 hour
- Professional Engineer - \$200 hour
- Roofing Contractor - \$200 hour
- Licensed Electrician - \$125 hour
- Licensed HVAC Technician - \$150 hour
- Licensed Plumber - \$125 hour
- Appliance Repair Technician - \$75 hour
- Irrigation Specialist - \$75 hour
- Pool Specialist - \$100 hour
- Septic Contractor - \$100 hour

## **STRUCTURAL SYSTEMS**

### **Slab Foundations**

- Slab Foundation Repairs: \$600 - \$800 per pier
- Replace Sill Plate: \$60+ / lin. ft.

## **Grading & Drainage**

- Grading Site Work: \$1,000 and up
- Sub-surface/French Drains: \$20 - \$25 / lin. ft.
- Lay sod/topsoil: \$1 - \$2 / sq. ft.

## **Gutters**

- Install Aluminum Gutters: \$5 - \$10 / lin. ft.
- Install Copper Gutters: \$15 - \$25 / lin. ft.
- Downspout Replacement: \$100 - \$150 each
- Downspout Extensions/Splash Blocks: \$15 - \$25 each
- Clean Gutters: \$150 - \$300

## **Roof Coverings**

- Roof Tune Up: \$800 – \$1,800
- Replace 3-Tab Asphalt Shingles: \$3 – \$5 / sq. ft.
- Replace Composition Shingle: \$5 – \$10 / sq. ft.
- Replace Metal Roofing: \$3 – \$5 / sq. ft.
- Replace Rolled Roofing: \$1 – \$2 / sq. ft.
- Replace Single-membrane Roofing: \$5 – \$8 / sq. ft.
- Replace Built-Up Gravel: \$4 – \$6 / sq. ft.
- Replace Wood Shingles/Shakes: \$6 – \$10 / sq. ft.
- Replace Clay Tile: \$10 – \$18 / sq. ft.
- Replace Slate Tile: \$10 – \$15 / sq. ft.

## **Flashing**

- Repair Valley Flashing: \$20 – \$30 / lin. ft.
- Install Kickout Flashing: \$150 – \$200
- Repair/Replace Step Flashing: \$500 – \$750
- Flashing Chimney/Skylight: \$300 – \$500

### **Attic/Soffit/Fascia**

- Rafter and Ridge Repair: \$300 - \$4,500 and up
- Install Collar Ties: \$30 - \$50 each
- Improve Purlin Bracing: \$150 - \$300
- Repair/Replace Soffit: \$20 - \$30 / lin. ft.
- Repair/Replace Fascia: \$15 - \$25 / lin. ft. Structural: Insulation
- Blown Attic Insulation: \$2 - \$3.50 / sq. ft.
- Blow Insulation Ceiling/Wall Cavity: \$2 - \$3.50 / sq. ft.
- Knee Wall Insulation - \$4 - \$5 / per ft.
- Spray Foam Insulation - \$1.25 to \$2 / sq. ft.
- Ext. Rigid Insulation Prior to Re-siding: \$1 - \$2 / sq. ft.

### **Attic Ventilation**

- Improve Soffit Ventilation: \$40 - \$50 per vent
- Static, wind and Powered Vents: \$300 - \$650
- Ridge Vent: \$2 - \$3 / lin. ft. Structural: Roofing Roof Coverings
- Roof Tune Up: \$800 - \$1,800
- Replace 3-Tab Asphalt Shingles: \$3 - \$5 / sq. ft.
- Replace Composition Shingle: \$5 - \$10 / sq. ft.
- Replace Metal Roofing: \$3 - \$5 / sq. ft.
- Replace Rolled Roofing: \$1 - \$2 / sq. ft.
- Replace Single-membrane Roofing: \$5 - \$8 / sq. ft.
- Replace Clay Tile: \$10 - \$18 / sq. ft.
- Replace Slate Tile: \$10 - \$15 / sq. ft. Flashing
- Repair Valley Flashing: \$20 - \$30 / lin. ft.
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### **Exterior Wall Brick/Masonry**

- Re-point Cracks: \$4 - \$8 / lin. ft.
- Replace Loose/Broken Bricks: \$10 - \$16 / sq. ft.
- Replace Deteriorated Bricks: \$20 - \$30 / sq. ft.
- Rebuild Parapet Wall: \$20 - \$30 / sq. ft.
- Clean Brick (Chemical Wash): \$3 - \$6 / sq. ft. Siding

### **Exterior Wall Siding**

- Install Cement Board: \$10 - \$15 / sq. ft.
- Install Vinyl: \$4 - \$7 / sq. ft.
- Install Wood: \$8 - \$12 / sq. ft.
- Seal Penetrations: \$300 - \$400 Painting
- Caulk and Paint: \$50 - \$150 per 100 sq. ft.
- Trim Only: \$1,500 - \$2,500
- Trim and Walls: \$3,000 and up

### **Windows**

- Standard Glass Pack: \$150 - \$400
- Special Order Glass Pack: \$600 - \$1,200
- Install Standard Window: \$30 - \$50 / sq. ft.
- Caulk Windows: \$25 - \$50 per window

### **Interior Drywall**

- Install Sheetrock: \$1.50 - 2.50 / sq. ft.
- Tape and Texture: \$1.50 - \$2.50 / sq. ft. Ceiling
- Repair Water Stains: \$300 - \$500 and up
- Remove Popcorn: \$4 - \$5 / sq. ft. Painting
- General Painting: \$1.50 - \$3.50 / sq. ft.
- Walls & Trim: \$3,000 and up (2,000 sq. ft. house)
- Trim Only: \$1,500 - \$2,500 (2,000 sq. ft. house)

### **Ceiling**

- Repair Water Stains: \$300 – \$500 and up
- Remove Popcorn: \$4 – \$5 / sq. ft.

### **Painting**

- General Painting: \$1.50 – \$3.50 / sq. ft.
- Walls & Trim: \$3,000 and up (2,000 sq. ft. house)
- Trim Only: \$1,500 – \$2,500 (2,000 sq. ft. house)

### **Flooring**

- Sand and Refinish Hardwood: \$2 - \$4 / sq. ft.
- Install Wood Flooring: \$9-\$15 / sq. ft.
- Install Tile Flooring: \$15 - \$20 / sq. ft.
- Install Vinyl Flooring: \$3 - \$5 / sq. ft.
- Install Synthetic Carpet: \$15 - \$20 / sq. yd.
- Install Wool Carpet: \$40 - \$60 / sq. yd.

### **Doors Exterior**

- Repair Door Casing: \$150 - \$200
- Replace Exterior Metal Door: \$300 - \$500
- Replace Exterior Solid Wood Door: \$600 - \$1,200
- Replace Exterior Locking Hardware: \$150 - \$250
- Replace Sliding Glass Door: \$1,000 - \$1,800 • Install Sliding Glass Door: \$2,000 - \$3,000

### **Interior Doors**

- Replace Hollow Core: \$150 - \$250 • Replace Custom Wood: \$400 - \$600 • Install French Door: \$700 - \$1,000 • Replace Skylight: \$1,000 - \$3,000

### **Overhead Garage Doors**

- Repair/Replace Header: \$2,500 - \$3,000 • Replace Door Panel: \$250 - \$750 • Replace Single Sectional Door: \$750 - \$1,000 • Replace Double Sectional Door: \$1,200 - \$1,500 • Repair Track Hardware: \$200 - \$300 • Replace Tension Spring: \$175 - \$225

### **Fireplace/Chimney**

- Chimney Sweep: \$200 - \$250
- Repair Cracked Firebox: \$300 - \$1,800
- Replace Refractory Panels: \$180 - \$250 per panel
- Replace Glass Door: \$300 - \$500
- Damper Repair: \$150 - \$300
- Install Cricket: \$300 - \$500
- Rebuild Chimney Above Roof: \$200 - \$300 per lin. ft.
- Re-point Brick Chimney Ext: \$20 - \$30 per row
- Repair Chimney Mortar Crown: \$800 - \$2,000
- Install Chimney Cap: \$150 - \$200
- Convert Wood to Gas Fireplace: \$1,000 to \$1,500
- Install Metal Insert Fireplace: \$3,500 - \$7,000
- Rebuild Traditional Brick Fireplace: \$10,000 - \$15,000

### **Patio/Deck/Carport/Driveway/Walkway**

- Pour Concrete: \$8 - \$12 / sq. ft.
- Interlocking Brick: \$5 - \$8 / sq. ft.
- Flagstone/Fieldstone: \$10 - \$20 / sq. ft.
- Resurface/Seal Asphalt Drive: \$2 - \$4 / sq. ft.
- Replace Wood Flooring: \$4 - \$6 / sq. ft.
- Replace Wood Skirting: \$10 - \$15 / lin. ft.
- Replace Step Railing: \$150 - \$200 Decks, Pergolas, Arbors
- Install/Repair Deck/Arbor: \$15 - \$25 / sq. ft.
- Guard and Handrails: \$12 - \$20 / lin. ft.

### **Retaining Wall**

- Install Wood/Stone: \$20 - \$25 / sq. ft. • Install Concrete/Masonry: \$30 - \$40 / sq. ft.

### **Install Fence**

- Wood: \$12 - \$25 / lin. ft.
- Wrought Iron: \$25 - \$30 / lin. ft.
- Chain Link: \$7 - \$15 / lin. ft.
- Repair Gate: \$200 - \$300 ELECTRICAL SYSTEMS

### **Electrical: Service Entrance and Panels**

- Improve Overhead Service: \$3,000 to \$4,500
- Upgrade Electrical Service: 100 amps: \$1,200 - \$1,800
- Upgrade Electrical Service: 200 amps: \$1,500 - \$2,200
- Install Main/Sub Breaker Panel: \$500 - \$800
- Replace Obsolete Electrical Panel: \$1,200 - \$1,800
- Replace 120 Volt Circuit: \$150 - \$250
- Replace 240 Volt Circuit: \$250 - \$350
- Separate Grounds and Neutrals: \$200 - \$300
- Gas Bonding: \$200 - \$300
- Install Ground Rod: \$300 - \$400

### **Electrical: Branch Wiring & Fixtures**

- Install Exterior Outlet/Weatherproof: \$200 - \$300
- Add Conventional Receptacle: \$75 - \$150 per outlet
- Upgrade GFCI Receptacle: \$75 - \$100 per outlet
- Correct Open Ground/Reverse Polarity: \$25 - \$50 per
- Replace Switch: \$15 - \$25 each
- Install Junction Box: \$150 - \$300
- Install Electrical Conduit: \$5 - \$8 / lin. ft.
- Install Light Fixture: \$100 - \$200 each
- Install Ceiling Fan: \$200 - \$300 each
- Install Aluminum Compatible Outlet: \$60 - \$120 each
- Re-wire Room Conventional Romex: \$1,000 - \$1,500

### **Life Safety Devices Smoke & Carbon Monoxide Detectors**

- Battery Operated: \$50 - \$75 each
- Hard-Wired: \$75 - \$100 each

### **HVAC and Ductwork: Service/Maintenance**

- Further Evaluation: \$150
- Seasonal Service: \$120 - \$180
- Clean Condenser and Air Handler: \$300 - \$500
- Comb Condenser Fins: \$200 - \$400
- Additional Repairs: \$300 - \$500 HVAC and Ductwork: Furnace/Air Handling Equipment
- Mid-efficiency forced-air furnace: \$1,800 - \$3,000
- High-efficiency forced air furnace: \$2,500 - 5,000
- Replace Blower/Motor: \$300 - \$500

### **HVAC and Ductwork: Air Conditioning Equipment**

- Replace AC Condenser: \$800 - \$1,400
- Complete System: \$1,500 - \$2,000 per ton
- Add Heat Pump to Forced-Air System: \$3,000 - \$4,000
- Install Programmable Thermostat: \$150 - \$300

### **HVAC and Ductwork**

- Air Filters: \$25 - \$50 each
- Duct Cleaning: \$25 - \$35 per vent
- Duct Replacement: \$35 - \$55 per foot
- Install Electric Air Filter: \$500 - \$800
- Install Humidifier: \$200 - \$400

### **PLUMBING SYSTEMS**

- Replace Main Water Supply Line: \$100 - \$200 / lin. ft.
- Replace Main Shutoff Valve: \$150 - \$300



- Install PEX Piping: \$2.00 - \$3.50 / lin. ft. Fixtures
- Repair Leaking Faucet: \$175 - \$400
- Replace Kitchen Sink Faucet: \$300 - \$800 and up
- Replace Bathroom Faucet: \$250 - \$500
- Replace Exterior Faucet: \$150 - \$300
- Replace Toilet Flush Mechanism: \$75 - \$150
- Reset Toilet: \$150 - \$200
- Replace Toilet: \$250 - \$350 and up
- Replace Kitchen Sink Basin: \$300 - \$600
- Replace Bathroom Sink Basin: \$200 - \$500
- Replace Laundry Room Tub: \$400 - \$800
- Install Laundry Hookups: \$900 and up Shower/Tub Enclosures and Stalls
- Replace Shower/Tub Faucet Set: \$250 - \$500
- Re-grout Enclosure: \$300 - \$1,000
- Re-tile Enclosures: \$1,000 - \$2,000
- Replace Bathtub with Tile: \$2,500 - \$4,500 and up
- Replace Shower Pan: \$1,000 - \$2,000
- Install Plastic/Fiberglass Shower Stall: \$600 - \$2,000
- Re-build Tile Shower Stall: \$2,500 - \$5,500

### **Drains & Vents Main Waste Line**

- Clear Main Line Clog: \$250 - \$300
- Repair Collapsed Sewer Line: \$1,000 and up
- Replace Main Line (House to Street): \$3,000 - \$7,000
- Replace Cast Iron Drains: \$10,000 to \$40,000
- Vent Sewer through Roof: \$300 - \$600 Under Sink Drains
- Unclog Drain: \$150 - \$250
- New P-Trap: \$250 - \$350 Plumbing:

### **Water Heating Equipment**

- Repair/Replace TPR Valve: \$150 - \$200
- Repair Flue Vent: \$150 - \$300
- Install Drain Pan: \$200 - \$300 (less than 5 years old)
- Route Drains to Exterior: \$200 - \$300
- Install Expansion Tank: \$250 - \$400
- Install Tank Water Heater: \$800 - \$1,200
- Install Tankless Water Heater: \$3,000 - \$4,000

#### Jetted/Hydro-Massage Equipment

- Replace Whirlpool Motor: \$200 - \$300
- Install Access Panel: \$300 - \$500
- Install Whirlpool Bath: \$3,500 and up

#### **Appliances: Kitchen**

- Dishwasher: \$400 - \$800
- Garbage Disposal: \$200 - \$300
- Cooktop Gas: \$650 - \$1,000
- Cooktop Electric: \$400 - \$600
- Built-In Oven: \$600 - \$10,000
- Free-Standing Range: \$400 - \$1,800
- Built-In Microwave: \$400 - \$750
- Refrigerator: \$400 - \$1,200
- Trash Compactor: \$600 - \$1,000
- Wine Cooler: \$600 - \$2,000 Appliances: Garage
- Garage Door Operator: \$250 - \$450
- Garage Door Control Panel: \$75 - \$150 Appliances: Exhaust Vents
- Install Bathroom Exhaust Fan: \$300 - \$500
- Kitchen Range Hood (Recirculating): \$200 - \$300
- Kitchen Range Hood (Exterior): \$300 - \$500 and up
- Dryer Exhaust (Exterior): \$200 - \$500 Appliances:

### **Outdoor Living**

- Clean Gas Grill: \$150 - \$200
- Repair Gas Grill: \$150 - \$250
- Install Gas Grill: \$400 - \$600
- Install Outdoor Fireplace: \$1,500 - \$4,000
- Small Refrigerator: \$150 - \$250

### **Landscape Irrigation/Lawn Sprinkler Repairs**

- Repair Underground Leak: \$150 to \$250
- Replace Broken Heads: \$10 - \$20 each
- Repair Non-Functioning Zone: \$20 - \$40
- Install Control Panel: \$150 - \$250
- Install Back Flow Prevention: \$300 - \$500
- Install Lawn Sprinkler System: \$1,000 and up

### **Pools and Spas**

- One-time pool service & Cleaning: \$200 - \$400
- Monthly Service Call: \$150 - \$250 Pools and Spas: Pool Surface
- Leak Detection: \$300 - \$400 • Resurface Plaster Surface: \$7,000 - \$8,000 (15 x 30 ft.)
- Resurface Pebble Tech Surface: \$10,000 and up
- Resurface Vinyl Surface: \$2,000 - \$4,000
- Repair Exposed Re-bar: \$1,000 - \$2,000 per location
- Repair Pool Fractures: \$300 / lin ft.
- Repair Broken Tile (Water Line): \$25 - \$30 / lin ft. Pools and Spas: Deck & Coping
- Seal Pool Deck: \$2 - \$4 / sq. ft.
- Install Pool Deck Drain: \$50 - \$60 / lin. ft.
- Replace Broken Coping Stones: \$30 - \$40 / lin. ft.
- Re-grout Coping Joints: \$6 - \$8 / lin. ft.
- Repair/Seal Skimmer: \$150 - \$200 Pools and Spas: Pool Equipment
- Repair Pipe Leaks: \$100 - \$200

- Repair Mechanical Valves: \$200 - \$800
- Replace Circulating Pump: \$200 - \$800
- Replace Pool Cleaner Pump: \$200 - \$300
- Replace Pool Cleaner Sweep: \$500 - \$800
- Replace Skimmer: \$1,000 - \$1,500
- Replace Pool Filter: \$600 - \$1,000
- Repair Gas/Electric Heater: \$300 - \$500
- Replace Gas/Electric Heater: \$1,500 - \$3,500
- Replace Spa Blower: \$200 - \$300
- Replace Spa Control Panel: \$400 - \$600
- Install Pool GFCI: \$150 - \$200 each
- Replace Pool Light: \$200 - \$300
- Repair Waterfall Feature: \$300 - \$500

### **Renovations**

Average Home - 2,500 sq. ft.

- Remodel Standard Kitchen: \$8,000 up
- Install Kitchen Cabinets: \$150 - \$250 / lin ft. • Install Countertop: \$25 - \$35 / lin ft. Bathroom

### **Remodeling**

- Remodel Four-Piece Bathroom: \$6,000 and up
- Install Standard Hall Bathroom: \$4,000 and up Room Renovations
- Room Addition: \$125 - \$250 / sq. ft. • Additional Story: \$100 - \$200 / sq. ft. • Attic Finish Out: \$12,000 to \$30,000 Interior Walls
- Remove/Open Load Barring Wall: \$2,000 and up
- Remove/Open Partition Wall: \$500 - \$1,000
- Install Interior Door Opening: \$500 - \$1,000 Detach Garage
- Single: \$8,000 and up
- Double: \$12,000 and up
- Demolish and Remove: \$2,500 and up Miscellaneous

- Rewire Entire House: \$5,000 and up
- Install Fire-Burglar Alarm System: \$1000 and up
- Outdoor Living Area: \$5,000 and up

### **Pest Control**

- Termite Spot Treatment: \$300 - \$800
- Termite Partial Treatment: \$1,200 - \$2,500
- One-Time Pest Treatment: \$200 - \$300
- Rodent Exclusion: \$250 - \$500

### **LICENSE, BONDED & INSURED**

A construction business or contractor that is licensed, bonded, and insured sets itself apart from other companies as professional and trustworthy. Licensed contractors have been trained to understand and meet the requirements set forth by the city council and federal government. They will schedule municipal inspections to make sure your home meets quality requirements and passes safety examinations. A licensed contractor will also ensure that there is a signed legal contract between both parties: a form of security that only licensed contractors can offer.

- Licensed - Licensed contractors have gained experience and knowledge through the proper training and legal processes. In most cases, a license is required to do any type of skilled labor on another person's home or property. For instance, an electrician or plumber may be required to have a license. Someone performing a variety of tasks may need to obtain a general contractor's license. The state may impose specific requirements such as minimum education or work experience to obtain and/or maintain a license.
- Bonded - Being bonded means that a bonding company has secured money that is available to the consumer in the event they file a claim against the company. The secured money is in the control of the state, a bond, and not under the control of the company.
- Insured - Most licensed contractors will offer liability.

