

## COST OF WORK FORM

*All costs shown are estimates using base grade materials, taxes, and labor. For houses where a higher quality is indicated, the costs should be increased for work requiring upgraded materials. The cost for many repairs is not included here because the extent of the repair will dictate the repair cost.*

Abbreviations: ea = each, LF = linear feet, SF = square feet, HSF = square feet of living area (including garage conversion space)

### 1. DEMO & TRASH HAUL

Light \$100-\$500, Moderate \$500-\$1,000, Heavy \$1,000+

### 2. TREES/BUSHES/YARD

Remove small trees/bushes - \$35 ea, large trees - \$250+ea  
Trim small trees/bushes - \$25 ea, large trees - \$75 to \$225 ea  
Grind tree stumps - \$100+ ea

### 3. CONCRETE

Replace 4 in. sidewalk, driveway, patio - \$4.50 per SF for 350 SF or more. Up to \$9 per SF for smaller amounts. For garages, to demo the concrete floor - \$3.75 per SF, to pour new garage floor is \$4.75 per SF

### 4. FENCES/GATES

Replace fencing	<u>6 ft. cedar</u>	<u>4 ft. chain link</u>
Replace gates	\$14 per LF	\$6 per LF
Replace gate hardware	\$120 ea	\$60 ea
	\$45 ea	

### 5. POOLS & SPAS

Demo pool - \$4,500  
Drain pool, power wash or acid wash - \$800  
Paint existing plaster - \$450  
Re-plaster entire pool & spa - \$2,500  
Repair (a) pool equipment & (b) heater (a) is \$1,100, (b) is \$1,000  
Replace (a) pool equipment & (b) heater (a) is \$2,000 (b) is \$3,000  
Replace diving board and stand - \$800

### 6. FOUNDATION REPAIR

Level foundation - **Get bid**

### 7. EXTERIOR CARPENTRY House & Garage

Repair damaged structural components  
Replace fascia - \$2.50 per LF  
Replace soffit - \$2.50 per LF  
Replace wood siding - \$2 per SF  
Replace 4' x 8' sheets of Hardi plank or T1-11 - \$42 per sheet  
Replace solid core exterior doors (inc. jambs, casing/trim & threshold) - \$275 ea  
Replace doors only (excluding jambs, etc) - \$150 ea

Add \$75 for window in door, \$275 for side window panel, and \$225+ for custom doors & hardware  
Replace 6' sliding patio doors - \$500 per set  
Replace 6' sliding patio doors with French doors - \$600 per set  
Build new garage: single car - \$6,000, 2 car - \$8,000  
Replace garage door jamb: 8'x7' - \$85, 16'x7' - \$135  
Replace both jamb & trim: 8'x7' - \$110, 16'x7' - \$170  
Encase house and/or garage in vinyl - **Get Bid**

**8. EXTERIOR PLUMBING**

Replace Sewer Line - \$15 per LF  
Gas Test when install gas meter - \$250 (not including repairs)

**9. EXTERIOR ELECTRICAL**

Replace service panel (including breakers, meter socket, piping, cables & riser) –  
\$1,200 - \$1,400 if permitted, \$800- \$1,000 if not permitted  
Replace exterior light fixtures - \$30 ea

**10. ROOF/GUTTERS/CHIMNEY**

Roof tear off cost: 15¢ per SF of first floor of house and/or garage for each layer of shingles, plus  
additional 10¢ if one layer is wood shingles  
Complete re-decking: \$1.10 per SF of first floor of house and/or garage. Partial re-decking: \$25  
per 4'x8' sheets of 1/2 inch plywood decking  
New roof: (per SF of first floor of house and/or garage): \$1.25 for 20 year shingles, \$1.50 for 25 year  
shingles, and \$1.75 for 30 year shingles  
Replace gutters - \$3 per LF, Clean chimney - \$125 ea, Replace chimney cap - \$200 to \$350 ea

**11. WINDOWS**

Replace window panes: small - \$50 ea, large - \$70 ea  
Replace aluminum windows - \$120 ea, wooden windows - \$375 ea (does not include removal of  
exterior siding or internal sheetrock to install windows)

**12. BRICKWORK**

Replace brick veneer - \$8 SF

**13. METAL GARAGE DOORS/CARPORTS**

Replace garage door (remove old and install new doors, hardware & tracks):  
metal 24 gauge: 8'x 7' - \$287, two 8'x 7' - \$508, 16'x 7' - \$432  
metal 25 gauge: 8'x 7' - \$260, two 8'x 7' - \$454, 16'x 7' - \$372  
Replace garage door opener - \$350  
Erect carport: 1 car - \$800, 2 car - \$1,600

**14. EXTERIOR PREP/PAINTING**

Prep frame house (power wash, scrape, sand, caulk) - 10¢ - 50¢ per HSF  
Paint frame house - \$1.10 per HSF  
Prep & paint fascia & soffit on brick house - 65¢ per HSF  
Prep & paint wood siding or T1-11 on brick house - 50¢ per SF,  
Prep & paint cedar shakes, brick veneer, or concrete block - \$1 per SF  
Caulk and glaze windows - \$12 ea  
Prep & paint wood windows with division bars - \$40 ea

**15. INTERIOR ROUGH CARPENTRY**

**16. INTERIOR ROUGH ELECTRICAL**

Rewire entire house \$1.50 per HSF

Wire for telephones, cable TV, smoke alarms & security system - \$20 per drop

**17. INTERIOR ROUGH PLUMBING**

Replace hot water heater - \$325

Raise hot water heater 18 in. - \$125

Repair hot water heater connections - \$50 - \$200

Rework washer/dryer connection - \$100 - \$200

**18. HVAC SYSTEM**

HSF = 1,000- 1,501- 2,001- Over  
1,500 2,000 2,500 2,500

Install original HVAC system & ducts

Gas heat \$3,350 \$3,950 \$4,500 Get bid

Electric heat \$2,950 \$3,750 \$4,300 Get bid

Replace HVAC system & ducts

Gas heat \$2,875 \$3,350 \$3,875 Get bid

Electric heat \$2,650 \$3,200 \$3,600 Get bid

Replace HVAC system (not ducts)

Gas heat \$2,375 \$2,650 \$3,050 Get bid

Electric heat \$2,200 \$2,475 \$2,825 Get bid

Replace inside components only

Gas heater & evaporator coil \$1,575 \$1,775 \$1,975 Get bid

Gas heater only \$ 875 \$ 950 \$1,225 Get bid

Evaporator coil \$ 780 \$ 900 \$ 950 Get bid

Electric heater & air handler \$1,275 \$1,400 \$1,700 Get bid

Replace AC condensing unit only \$ 825 \$ 975 \$1,075 Get bid

Replace ceiling and sidewall air vents - \$15 ea, return air vents - \$105 ea

Service HVAC system - \$250

**19. SHEET ROCK/ & INSULATION**

Replace ceiling insulation - 60¢ per SF of 1<sup>st</sup> floor living space

Replace wall insulation - \$1.00 per SF of exterior walls in living space

Replace sheet rock (hang, tape & float) - \$1 per SF (50¢ per SF for 20 sheets or more)

Fix holes in sheetrock - \$30 ea

**20. INTERIOR CARPENTRY**

Replace lower kitchen cabinets - \$55 per LF

Replace upper kitchen cabinets - \$40 per LF

Replace bathroom vanities and cultured marble sink countertops: 18" - \$120 ea, 24" - \$144 ea,  
30" - \$200 ea, 36" - \$360 ea, 48" - \$468 ea (custom sizes - \$40 per LF plus \$10 per SF)

Replace hollow core doors & trim - \$75 ea for pre-hung door - \$50 ea for door only

Replace pre-hung louver bi-fold doors - \$125 ea

Build frame, decking and skirting for Jacuzzi type tubs - \$300

Install medicine cabinet/mirror combination - \$50 ea  
Install towel racks and toilet paper holders - \$20 ea  
Install crown molding - \$3 per LF  
Install base trim - \$1.10 per LF  
Install quarter round - 50¢ per LF  
Replace folding stair attic access doors - \$350 ea  
Replace closet shelves, shelving support and rods - \$10 LF

#### **21. COUNTERTOPS**

Put laminate on countertops and back splashes - \$25 per LF  
Replace bathroom cultured marble sink countertops for existing vanities: 18" - \$42 ea, 24" - \$62 ea, 30" - \$78 ea, 36" - \$126 ea, 48" - \$175 ea (custom sizes - \$10 per SF - minimum \$200)

#### **22. INTERIOR PLUMBING**

Replace kitchen sink - \$130  
Replace kitchen sink faucets - \$75  
Replace garbage disposal - \$120  
Replace bathroom sinks - \$50 ea  
Replace bathroom sink faucets - \$75 ea  
Replace toilets - \$135 ea  
Replace toilet flush mechanism & new toilet seat - \$45 ea  
Replace standard tubs - \$350 ea (excluding tile & hardware)  
Install base grade Jacuzzi type tubs - \$600 ea (excluding tile & hardware)  
Install fiberglass shower surround - \$350 ea  
Install fiberglass combination tub/shower surround - \$435 ea  
Replace glass shower door - \$150  
Replace shower pan - \$200 ea (does not include demo of existing tile)  
Replace hardware: tub/shower or separate shower - \$200 ea  
Replace valves & hardware: tub/shower or separate shower - \$250 ea (plus sheet rock or tile repair cost)

#### **23. CERAMIC TILE**

Put ceramic tile on countertops and/or back splashes - \$6.50 per SF  
Replace ceramic tile in tub/shower areas - \$4.50 SF  
Install ceramic floor tile - \$5.50 per SF

#### **24. RESURFACE & TEXTURE/PAINT**

Resurface sinks, tubs showers, tub surrounds, counter tops & vanity tops - \$4.00 per SF  
Texture all interior walls & ceilings - 40¢ per HSF  
Partial texture - 35¢ per SF  
Prep & paint walls, ceilings, doors and trim - \$1.25 per HSF  
Prep & paint kitchen cabinets in and out - \$35 per LF  
Stain kitchen cabinets - \$35 per LF  
Sand lightly and clear coat - \$20 per LF  
Prep & paint bathroom vanities in & out - \$75 ea.

**25. ELECTRICAL FIXTURES**

- Install light fixtures - \$30 ea
- Install ceiling fan with light fixtures - \$75 ea
- Install 2'x4' fluorescent light fixtures - \$120 ea
- Install chandelier - \$150+ ea
- Install light bar over vanity - \$50 ea
- Replace light switches and outlet plugs throughout house - \$4 ea

**26. MIRRORS**

- Install new mirrors - \$6 per SF

**27. FLOORING**

- Sand, screen, stain and overcoat wood floors - \$2.00 per SF
- Screen and overcoat wood floors - 70¢ per SF. Replace carpet & pad - \$1.25 per HSF
- Replace carpet, pad and vinyl throughout - \$1.35 per HSF

**28. APPLIANCES**

Install new appliances (includes delivery & installation):

Dishwasher	\$300
Range	\$365
Cook Top	\$375
Vent Hood	\$100
Vent Hood/Microwave Combo	\$430
Built-in Oven	\$710
Built-in Double Oven	\$890

**29. MISCELLANEOUS**

Exterior door handles and locks, interior door handles, cabinet and vanity knobs and pulls, mailbox, door bell, smoke alarms, light bulbs, etc. - \$350 + 10¢ per HSF

**30. MAKE READY TO SELL**

- Power wash to clean bricks or concrete - \$200
- Clean house thoroughly - \$200 + 5¢ per HSF
- Landscape the property - 10¢ per HSF