

## **COST OF REPAIRS CHEAT SHEET**

These estimates are based on a typical 3 bed 2 bath home that is approximately 1,200 SF. This cheat sheet is a rough estimate and is based on supply and demand of labor and materials which is dependent on where you live. This cheat sheet is NOT based on General Contractor prices. These are handyman prices. A General contractor would charge about double and would never want this job at these prices.

### **EXTERIOR REPAIRS**

#### **ROOF**

New roof estimate about \$200 per square (100 SF) of roof. A very rough estimate \$7 to \$9 per SF (total SF not under air SF). 1,200 SF house usually a roof will be around \$7,000 to \$9,000.

**SHEATHING** If wood boards are rotten underneath and must be replaced estimate \$45 per 4 x 8 sheet of wood. As a rough estimate I have found that using half of the price of the roof or \$3.50 to \$4.50 per SF of roof works well.

#### **CENTRAL AIR**

Central Air Estimate \$3,500 for new A/C unit

Ductwork estimate \$800 if there is no ductwork in the house

#### **PAINT EXTERIOR**

Paint exterior - estimate \$1,500 to \$1,800

#### **STUCCO EXTERIOR**

Stucco exterior of house around \$5,500

#### **LANDSCAPING**

Landscaping, removing trees, depends on house but \$500 to \$1,000 (or more). Could be zero if the yard is nice. Planting some flowers with mulch etc. estimate \$500

Removing tool shed or items in the back yard \$500

#### **PLUMBING**

Redo pipes \$5,000 to \$7,500. Some plumbers would quote \$15,000 or \$20,000

#### **SEPTIC SYSTEM/DRAINFIELD**

\$5,000 TO \$7,000 or more

## **FENCE**

Remove Fence or Fix Fence \$500 to \$1,500

## **WINDOWS**

Windows can get very expensive and require permits I don't like to replace windows. Estimate about \$500 to \$1,000 per window installed. If the window has be reframed or switching from old style windows to new windows, then it can be quite a bit higher. You could easily spend \$8,000 to \$10,000 replacing windows.

## **TERMITES**

Estimate \$1,400 to tent a house for termites.

# **INTERIOR REPAIRS**

## **FLOORING**

Flooring – estimate \$1.75 per SF for installation and \$0.75 per SF for materials. Total cost is about \$2.50 per SF (under air)

## **BASEBOARDS**

Estimate \$1,000 or around \$1 a linear foot

## **KITCHEN**

Kitchen – estimate \$6,500 for kitchen including sink and granite counter top (installed)

Stainless Steel Appliances – estimate \$2,000 installed

## **BATHROOMS**

Estimate around \$2,500 per bathroom

## **ELECTRICAL**

Wire an entire house with electric panel \$3,500

## **MISCELLANEOUS PUNCH OUT ITEMS**

New doors, locks, ceiling fans, wall plates for outlets and switches

Estimate \$1,000

## **PAINT**

Paint Interior – estimate \$1,500 to \$1,800

## **DRYWALL PATCH AND REPAIR**

Estimate around \$5 per square foot of drywall that needs to be replaced. Drywall costs \$10 for an 8 x 4 piece so that is not that expensive. It is the labor that is expensive. I just paid \$6,000 to redo the drywall for a 1,200 SF house which is \$5 per SF.

## **INSULATION**

Estimate \$1,000 to replace insulation

## NOTE:

Most houses require just cosmetic repair. You should AVOID houses that need ROOFS, CENTRAL AIR, PLUMBING, ELECTRIC, SEPTIC, POOL etc. because this will really make the repair costs skyrocket.

The best houses to remodel are houses with good roofs, good central air units, nice yards, no plumbing or electrical issues and no swimming pool. If there is no problem with the roof, if the AC works and if there are no roof leaks, no massive holes in drywall, no plumbing issues or electrical issues (which you can easily check by having the house inspected) then your basic repairs for a 1,200 SF house are approximately \$20,000.

Here is the breakdown below

Interior and exterior paint	\$3,000
Two Bathrooms	\$5,000
Kitchen	\$6,500
Appliances	\$2,000
Flooring	\$3,000
Miscellaneous	\$1,000

The above totals \$20,500 which is what my average house costs me to fix.

This does NOT include stucco, roof, or central air which would need to be added.