



SUPER INSPECTOR

No Tights, Just Extraordinary Service

940.367.1708 DFW
512.640.9796 Austin

www.YourSuperInspector.com

HOME REPAIR COST GUIDE

Overview: Cost Recommendations

The following repair cost guide is provided as a courtesy to our clients and their real estate agents. The dollar values reflect our partner contractor recommendations and/or national averages for the region.

Estimating repair costs are often limited by the non-invasive 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. The majority of real estate agents work with a team of preferred contractors. If the client or agent need assistance in connecting with a qualified contractor, feel free to call **Super Concierge** at 817-697-8737.

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

Structural: Foundation

Slab Foundations

- Exposed Footing: \$10 - \$15 / lin. ft.
- Displaced Corner Pops: \$300 - \$500 per corner
- Slab Foundation Repairs: \$600 - \$800 per pier
- Underpin Foundation: \$300+ / lin. ft.
- Underpin One Corner of House: \$5,000 and up
- Repair Minor Crack: \$400 - \$800
- Parge Coat: \$3 - \$4 / sq. ft.

Pier & Beam Foundations

- Pier & Beam Repairs: \$1,300 - \$1,500 per pier
- Install Proper Bracing: \$200 - \$400 per pier
- Replace Sill Plate: \$60+ / lin. ft.
- Crawlspace Ventilation: \$300 - \$800 per vent
- Crawlspace Encapsulation: \$3 - \$5 / sq. ft.

Structural: Grading & Drainage

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

Structural: 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

Structural: 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.

Structural: 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 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

Structural: Exterior

Brick

- 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

- 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

Structural: 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)

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.

Structural: Doors

Exterior Doors

- 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

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

Interior Doors

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

Structural: Pest Control

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

Structural: 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

Structural: Patio/Deck/Carport/Driveway

Driveway and 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.

Porch and Patio

- 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

Electrical: Life Safety Devices

Smoke Detectors (on each level and every inside bedroom)

- Battery Operated: \$50 - \$75 each
- Hard-Wired: \$75 - \$100 each
- Combination: \$100 - \$150 each

Carbon Monoxide Detectors (outside bedrooms each level)

- Battery Operated: \$50 - \$75 each

HEATING, AIR CONDITIONING & VENTILATION

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
- Electric baseboard heater: \$150 - \$250
- 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: 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

Plumbing: Supply Pipes & Fixtures

Supply Piping

- 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

Plumbing: 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

Plumbing: Hydro-Massage Equipment

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

APPLIANCES

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 & SPAS

Pools and Spas: Pool Service & Cleaning

- One-time 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

PRIVATE WATER WELLS

Water Wells: Well Equipment

- Replace Shallow Well Pump: \$1,000 - \$1,500
- Replace Deep Well Pump: \$2,000 - \$3,000
- Replace Bladder Storage Tank: \$500 - \$1,000 and up

Water Wells: Well Water Service

- Water Quality Test: \$150 per sample
- Well Shock Treatment: \$100 - \$200

Water Wells: New Well

- Drill Shallow Well: \$15 - \$25 / lin. ft.
- Drill Deep Well: \$30 - \$40 / lin. ft.
- Drill in Difficult Terrain: add \$10 - \$15 / lin. ft.
- Build Well House: \$50 - \$75 / sq. ft.

SEPTIC SYSTEMS

Septic Systems: Conventional System

- Service to Pump Tank: \$350 - \$475 per tank
- Repair Baffle: \$300 - \$500
- Repair Tanks Fractures: \$850 - \$1,500
- Replace Septic Tank: \$2,500 - \$5,000
- Repair Drain Field: \$500 - \$4,000 and up
- Install New System: \$3,000 - \$8,000

Septic Systems: Aerobic System

- Install Risers: \$200 - \$300 each
- Install Tank Floats: \$100 - \$300 each
- Replace Aerator Pump: \$800 - \$1,500
- Replace High Water Alarm Control Panel: \$300 - \$500
- Replace Pump Motor: \$250 - \$900
- Repair Drain Field: \$200 - \$1,500 and up
- Install New System: \$8,000 - \$10,000 and up

RENOVATIONS

Renovations: Average Home - 2,500 sq. ft.

Kitchen Remodeling

- 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

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 insurance to protect you, your family, and your home. Liability insurance is protection from personal and bodily injury and property damage that could occur during your renovation. For instance, if you or a visitor is injured upon entering the construction site, the insurance protection will cover any medical fees that may be incurred.

BUILDING PERMITS

Home improvement and renovation projects that typically require a permit involve structural changes or property boundaries (such as room remodeling and fencing), licensed contractors (plumbers and electricians), HVAC upgrades, and/or projects in excess of certain monetary thresholds, including roofs, windows, outdoor patios, sheds, etc. Permitting requirements vary considerably depending on your local housing municipality and the scope of the project.

Cosmetic improvements like painting, decks under a certain height, installing new cabinets, putting in new countertops, repairing the driveway, building a small fence or raised flowerbeds and typical maintenance and related repairs often can be accomplished without needing to apply for permits.

Be aware that neglecting to obtain a permit can easily lead to fines and delays with the local housing authority. In some cases, the city might even require work that's already been completed to be torn out, because it is impossible to tell if work that has been concealed was performed up to code. As a result, home renovations performed without the required permits can hurt the seller's appraisal value. Buyers should request contractor receipts and related permits when purchasing real property with suspected permitted renovations.



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