

Repair Estimates Rules of Thumb

**these repair estimates are given as an example. please check with local contractors that have experience working with investors in your area to confirm estimates*

Labor and Materials Included in Estimates

Painting Interior	\$1 per sqft (square footage of house, not walls)
Painting Exterior	\$1 per sqft (square footage of house, not walls)
Flooring	\$1.50 per sqft (carpet)
Refinishing Wood floors/Ceramic tile	\$2.50 per sqft
Bathroom Remodel (single vanity)	\$1,500 (includes tub, tile surround, light fixture)
Bathroom Remodel (double vanity)	\$2,000
Kitchen Counter Refinish (epoxy)	\$200
Kitchen Counter new (laminated)	\$150 per 8 linear ft
Replace Kitchen cabinets	\$300 per linear ft (upper and lower - basic)
Paint Kitchen cabinets	\$350
Kitchen Sink (8" depth)	\$200 installed
White vent hood (basic)	\$150 installed
Dishwasher	\$450 installed
Range	\$450 installed
Toilet	\$200 installed
Garage door (single-car)	\$800 installed
Garage door (double)	\$1,200 installed
Decent Front Door (w/hardware)	\$500 installed (roughly \$125 install labor)
Solid Exterior Door (w/hardware)	\$300 installed (roughly \$125 install labor)
French Doors	\$550 installed (roughly \$150 install labor)
Interior Door (w/hardware)	\$100 installed
Replace window (double vinyl)	\$225 each installed
Roofing (3 tab shingle)	\$160 per square (10ft x 10ft section)
40 gallon water heater	\$700 installed
Replace HVAC	\$4,500 installed
Clean and Service AC	\$300
Typical Drywall Repairs	\$500
Wooden Fence	\$15 per linear ft installed
New Light Fixtures	\$30 install each (not including cost of light fixture)
Trash Haul Off	\$500 per 40 yard roll-off dumpster