



**GUIDELINES FOR QUALITY REPAIR OF RESIDENTIAL PROPERTY
AT A REASONABLE AND FAIR PRICE**

Schedule of Standard Construction Prices

- To all prices for contracted repairs a total of 10% for overhead and 10% for profit may be added. (Complicated repairs could justify an additional 10% for overhead)
- All prices below are prices to the contractor.
- All jobs have the possibility of minimum charges associated with the size of the job.

Trusses and Sheathing Roof/Complete	
Sheathing, labor and materials:	
½ inch 4-ply cdx	\$1.80 – \$2.25 per sq. ft. of sheathed roof
⅝ inch 3-ply cdx	\$1.88 – \$2.50 per sq. ft. of sheathed roof
Truss and labor installation:	
Per lineal ft. of truss, assumes no crane, no sheathing	24 ft.- \$6.94 - \$8.28 28 ft. - \$6.94 - \$8.28 30 ft. - \$6.94 - \$8.28 322 ft. - \$6.94 - \$8.28
Roofing:	
Roof Contractor Tears Off Old Roof and Does Complete Job (assumes sheathing is already in place and can be used as base for new roof):	
Built up Gravel Roof (strip gravel and replace with gravel, no insulation)	\$300-370/sq.
25 yr. Type 3 Tab Fiberglass Shingles	\$200-300/sq.
30 yr. Type Architectural Type Shingle Such as GAF Timberline	\$237-320/sq.
Standard Concrete Tile System	\$500-650/sq.
Standard One Piece Clay Tile System	\$590-700/sq.
Exposed Fastener (5-V crimp), 26 gauge metal	
Mill Finished	\$395-480/sq.
Color	\$440-525/sq.
Concealed Fastener (Standing Seam), 24 gauge metal	
Mill Finished	\$615-660/sq.
Color	\$665-700/sq.

Roof Is Given To Roofing Contractor As a Clean Deck and Roofer Dries In and Does Remainder of Job:	
Built-up Gravel Roof	\$270-300/sq.
25 yr. Type 3 Tab Fiberglass Shingles	\$165-240/sq.
30 yr. Type Architectural Type Shingle	\$195-250/sq.
Such as GAF Timberline	
Standard Concrete Tile System	\$435-635/sq.
Standard One Piece Clay Tile System	\$545-685/sq.
Exposed Fastener (5-V crimp), 26 gauge metal	
Mill Finished	\$360-425/sq.
Color	\$395-470/sq.
Concealed Fastener (Standing Seam), 24 gauge metal	
Mill Finished	\$540-632/sq.
Color	\$600-650/sq.
Roof is Dried In Acceptable Code Compliant Underlayment. Contractor Nails Off, Hangs Metal, and Installs Roof:	
Builtup Gravel Roof	\$220-260/sq.
25 yr. Type 3 Tab Fiberglass Shingles	\$125-200/sq.
30 yr. Type Architectural Type Shingle	\$155-210/sq.
Such as GAF Timberline	
Standard Concrete Tile System	\$435-595/sq.
Standard One Piece Clay Tile System	\$505-645/sq.
Exposed Fastener (5-V crimp), 26 gauge metal	
Mill Finished	\$360-385/sq.
Color	\$395-430/sq.
Concealed Fastener (Standing Seam), 24 gauge metal	
Mill Finished	\$500-550/sq.
Color	\$560-610/sq.
The roofing costs set forth above are premised upon a residential structure that contains approximately 2,000 to 3,000 sq. feet of roof area. These costs also include the assumption that the pitch of the roof is no greater than 4 on 12 and that access to the roof for trucks and equipment is available.	
Actual costs within the roofing cost ranges set forth above may be affected by the following:	
1) access – 15%	
2) building height – 5%	
3) roof pitch – 5-10%	
4) roof complexity – 10-20%	
5) positive drainage/slope requirements – 20-25%	
6) material grade – 5%.	
Pricing for vents installed are provided as follows:	
12" Turbine with Base	\$ 75 - 135
10" Low Profile Gooseneck Vent	\$ 45 - 85
6" Low Profile Gooseneck Vent	\$ 45 - 85
All-Purpose Roof Vents	\$ 45 - 85

Framing:	
<p>\$8.50-\$15.50 per linear ft. of wall, labor and materials; includes top and bottom plate, framing windows and doors, setting exterior windows and doors, includes headers, includes both bearing and non-bearing walls, includes studs and nails, assumes 8-ft. high wall, wood or metal studs.</p>	
Electric – Labor and Materials:	
<p>Total electric, from rough through finish, with standard lighting fixtures (no decorative fixtures or chandeliers, Romex wire where appropriate (outlets and switches)), includes tie-in service, \$3.50-\$7.50 per sq. ft. of house living area, including garage and lanais</p>	
Plumbing – Labor and Materials (excludes rough underground plumbing):	
<p>The plumbing cost ranges provided in this schedule are based on a home with standard fixtures and includes labor and materials (excluding rough underground), PVC/Sanitary, Copper/Water, and excludes piping from house to service connections.</p>	
Lavatory (White Steel)	\$ 375-525
Water Closet (2-piece White China – Crane or Similar Quality)	\$ 350-485
Shower (Chrome Plated Shower Head, Valve)	\$ 605-705
Tub (Steel; Waste & Overflow)	\$ 685-985
Kitchen Sink with D/W and Disposal Hookup (Single Bowl Stainless Kingford)	\$ 485-685
Electric Water Heater (40 Gallon Electric)	\$ 480-550
Washing Machine Box Connection	\$ 160-260
Solar Energy Panel, Disconnect and Reconnect	\$ 370-470
<p>Job conditions such as demolition damage to existing pipes, the volume of houses repaired on a particular occasion and at a particular area, and coordination with other trades may affect the above prices.</p>	
HVAC – Labor and Materials:	
<p>Air conditioner compressor, air handler, ducts (no heat pumps), minimum SEER 12, with heat strips, but no heat recovery unit, \$2.40-3.50 per sq. ft. of house living area.</p>	
<p>Insulation R30 in attic, blanket or blow-in \$1.40 to \$2.00 per sq. ft.</p>	
Dry Wall:	
<p>5/8 inches or 1/2 inch ceiling or wall, taped complete and finished, ready to paint, labor and materials \$1.85-3.00 per sq. ft. of ceiling and wall surface. (Greenboard and specialty plaster more.)</p>	
Trim:	
<p>Labor and materials, \$1.75-3.00 per lineal ft. of molding; covers all trim, casting, molding, etc., no doors, paint grade.</p>	
Painting, Two coats:	
<p>\$.63 - .90 per sq. ft. of painted area.</p>	
Cementitious Coating:	
<p>Scratch and finished coats over masonry walls, \$24-36 per sq. yard wall area, labor and materials, 1/2 inch thick. Over metal lath, \$35-45 per sq. yard, labor and materials, including lath, 7/8 inch thick</p>	
Floor Tile, Ceramic:	
<p>\$7-12 per sq. ft. for moderately priced tile</p>	

Wall Tile:
Labor: \$6-12 per sq. ft. for moderately priced tile
Floor Covering:
\$3.00-4.00 per sq. ft., sheet vinyl, builder's grade, labor and material
\$2.00-4.00 per sq. ft., carpet, builder's grade with 60 ounce pad, labor and materials
Cabinets (assumes particle board with melamine. Wood cabinets increase cost):
\$135-305 per linear ft., includes upper and lower cabinets and counter tops (laminated), labor and materials
Interior Doors:
Hollow core luan or 6-panel masonite, 1 3/8 inch thickness prehung painted or stained with passage set installed, \$145-210, labor and materials, no painting
Garage Doors:
Metal only, non insulated, labor and materials installed 9 x 7 feet, \$500-835
16 x 7 feet, \$850-1,100
Windows 3x4 feet, Builder's Grade, single pane, non-insulated, tempered, clear glass, extruded aluminum frame: \$140-240
Prices are window only; labor to set is included in the framing cost above
Sliding Glass Doors:
Builder's grade, single pane glass, tempered 6 feet x 6 feet 7 inch anodized metal frame, \$485-700, door only prices are door only; labor to set is included in framing cost above
Exterior Doors – Builder Grade:
3 feet x 6 feet 8 inch metal with one window, prehung \$245-400
Double front door, no window in door, \$675-900
Prices are door only, labor to set is included in framing cost above
Demolition:
Dumpster – 10 yd - \$225-310; 20 yd - \$380-485; 30 yd - \$450-500. All prices include hauling and tipping fees.
Demolition Work:
\$2.00-3.75 per sq. ft.
Construction Clean-Up: Includes inside and outside work
\$.20-.35 per sq. ft. of repaired area being cleaned.
Screen Enclosure (Assumes concrete pad in place):
Extruded (painted aluminum box beam frame, fiberglass screening, \$5-12 per sq. ft. of enclosure, labor and materials, includes gable or mansard (assumes 800 to 1000 sq. ft. enclosure, maximum span 25 feet. Larger enclosures will raise per sq. ft. cost.)
Exterior Siding:
T1-11, 4 x 8 plywood siding per sheet used - \$64.00-100.00
Aluminum Facia & Soffit:
Assumes sub-facia structure is present & no repairs are needed. \$8.15-\$14 per linear ft., based on 24" depth or perforated soffit material, 6" smooth facia, labor & materials
Aluminum gutter:
6" seamless, downspouts as needed. - \$4.00-6.00 per linear ft. of gutter & downspout measurements