**Estimating Repair Costs**

Basic Labor and Materials Costs for Common Repairs

Cincinnati, Ohio Prices

*Last updated 08/2022*

Note: These are CINCINNATI prices and are general guidelines only. Be cognizant that more complicated jobs – for instance, steep roofs or drywall that needs special cuts because the room in unusually shaped – can increase the cost per job.

Note: Don’t let the note above stop you from making offers! With an inspection contingency, you can always bring in a pro to give you estimates once the offer is accepted!

Note: There can be a significant difference in the costs for doing a “rental” level repair/rehab versus the costs for doing a “retail” level renovation. Make sure you understand the local norms for each type of property in your area. These costs reflect some of those differences.

**Exterior Carpentry METRIC RETAIL RENTAL**

Porch railing per 6’ section $ 200 $ 200

Replace bandboard per 12’ section $ 750 $ 750

Replace clapboard per board foot $ 7 -12 $ 7-12

Wood porch per square foot $ 25 +up $25+up

Replace porch support each $75 – 100 $75-100

Replace wood trim per linear foot $ 5 $ 5

Replace fascia per linear foot $ 5 $ 5

Wood fence per linear foot $ 25 $ 12

Chain link fence per linear foot $ 20 $ 20

**Concrete Work**

Sidewalks per square foot $ 5 $ 5

Stairs per stair $ 60 $ 60

Driveways per square foot $ 6 $ 6

Driveways - Asphalt per square foot $ 6 $ 6

Concrete porch per square foot $ 25 – 30 $25-30

Retaining wall per square foot face $ 40 $ 40

Brick Tuckpointing per linear foot $ 10 $ 10

**Painting – Exterior**

Scraping, prepping, primer, paint per square foot $ 2.50 $ 2.50

Minor prep, paint per square foot $ 1.50 - 2 $1.50-2

Paint Foundation per square foot $ 1.50 $ 1.50

**Siding (installed with insulation and wrapping)**

Vinyl, stock colors, medium grade per square $ 400 $ 250

Additional Stories per square additional $ 50 $ 50

Hardieboard per square $ 600 N/A

Replace missing siding per linear foot $ 6 $ 6

Aluminum Wrap per linear foot $ 12 $ 12

**Garage Doors**

8’ x 7’ Garage Door each $1,050 $1,050

9’ x 7’ Garage Door each $1,150 $1,150

16’ x 7’ Garage Door each $1,800 $1,800

Garage door opener each $ 400 $ 400

**Roofing**

Tear off and disposal per square per layer $ 150 $ 150

New decking per 4 x 8 sheet $90 –100 $90-100

New fiberglass shingles (dimensional) per square $ 200 $ 200

Each additional story after 1st per square $ 50 $ 50

3 tab shingles instead of dimensional job N/A $ -300

Rafter ends each $ 7 $ 7

Chimney repair each $ 600 $ 600

**Gutters and downspouts (aluminum, seamless, installed)**

One story house per linear foot $ 8 $ 8

Additional story per foot $ 1 $ 1

Box gutter repair per linear foot $10 – 12 $10 – 12

Soffit Repair per linear foot $ 5 $ 5

**Insulation**

Batt Insulation per square foot $ 2.00 $ 2.00

Blown in Insulation per square foot $ 1.50 $ 1.50

**Yard and Landscaping**

Minor Cleanup job $ 200 $ 200

Major Cleanup job $ 500 + $ 500+

Landscaping job $1k–5k $ 500

**Dumpster Rental**

30 cubic yard each $ 550 $ 550

**Furnace (Gas forced air, 92% efficiency, installed, minimal ductwork)**

80,000 btu up to 1000 sf, 9 ft ceilings $2,500 $2,500

100,000 btu up to 2000 sf, 9 ft ceilings $3,000 $3,000

120,000 btu up to 3000 sf, 9 ft ceilings $3,200 $3,200

Heat Pump system $6,800 $6,800

Boiler unit system $ 5-6k $ 5-6k

Ductwork per linear foot $ 6 – 8 $ 6 - 8

Clean and service furnace and A/C system $ 250 $ 250

**Central Air Unit (installed)**

2.5 ton up to 2000 sf, 9 ft ceilings $3,000 $3,000

3 ton up to 3000 sf, 9 ft ceilings $3,300 $3,300

Window units each $ n/a $ 300

**Plumbing**

Copper ½ inch – basic one-story job $4,000 $4,000

Additional story job $2,500 $2,500

Plaster and Lathe retrofit job $$$ $$$

Pex – basic one-story job $2,250 $2,250

Additional story job $1,250 $1,250

**Well**

Inspection system $ 250 $ 250

Replacement system $ 5-25k $ 5-25k

**Soil Stacks**

Basic one story each $1,500 $1,500

Basic two story each $1,000 $1,000

Sewer Lines (simple replace) job $4,000 $4,000

**Septic System**

Inspection system $ 250 $ 250

Replacement system $30-40k $30-40k

**Rewiring**

New service (if not covered by elec co) job $1,500 $1,500

Replace weatherhead job $ 600 $ 600

New 200 amp panel & breakers job $2,500 $2,500

Rewire single story house job $5,500 $5,500

Single story – per device job $ 60 $ 60

Second story – per device job $ 100 $ 100

**Hot Water Heater (installed)**

40 gallon gas each $1,000 $1,000

40 gallon electric each $1,100 $1,100

50 gallon gas each $1,200 $1,200

50 gallon electric each $1,300 $1,300

75 gallon gas each $1,300 $1,300

75 gallon electric each $1,500 $1,500

Instantaneous each $ 500 - $2,000

**Foundation and Structure**

Stabilize foundation per pier $ 600 $ 600

Tear out and replace job $ 15-30k $15-30k

Sister in joists each $ 90 $ 90

Sump pump and crock each $1,250 $1,250

“Scuba” foundation drain system per linear foot $ 100 $ 100

**Windows (Vinyl, double hung, installed)**

Up to 99 united inches each, average for whole house $ 350 $ 300

Over 99 united inches per additional inch $ 1 $ 1

Exterior wrap in aluminum per window $ 20 $ 20

Glass Block each $ 150 $ 150

**Doors (installed)**

Prehung interior 6 panel Masonite each $ 250 $ 250

Prehung interior 6 panel solid wood each $ 275 $ 275

Install by-pass doors pair $ 225 $ 225

Prehung exterior “leaded” (front door) each $ 650 $ 650

Prehung exterior 9-lite (back door) each $ 450 $ 450

Prehung exterior plain (basement) each $ 325 $ 325

“Bilco” door each $1,250 $1,250

**Drywall**

Hung, taped, finished to paint ready per 4’ x 8’ board $65 – 85 $65-85

Additional charges may apply if strange layouts, curves, etc.

**Interior Painting**

Prepared wall surface per room $ 500 $ 400

Light patching per room $ 600 $ 500

Heavy scraping / patching per room and up $ 700 $ 600

Typical 6 room, 3 bedroom, 1 bath $4,500 $3,000

Repaint (same colors) $3,500 $2,500

**Kitchen Cabinets**

Oak front, plywood sides per linear foot of base cabinets $ 400 $ 350

All wood per linear foot of base cabinets $ 500 $ 400

Custom per linear ft of base cabinets $ 600+ N/A

Paint the existing cabinets job $1,000 $1,000

**Counter Tops (Laminate, stock colors/styles, installed)**

No cuts or corners per linear foot $ 40 $ 40

Per mitre cut each $ 60 $ 60

Per endcap (finished edge) each $ 15 $ 15

Granite per square foot $ 45+ N/A

**Appliances**

Fridge each $1,600 $ 200

Stove each $ 600 $ 175

Microwave each $ 250 $ 125

Dishwasher each $ 450 $ 150

Range Hood each $ 150 $ 75

4 piece set White/Black set $2,700

**4 piece set Stainless Steel set $3,200**

**Bathroom**

Gut and rebuild job $ 7,000 $5,000

Update job $ 2,000 $1,500

**Carpet (installed with padding)**

Low Grade (commercial type) per square foot N/A $ 1.10

Medium Grade per square foot $ 3.00 $ 1.75

High Grade per square foot & up $ 3.50+ N/A

**Ceramic Tile Flooring**

Tile with hardibacker or cement board per square foot $ 10 $ 10

“Allure” vinyl tile per square foot N/A $ 3.50

LVT Luxury Vinyl Tile per square foot $ 6 $ 6

**Hardwood Flooring**

Sand and Refinish existing per square foot $2.50 – 4 $2.50 - 4

Install new, sand and finish per square foot $12 – 14 $12-14

Prefinished laminates per square foot and up $ 6 + up $ 3+up

Paint over wood floors per square foot N/A $ 1

**Termite Treatment**

Abatement job $1,500 $1,500

Tenting job $2,000 $2,000

**Millwork**

Door and window casing per linear foot $ 4 $ 3

Baseboard and shoe mold per linear foot $ 4 $ 3

**Remediation (can vary wildly)**

Mold job $2,500 $2,500

Asbestos job $2,500 $2,500

**Miscellaneous Factor**

3% of ARV for a light rehab, up to 10% (or more) for a major rehab, or one where there are likely to be a lot of gotcha’s involved.

For properties which have been vacant for over a year, have gone unheated through a winter, etc…we use a minimum 10% miscellaneous factor.

**If you use a General Contractor, expect to add 10 to 20% to these prices.**

*A special Thank You to Cincinnati rehabbers Joe Davidson, Eric Kottner, Diane Sweeney and Rebecca Sequeria for their input in updating these costs in this challenging environment.*