**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.*