

# Major Item Cost

## Most Common Major Components

## Estimated Cost—Labor Included

Windows	\$300 each
Electric	\$1,500 Panel Box
Misc.	20% of the Total Major Components
Kitchen	\$5,000—\$6,000 Includes cabinets, granite counters, plumbing and stainless steel appliances.
Baths	\$1,500 Gutted
Wood	Case By Case
Tile	\$5 per sq. ft.
Carpet/Hardwood Refinish	\$2.00 per sq. ft.
Roof	\$6,000—\$8,000 to Remove & Replace
A/C—Heat	\$3,000—\$3,500 Central Heat & Air
Paint	\$4,000—\$5,000 Interior & Exterior
Plumbing	Case BY Case—Usually Simple Repairs

## Additional Components

<b>Basement</b>	Case By Case
<b>Foundation</b>	Case By Case – Usually Less Than Appears
<b>Garage Doors</b>	\$500 Single/\$1,000 Double – Without Opener
<b>Pool</b>	\$3,000—Vinyl Liner Or Repaint And \$700 For New Equipment
<b>Driveways</b>	\$4 per sq. ft. Asphalt & \$5 per sq. ft. Concrete
<b>Septic/Drain Field</b>	\$7,000—\$9,000

## Notice

These numbers are based on a 1,200 square foot single story house and must be adjusted upward as size increases. It would be reasonable to assume a 50% increase in total repair cost if the house is 1,800 square feet (50% larger).

# Miscellaneous Repair List

## Interior

Mini Blinds  
Glass  
Doors And Hardware  
Light Fixtures  
Wall Repair  
Wallpaper  
Ceiling Fans  
Range Hoods  
Faucets  
Minor Plumbing  
Shower Curtains  
Medicine Cabinets  
New Plugs & Switches  
Electrical Switch Plates  
Broken Tiles  
Minor Repairs  
Hot Water Heater  
Molding

## Exterior

Screens  
Landscaping  
House Numbers  
Mailboxes  
Minor Wood Repair  
Termite Treatment  
Roof Repair  
Gutters  
Trash Removal  
Outbuildings  
Pavement Repair

Do not try to estimate these items individually. This list serves only as a guideline of items we classify as miscellaneous. Usually the miscellaneous estimate will fall between 15 – 20% of all other repair costs. This is strictly case by case.