



# Home Mender

## price guide





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General Maintenance rate	\$75
Anything done under the home is a minimum	\$250
Anything done in the attic is a minimum	\$125

Tasks that are not priced are done at general maintenance rate.

Prices listed are for labor charge only.  
Material charge = Material cost + 30%

## Cabinets

kitchen	\$ 2X cost of cabinets, before markup
medicine	\$50
bath wall mount	\$50
vanity cabinet only	\$200 24" \$250 30" \$300 36"

## Caulking

remove caulk from tub and apply new.	\$75
Caulk counter tops and sink tops	\$50 lot
caulk exterior windows 1 story	\$50 per
caulk exterior windows 2 story	\$75 per

\*All service calls have a minimum charge.  
Include travel time, fuel expense and tolls if applicable.  
\$75 - \$100

## Countertops laminate

\$ 2X cost of countertops after mark up includes demo

## Decks replacement

1 board	\$85
2 boards	\$150
3 boards	\$200
4-5 boards	\$225
6-8 boards	\$275
each additional	\$35 per
seal deck	\$200
stain deck	\$ hourly





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### Doors

install single exterior entry door	\$400
install split jamb door	\$175
hinge and install slab door	\$125
install slider door	\$600
install sliding screen door	\$100
replace doorknob	\$ 25
replace lockset ( knob/deadbolt)	\$ 50
replace weatherstripping	\$ 50
replace sweep ( bottom side)	\$115
replace sweep ( face screwed)	\$ 50
install bifold door	\$125
\$250 set	
install slider closet door	\$140
\$280 set	
replace storm door	\$175
replace door closer	\$50

### Drywall and repair

apply patch and skim	\$100
skimcoat small	\$75
skimcoat large	\$125
replace small drywall approx -2x2	\$125
replace large drywall area 4x4	\$225

#### Drywall ceilings

repair half sheet	\$250
repair full sheet	\$400

Install luan access panel	\$35
Build and install new access panel	\$85

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### Electric

replace light fixtures	\$55
replace ceiling fan	\$125
replace chandelier	\$60
replace 2 story light	\$100
replace bath exhaust fan	\$150
replace range hood	\$150
replace outlet or switch	\$35
replace GFCI	\$50
replace ballast	\$75
Replace doorbell kit	\$75
replace doorbell button	\$25
replace garage door opener	\$250
Install over range microwave	\$150
install waterproof outlet cover	\$25
Install stove/dryer cord	\$50
replace stove/dryer outlet	\$75





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### Fencing

Install panel	\$75
install post	\$100
install and build gate	\$150
demo per panel/post	\$ 30
replace fence pickets	\$ hourly
replace gate hardware	\$25

complete fence job post and panel	\$125.00
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### Flooring

sheet vinyl floor approx. 5x6	\$250
approx. 8x8	\$400
install laminate	\$ 3 / ft
install vinyl plank	\$ 3 /ft
floor demo	\$.075 / ft
tile removed	\$1.25 / ft
tile installed	\$ 5 /ft
backer board installed	\$25 /sheet
luan installed	\$25 /sheet

### General Repairs

replace ceiling or floor registers	\$15
install towel bar/ tp holder	\$25
hang mirror	\$50
install window mini blind	\$30
Install vertical blind slider	\$75
replace furnace filter	\$25
replace pipe wrap on condenser	\$50
replace coil stove burner	\$35

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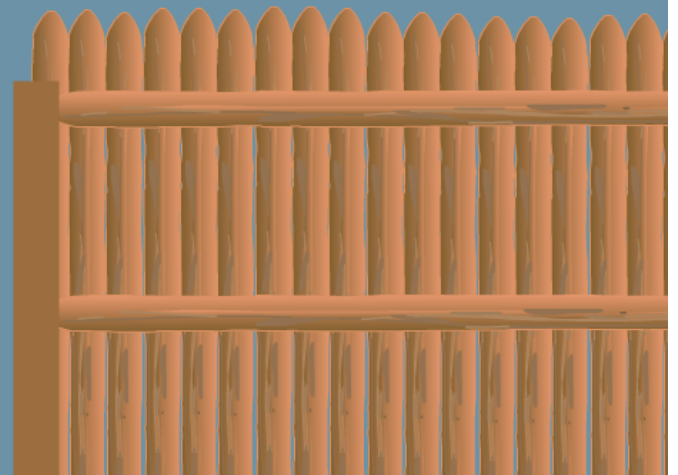
### Gutters

1 story gutter cleaning	\$150
2 story gutter cleaning	\$250
securing 1 story	\$ 85
securing 2 story	\$125
Installing downspout 1 story	\$100
installing downspout 2 story	\$125
Installing gutters 1 story	\$75/hr
Installing gutters 2 story	\$100/hr

Full gutter install	\$4.50/ft
* linear footage includes downspouts	

### Handrails

build exterior handrail	\$ 75/hr
replace interior spindle	\$45.00
Secure handrail	\$ 75/hr
Install handrail arm	\$ 25.00





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### Insulation

large area \$2 sq ft  
 small area \$50 minimum

When bidding to remove ceilings with attic above, typically all insulation needs replacing. Insulation should always be thick enough to fill wall or come to joist height in attic.

### Mailboxes

replace wall mount mailbox \$25  
 replace mailbox post \$65  
 replace mailbox, post, bracket \$125

### Mortar and Chimney

tuck pointing \$85 /hr  
 chimney crown re-coat \$250  
 Install Chimney cap ( vent diverter) \$165

### Moulding/trim

\*all moulding has vinyl equivalent if needed.

baseboard and casing \$1.50 /lf  
 crown \$3 /lf  
 shoe moulding \$1.50 /lf  
 Install new casing 3 pc \$75  
 Install new casing 1 pc \$50

### Painting

exterior painting \$75/hr  
 interior painting \$2.05 sq ft  
 Does not include ceilings. Total sq/ft of property. 2 colors (includes paint)

Paint ceiling only \$1.50 sq ft  
 Large room 10x15 walls, trim \$400  
 small room 10x10 walls, trim \$250

### Plumbing

replace kitchen faucet \$150  
 Install new kitchen sink \$150  
 replace bathroom faucet, \$125  
 replace bath sink drain assembly \$75  
 replace vanity cabinet 18" 36" 48" \$250-\$450  
 replace basket strainer \$85  
 replace trap assembly \$85  
 Replace supply lines \$10  
 replace garbage disposal \$175  
 unstick garbage disposal \$85  
 replace sprayer and hose \$35  
 Install new toilet \$200  
 replace wax ring \$65  
 install super ring (broken flange) \$50  
 replace toilet seat \$25





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### Plumbing (cont.)

rebuild exterior faucet	\$85
replace interior cut off	\$80
rebuild shower stem	\$65
replace shower stem	\$85
replace stem in faucet	\$85
replace flapper in toilet	\$25
replace fill valve	\$100
replace tank kit (all parts)	\$150
install dishwasher	\$125
unstop drain	\$90
replace tub diverter	\$50
replace shower head	\$25
Install new tub surround	\$450
remove tile tub surround	\$500
(replace drywall as needed)	\$150
(may require painting bathroom)	

### Pressure washing

one story	\$225
two story	\$325
attach a shed	\$50
walkway	\$ hourly
driveway	\$ hourly
deck (small) 10x10	\$150
deck (large)	\$ 225
fence	\$ hourly

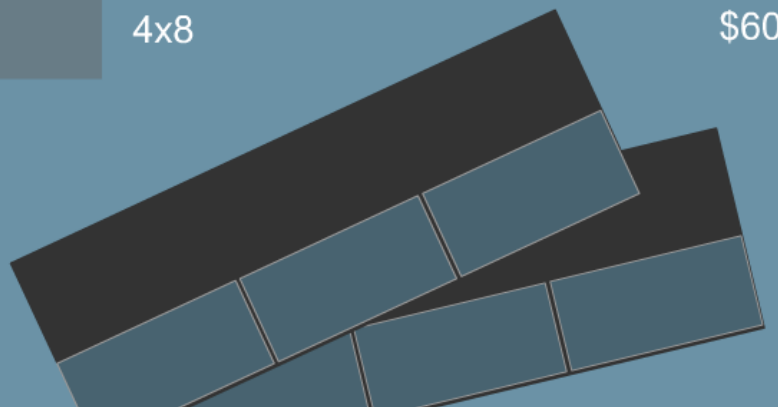
### Roofing

roof inspection	\$150
replace shingle tabs -5	\$165
replace shingle tabs -15	\$250
replace 1 pipe collar	\$175
replace 2 pipe collars	\$275
replace 3 pipe collars	\$350
replace attic power vent fan	\$300
replace attic power vent fan	\$200
replace basic attic vent	\$75
Replace sheathing	
small 2x2	\$400
large 4x4	\$750

### Rotted Wood Replacement

Exterior wood replaced needs to be caulked and painted to be complete. Price includes painting. Replacemnr wood on second floor + 50%

2' of door jamb & brick mould 7'	\$225
1 pc brick mould 7'	\$110
garage door jamb with brick mould	\$145
porch post colonial	\$200
window sill and nose	\$150
fascia/soffit (exterior trim) per board	\$100
Sub floor re-placement 2x2	\$300
4x4	\$450
4x8	\$600





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### Screens includes material

build and install new screen	\$85
re-screen	\$65
re-screen slider door l	\$90

### Shutters

\* shutters usually run 60 per pair to purchase.  
 Replacing is preferred over painting.

replace shutters 1 story	\$50
replace shutters 2 story	\$75
reinstall fallen shutter 1 story	\$85
reinstall allen shutter 2 story	\$100

### Siding

\*if more than one or two pieces, add hourly rate.  
 Add \$50 per piece if on second floor.

replace 1 pc up to 12'	\$160
replace 2 pc	\$185
replace siding corner	\$150
repair/replace soffit	\$125
replace dryer vent	\$75
add bird guard	\$25
replace j channel	\$50.00

### Smoke Detectors

Battery operated	\$15
wired	\$25

### Stairs

#### Replace exterior stairs

\* stringers and treads

3 tread	\$ 200
4 tread	\$ 250
5 tread	\$ 300

Replace attic stairs	\$ 550
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### Water Heaters

replace electric WH	\$500
replace gas WH	\$600
reroute TPR line	\$75
install pan under existing	\$250

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