

## Homebodies - Total Home Repair Master Pricing Guide

The purpose of this guide is to demonstrate an adherence to written and established pricing guidelines as a matter of policy. This guide is part of a deliberate plan to ensure fair pricing to all customers, regardless of circumstance. The prices presented here establish a framework for justifying the final price of a project; however, they do not constitute a price guarantee, as no such framework can possibly account for all the factors that affect completion of a project.

**NOTE:** This *Guide* does not constitute a low-price guarantee, only that pricing be within the range of what is considered usual and customary.

**NOTE:** This *Guide* cannot account for hidden damage, or substandard conditions, revealed after start of work. Damage is repaired at extra cost at usual and customary rates.

**NOTE:** Any circumstance requiring an assistant laborer, either to speed up the job or manage complexity, adds extra cost not already included in the *Guide*. The minimum surcharge for bringing in extra labor is \$60.

### Prevailing Labor Rates

Services	Labor Rates
1-Hr service call: Covers most individual repairs under an hour	\$75
General Maintenance and Odd Jobs: Including gutter and roof cleaning, Tree trimming, Deep cleaning anything, caulking, touch-up painting, pest control, furniture assembly, duct sealing	\$75 for the first hour \$40-60/hr flat rate from 2 <sup>nd</sup> hour to final cleanup
Minimum per-item service charge: applies mostly to items such as smoke detectors, electrical wall plates, light bulbs over 8 ft; Lubrication of valves, hinges, locks, and garage doors; Testing/resetting small devices like thermostats; water shutoff; Water pressure testing	\$18 for the first item, \$9 per subsequent item

### Labor Surcharges

Surcharges are in addition to other applicable fixed prices, or labor rates. Surcharges are rare, and apply to less than 5% of projects.

The purpose of surcharges is to compensate the me for investments in expertise, skills, and tools provided by only a small percentage of repair and maintenance services; and hazards and extra time commitments and difficulties that are not an ordinary part of the particular maintenance or repair being performed.

Attic or Crawlspace inspection (not part of another job)	\$65 surcharge
Hazardous duty: including extremely cramped conditions, extreme heat, biohazards, asbestos	\$40 surcharge
Ladder work, above 15 ft	\$65 surcharge
Ladder work, above 15 ft, rain or high winds	\$105 surcharge
Tree climbing	\$65 surcharge per occurrence
Roof work, multilevel	\$65 surcharge
Custom cutting of steel brackets, etc	\$10 surcharge
Special drilling or cutting of tile, masonry, extra thick framing, roofing materials, door locks, or specialty materials. Also includes pass-thru holes for installing pipe/wires.	\$40 surcharge
Whole house cleanup of job mess (usually applies to large homes)	\$40 surcharge
Hauling debris	\$75 surcharge

Paint matching	\$40 surcharge
Extra visit forced by the nature of the job	\$35 surcharge

### Materials Delivery Charges

The purpose of delivery charges is to compensate for expertise in finding and selecting the exact materials and components needed for the project (and NOT just what happens to be rolling around in the back of the truck!); delivering the materials damage-free; handling returns; and disposing of excess materials responsibly; and providing warrantee replacement and free installation on failed materials and components.

Home Depot in-stock items or Amazon items	\$25 min or 20% of total price, whichever is greater
Home Depot Special Orders and any non-Home Depot items	\$40 min or 20% of total price, whichever is greater
Large item delivery: applies to any fragile item or any item that is large enough to require strapping down.	\$40 surcharge
Inventory materials	\$3 minimum per item category
Caulk, spray foam, wasp spray	\$8 flat fee

### A La Carte Price Chart

After the initial hour at the fixed rate of \$75, the following charges apply.

**NOTE:** All services and repairs listed below carry a 10-year warranty on parts and labor unless otherwise stated at the time of service.

Electrical Repairs and Upgrades	Labor Rates
Replace electrical receptacle	\$60
Rewire an electrical box	\$60 plus \$40 per additional hotwire
Replace single pole electrical switch	\$40
Trouble-shooting 3-way wiring	Up to \$90
Install new electrical box, interior	\$60
Install new electrical box, exterior	\$70
Run new wire into closed framing	\$70
Run new wire across open framing	\$60 plus \$9/stud hole
Run conduit anywhere	\$150 surcharge
Replace a light fixture	\$60
Replace panel breaker	\$50
Electrical Appliance: Install/Replace	Labor Rates
Replace a ceiling fan (under 10 ft)	\$150
Replace a ceiling fan (under 15 ft)	\$185
Install attic fan	\$180
Install gable fan	\$220
Replace electric cooktop in existing cutout	\$60
Install Range Hood	\$90
Install Range Hood/Microwave (assumes customer assistance)	\$110
Wall Mount	Labor Rates
Wall Mount TV	\$90
Wall Mount Grab Bar, stair railing	\$90 first occurrence, \$60 subsequent occurrences
Wall mount art, towel rack	\$50/first occurrence, \$30/subsequent occurrences
Indoor Carpentry	Labor Rates
Install new door casing (Paint ready)	\$150
Replace damaged baseboard, 1 section (Paint to match)	\$150

Painting to match any repairs	\$60 per coat/color (2 coat minimum)
Repair Cabinet Doors/Drawers	\$150
Install attic ladder	\$350
Install access panel, gusset, or filler panel	\$40/first occurrence; \$10/subsequent occurrences
Create new rough opening in ceiling	\$300
Install window air conditioner (not including weather stripping or filler panel)	\$90
Install weather strip	\$40/hr
<b>Wallboard</b>	<b>Labor Rates</b>
Ceiling repair	\$750 minimum
Demo ceiling after water leak from upstairs	\$180
Wall repair, up to 1 sq ft (texture and paint to match)	\$350
Wall repair, over 1 sq ft (paint ready)	\$650
Install new wallboard in a garage or out-building: taped, one coat of joint compound	\$150/wall plus \$40 per cutout for electrical, plumbing, etc.
<b>Siding</b>	<b>Labor Rates</b>
Wood Siding Replacement (per wall, paint ready, cutouts extra)	\$750 minimum
Stucco Crack, pipe hole, or mailbox slot repair (no paint)	\$150 per occurrence
Stucco hole repair (up to 1 sq ft)	\$350
Stucco hole/damage repair (over 1 sq-ft)	\$650
<b>Doors</b>	<b>Labor Rates</b>
Replace exterior door handle or dead bolt	\$60 first occurrence, \$40/subsequent occurrences.
Install new door handle or dead bolt, and latch plate	\$140
Replace exterior entry door with new prehung door (paint ready)	Up to \$1,050
Replace interior door in existing frame, hollow core (paint ready)	\$80
Replace interior door in existing frame, solid core (paint ready)	\$120
Repair pocket door	\$150 minimum
Install new security screen door	\$110
Remove/demolish existing security screen door	\$90
<b>Windows</b>	<b>Labor Rates</b>
Replace window balances	\$75/first occurrence, \$40/subsequent occurrences
Replace glass (under 3ft x 4ft)	\$135
Rescreening	Up to \$135/first occurrence
<b>Plumbing - Kitchen</b>	<b>Labor Rates</b>
Replace dishwasher	\$120
Replace kitchen faucet	\$120
Replace garbage disposal	\$90
Replace entire sink drain	Up to \$250
Replace sink strainer	Up to \$60
<b>Plumbing - Bath</b>	<b>Labor Rates</b>
Replace bath faucet	\$90
Replace entire sink drain	Up to \$120
Replace bath sink, surface mount	\$180
Replace bath sink, undermount	\$250
Replace or reseal toilet	\$120
Replace shower head	\$18
Toilet: Tank-off rebuild	\$120
Toilet: Tank basic service	\$75
Tub/shower/sink Caulking	Up to \$90/caulk line
Replace shower valve cartridge	\$110
Replace faucet cartridge stems	\$90
<b>Plumbing – Other</b>	<b>Labor Rates</b>
Replace hose bibb	\$60

Replace shutoff valve	\$60
Repair pipe: copper, ABS, PVC	Up to \$80
Install Iron Gas Line, under 15 feet	\$110 plus \$6/linear foot, plus \$20 per elbow, plus \$9 per wall clamp
Install Iron Gas Line, over 15 feet	\$220 plus \$6/linear foot, plus \$30 per elbow, plus \$9 per wall clamp
Hook up gas appliance	\$60
<b>Sprinkler Repair</b>	<b>Labor Rates</b>
Repair sprinkler valve	Up to \$80
Repair sprinkler pipe	Up to \$80
Replace sprinkler heads	\$100 plus \$10 each
Install New Inground sprinkler manifold and valve box	\$225
Replace sprinkler controller	\$60
<b>Landscape Repair</b>	<b>Labor Rates</b>
Repair rotted fence post (up to 3 only)	\$90/first occurrence, \$80/subsequent occurrences
Reassemble 8-ft section of fence (up to 3 only)	\$120/section
Replace only the bottom board of fence (up to 3 only)	\$135/board
Replace redwood pavement seams	\$110 plus \$40/straight run