

HOUSE FLIPPING REHAB PRICE LIST

By Justin Williams



FLIPNERD[®]

MASTER CLASS 

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House Flipping HQ Rehab Price List

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PAINT

Interior: \$1.10 ~ \$1.80 / sq. ft. (Labor and Materials)

- 2-3 tone (labor and materials)
- Square Footage is of the house, not the wall being painted
- Texture walls = \$1 / sq. ft.
- Scrape and texture lids (ceilings) = \$1 / sq. ft. extra
- Interior Garage: \$200 - \$300 for 1 color

Exterior: \$1.10 / sq. ft. (Labor and Materials)

- Includes body, facia and eaves. Probably about \$0.55 for body and \$0.55 for eaves.
- Include extra square footage for garage at around \$200
- Only power wash: \$150
- Stucco: \$4.25 ~ \$5.50 / sq. ft.

Patios: \$400 ~ \$600

Front Door: \$80

Cabinets

- \$450 ~ \$750 for kitchen
- \$150 for bathroom
- \$300 for hallway

Drywall Patchwork: \$45 ~ \$150 (depending on size)



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FLOORING

Carpet: \$13 ~ \$16 / sq. yd. (\$1.50 / sq. ft.) (Labor and Materials)

- Demo / haul away: \$75 ~ \$125

Laminate Wood: \$2.45 / sq. ft. (Labor and Materials)

- \$1 / sq. ft. for laminate (\$1.30 ~ \$1.50 for materials)
- Underlay: \$30 / 200 sq. ft. roll or \$15 / 8 ft. transitional piece

Tile: \$4 ~ \$7 / sq. ft. (Labor and Materials)

- Labor: \$3 ~ \$5
- Material: \$1 / ceramic, \$2 for Travertine or Porcelain

Baseboards: \$1 ~ \$1.50 / linear ft. (Labor and Materials)

- 3 - 4 inch boards

KITCHEN

Granite: \$350 ~ \$450 / 9 ft. slab (Labor and Materials)

- 2 - 4 slabs / house = \$700 ~ \$1,800 / house (Labor and Materials)

Quartz: \$450 / slab (Labor and Materials)

Under-mount Sinks: \$150 (Labor and Materials)

- Do it at the same time as the granite installation

Back Splash: \$400 ~ \$500 (Labor and Materials)

- Labor: \$5 / sq. ft.
- Material: \$10 ~ \$15 / sq. ft.

Cabinets: \$3,500 ~ \$4,800 (Labor and Materials)

Appliances: \$1,100 / 3 set package (stainless steel)

- Stove: \$470 including gas line
- Dish washer: \$275 including kit
- Fridge: \$1,000
- Installation: \$50 / appliance = \$100 ~ \$200

Kitchen Recessed Lighting: \$400 ~ \$600

- \$100 / can light (Labor and Materials)

BATHROOM

Vanity: \$200 (Labor and Materials)

Under Mount Sink: \$50 (Labor and Materials)

Toilet: \$225 (Labor and Materials)

Bathtub: \$450 / new tub or \$200 / tub reglaze (Labor and Materials)

Tile Shower: \$750 ~ \$850 (Labor and Materials)

Mirror: \$65 (Labor and Materials)

DOORS / WINDOWS

Interior Doors

- Materials: \$100
- Labor: \$50
- Repair: \$25

Exterior Doors

- Materials: \$250
- Labor: \$100

French Doors: \$500 (Labor and Materials)

Garage Door: \$1,000 including motor (Labor and Materials)

Fire Door: \$250 (Labor and Materials)

Windows: \$250 ~ \$350 / window (Labor and Materials)

FIXTURES

Light Fixtures

- Flush Mount Lights: \$35 / each
- Vanity Lights: \$65 / each
- Canned Lights: \$100 / each
- Switch out outlets and light switches: \$175, \$250, \$350 (labor), \$1 / each (material)

Plumbing Fixtures

- Shower Trim Kit Valve and shower head: \$225
- Bath faucet: \$95
- Kitchen faucet: \$180

TP and Towel Bars: \$65

Ceiling Fans: \$140 / brush nickel, \$75 / white (Labor and Materials)

Blinds

- Material: \$47 ~ \$57 / each
- Installation: \$70 (small), \$85 (medium), \$100 (large)

VARIOUS: PRICE BREAKDOWN

Cleaning: \$125 ~ \$150

Landscaping: \$1,500 (Labor and Materials)

Sprinkler System: \$650 (Labor and Materials)

HVAC: \$4,800 ~ \$5,200 (Labor and Materials)

Composition Roof: \$4,500 ~ \$5,500 for comp layover, \$7,000 / tear off and layover (Labor and Materials),

- \$4 / sq. ft.

Re-Plastering Pool: \$3,000 (Labor and Materials)

Pool Equipment: \$2,000 ~ \$3,000 (Labor and Materials)

Rewire: \$25 ~ \$30 / hr = \$3,500 ~ \$3,900 (Labor and Materials)

New Plumbing (Re-Piping): \$25 ~ \$30 / hr = \$3,500 ~ \$3,900 (Labor and Materials)

Termite Repairs and Treatment

- Tenting: \$2,500 ~ \$3,500
- Local Treatment: \$300 ~ \$600
- Repairs: \$800 ~ \$1,200

Request for Repairs: \$600 ~ \$1,200

Adding Square Footage / Building: \$80 ~ \$120 / sq. ft. (or more)

Foundation: \$10,000 ~ \$15,000

Septic: \$3,500 ~ \$4,500 / new, \$600 ~ \$800 / repairs

Trash Out: \$600 on average

- \$300 ~ \$350 / truck load
- Dumpster: \$800 (\$500 / dumpster + \$300 / labor)

Tree Removal: \$250 ~ \$1,800 (depends on size)

Staging: \$2,500 / standard house

- Higher end can be \$10,000 and up

Pictures: \$150