

Rehab Cost Cheat Sheet

Fast, ballpark numbers for underwriting flips and estimating repairs on the fly.
Built to move deals forward before you ever step on site.

EXTERIOR

Roof	\$450–\$750
Pitch dependent	PER SQUARE
Siding	\$900–\$1,200
	PER SQUARE
Windows	\$500–\$700
	PER WINDOW

SEPTIC / WELL

New Septic Tank	\$10,000–\$25,000
Leach Field	Highly variable
Soil & permitting dependent	
Well Pump	~\$3,000
	AVERAGE

MECHANICAL / SYSTEMS

Furnace	\$8,000–\$15,000
HVAC	\$6,000–\$12,000
Under 2,000 sq ft; higher for larger or zoned homes	
Electrical	\$5–\$10
	PER SQ FT
Plumbing	\$5–\$8
	PER SQ FT

INTERIOR RENOVATIONS

Kitchen Remodel	\$100–\$600
Basic to high-end	PER SQ FT
Bathroom Remodel	\$80–\$500+
	PER SQ FT
Flooring	\$12–\$30+
Material & subfloor dependent	PER SQ FT

PAINT & FINISHES

Interior Paint	\$400–\$500
	PER ROOM
Cabinet Spraying	\$3,000–\$4,000