



Mesa Properties Expected Vendor Charges List

Job	Low	Average	High	Notes	
Carpet	\$2	\$2.5	\$3	*Per sqft (Min for just a room would be \$500-\$600)	
Vinyl Plank	\$6.5	\$7.3	\$8	*Per sqft	
Paint	\$1.70	\$2.25	\$2.50	*Per sqft (Materials for a small 1200sqft house would be \$500)	
50 Gallon Water Heater	\$1,500	\$1,850	\$2,200	Labor and material. Use Bradford White or AO Smith	
40 Gallon Water Heater	\$1,399	\$1,698	\$1,900	Labor and material. Use Bradford White or AO Smith	
Garbage Disposal	\$300	\$375	\$475	Labor and material	
Mainline Backup	\$250	\$300	\$350	Simple snake - Can be more if they go up on the roof	
Install 2 way clean out	\$1500	\$1650	\$1800	Can be more if concrete work is involved	
House Cleaning	\$35	\$43	\$50	*Per man-hour (\$275 minimum charge)	
Carpet Cleaning	\$200	\$300	\$400	More if there are stairs,	

Job	Low	Average	High	Notes	
				urine, or repairs.	
Window Cleaning	\$175	\$225	\$350	Depends on the size of the house.	
Handyman Trip Charge	\$80	\$103	\$130	Basic trip charge with 30 min of work.	
Plumbing Trip Charge	\$150	\$168	\$185	Basic trip charge with 30 min of work.	
General Contractor Trip Charge	\$100	\$125	\$150	Basic trip charge with 30 min of work.	
Water Pressure Regulator	\$450	\$650	\$700	Varies based on job. Consider replacing the shut off valve and hose bib at the same time.	
Dishwasher Replacement	\$600	\$700	\$800	For standard dishwasher	
Stove Replacement	\$700	\$800	\$900	For standard stove	
Sprinkler Valves	\$100	\$113	\$125	Material and labor	
Seasonal Swamp Cooler Service	\$100	\$113	\$125	More if there is no cover.	
Pool Cleaning	\$125	\$155	\$185	Monthly service	
Window Retrofit	\$500	\$600	\$700	Normal sized window	
Sliding Glass Door Retrofit	\$1,900	\$2,050	\$2,200	Can be more if flooring is affected.	
Garage Door Opener Replacement	\$550	\$600	\$650	Material and labor	

Job	Low	Average	High	Notes	
Garage Door Replacement	\$950	\$1025	\$1100	Just the door. No tracks or opener.	
Garage Door Tension Spring	\$250	\$300	\$350	Just the spring	
HVAC Run Capacitor	\$285	\$318	\$350	Materials and labor - includes trip charge	
HVAC Service Fee	\$85	\$90	\$95	Trip charge	
Tankless Hot Water Heater Flush	\$125	\$175	\$225		
Tankless Hot Water Heater Replacement	\$3200	3800	\$4400		
Baseboard Replacement	\$8	\$10	\$12	*Per linear foot - For >50 feet.	
2" Faux Wood Blinds	\$150	\$175	\$225		
1" metal blinds	\$100	\$112	\$125		
Toilet Replacement	\$350	\$450	\$550		
Kitchen Faucets	\$275	325	\$375	Consider replacing shut off valves	
Bathroom Faucets	\$275	325	\$375		
Septic Pump	\$300	\$450	\$600		
Electrician Service Fee	\$100	\$125	\$150	Trip charge and 30 min. of work	