

**HAYWOOD COUNTY, NORTH CAROLINA**

**LABOR AND MATERIAL RATES**

**2011 REAPPRAISAL PROJECT**

**LABOR RATES ESTIMATES – HAYWOOD COUNTY, NORTH CAROLINA**

Employment Security Commission of NC  
www.ncesc.com

**DATE:** 08-16-2010

Brick/Stone Mason	\$11.25 to \$16.96 per hour
Concrete/Terrazzo Finisher	\$9.33 to \$17.88 per hour
Carpenter	\$9.31 to \$16.88 per hour
Electrician	\$9.54 to \$18.64 per hour
Laborer, General Building	\$7.78 to \$12.00 per hour
Painter /Paperhanger	\$7.55 to \$13.16 per hour
Floor Layer	\$8.50 to \$14.28 per hour
Plumber/Fitter	\$10.54 to \$16.56 per hour
HVAC Mechanic/Installer	\$9.69 to \$15.00 per hour
Drywall Installer	\$7.68 to \$13.76 per hour
Roofer	\$7.90 to \$12.89 per hour
Grader/Dozer/Scraper Operator	\$8.82 to \$17.00 per hour
Laborer, Landscaper	\$5.76 to \$16.70 per hour
Insulation Installer	\$7.26 to \$16.00 per hour

**\*\*All estimated rates are per hour.**

**Source: North Carolina Employment Security Commission-Labor Market Information Division.**

**Source: United States Department of Labor-Bureau of Statistics.**

**All wage estimates are for Asheville-Waynesville-Hendersonville Metropolitan Statistical Area and range between entry level and experienced workers.**

**MATERIAL TYPE:** Lumber

**DATE:** 08-16-10

**DEALER:** Lowe’s Home Centers, Inc  
Waynesville

**PHONE:**

**DESCRIPTION:**

Dimensional Lumber

2” x 4” x 8’	\$ 2.62 (each)	2” x 8” x 8’	\$ 5.77 (each)
2” x 4” x 10’	\$ 3.86 (each)	2” x 8” x 10’	\$ 7.66 (each)
2” x 4” x 12’	\$ 4.77(each)	2” x 8” x 12’	\$ 9.37 (each)
2” x 4” x 16’	\$ 6.22 (each)	2” x 8” x 16’	\$ 12.01(each)
2” x 10” x 8’	\$ 7.96 (each)	2” x 6” x 8’	\$ 5.09 (each)
2” x 10” x 10’	\$ 10.81(each)	2” x 6” x 10’	\$ 6.05 (each)
2” x 10” x 12’	\$13.63 (each)	2” x 6” x 12’	\$ 7.25 (each)
2” x 10” x 16’	\$16.39 (each)	2” x 6” x 16’	\$ 9.68 (each)

Roofing

Roofing Felt	\$16.25 (per roll)
Roll Roofing	\$31.86 (per roll)
Fiberglass Shingles	\$17.75 (per bundle)
Fiberglass Shingles	\$18.95 (per bundle)

Sheetrock

3/8” x 4’x 8’	\$ 6.51 (per sheet)
1/2” x 4’x 8’	\$ 6.51 (per sheet)
1/2” x 4’x 12’	\$9.78 (per sheet)

Roof Sheathing

1/2” x 4’x 8’ OSB	\$ 6.47 (each)
1/2” x 4’x 8’ Plywood	\$16.97(each)

Exterior Siding

Vinyl	\$64.60 (per square)
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Windows – Double Hung (Vinyl)

36” x 38”	\$179.00
24” x 38”	\$150.00
32” x 38”	\$172.00
32” x 54”	\$202.00
36” x 54”	\$208.00

Interior Doors (Masonite)

24” x 80”	\$59.00
28” x 80”	\$61.00
30” x 80”	\$63.00
32” x 80”	\$65.00
36” x 80”	\$67.00

Exterior Doors

32” Steel	\$139.00
36” Steel	\$139.00
32” 9 Lite	\$188.00
36” 9 Lite	\$188.00

**MATERIAL TYPE:** Brick**DATE:** 08-16-2010**DEALER:** Touchstone  
Clyde**PHONE:** (828) 627-0657**DESCRIPTION:**

Regular or Standard (Base Price)

2 1/4" x 3 1/4" x 8" Common (back-up)

\$385 (per thousand)

2 1/4" x 3 1/4" x 8" Face (red)

\$420 (per thousand)

Standard Antiques

2 1/4" x 3 1/4" x 8" Buff

\$456 (per thousand)

2 1/4" x 3 1/4" x 8" White

\$420 (per thousand)

2 1/4" x 3 1/4" x 8" Grays

\$420 (per thousand)

Utility or Jumbo (Warehouse Construction)

4" x 4" x 12" Red Finish

\$830 (per thousand)

4" x 4" x 12" Sand Finish

\$830 (per thousand)

Paving or Patio Brick

1 5/8" x 4" x 8" Red Series

\$400 (per thousand)

Oversized (Closure Brick)

3 1/4" x 3 1/4" x 8"

\$750 (per thousand)

**MATERIAL TYPE:** Heating and Air Conditioning

**DATE:** 08-16-2010

**DEALER:** 3<sup>rd</sup> Tradition Heating and Cooling  
3741 Pisgah Drive, Canton

**PHONE:** (828) 648-4450

**DESCRIPTION:**

Residential Heating and Cooling; prices are based on a 1300 square foot dwelling	
13 - SEER Rating with Duct System	\$6,800 (per job)
Heating Only	\$5,000 (per job)
Monitor	\$2,500 To \$2,600 (per job)
Tank for Monitor	\$1,000
Geothermal	\$28,000 to \$40,000 (per job)
Commercial Heating and Cooling	
Typical Retail or Office	\$4,000 to \$5,000 (per ton)
Motel and Hotels	
Wall Unit – Heating and Cooling	\$2,000 (per ton)
Industrial Suspended Heaters	
Gas Unit (150,000 BTU)	\$4,000 (per unit)
Industrial Air Condition	\$4,000 to \$5,000 (per ton)

**MATERIAL TYPE:** Plumbing - Medium Quality

**DATE:** 08-16-2010

**DEALER:** Villazon Plumbing  
53 County RD, Waynesville

**PHONE:** (828) 454-0642

<b>DESCRIPTION:</b> Typical Items – Per Fixture	Residential	Commercial
Commode with trim/hardware (white)	\$225	Special Order
Shower Stall with trim/hardware (4')	\$600	Special Order
Bathroom sink with trim/hardware	\$200	Special Order
Tub with trim/hardware	\$600	Special Order
Kitchen sink with trim/hardware	\$285	Special Order
Water Heater 40 gallon electric	\$330	Special Order

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**MATERIAL TYPE:** Wells

**DATE:** 08-16-2010

**DEALER:** Fergusons Well & Pump, LLC  
2731 New Leicester Hwy, Leicester, NC

**PHONE:** (828) 258-8496

**DESCRIPTION:** Typical Residential Well Installation

6 Inch Drilled Well (includes pump and labor)	\$4,412 (per 200 feet)
Over 200 Feet	\$9.00 (per foot)

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**MATERIAL TYPE:** Septic Service

**DATE:** 08-16-2010

**DEALER:** JKC Enterprise  
Waynesville

**PHONE:** (828) 734-6988

**DESCRIPTION:** Typical Septic Tank Installation

1000 Gallons with 2 – 100 Feet Lines Effluent Reduction Field System	\$3,500 (each)
1000 Gallons with 3 – 100 Feet Lines Reduction System	\$3,500 (each)
1500 Gallons with 3 – 100 Feet Lines Reduction System	\$4,000 (each)

**MATERIAL TYPE:** Carpet and Vinyl Floor Cover

**DATE:** 08-16-2010

**DEALER:** Mohawk Color Center Store

**PHONE:** (828) 926-5582

**DESCRIPTION:**

Residential Carpet

Average Quality with/Pad – Installed

\$18.80 to 24.00 (per square yard)

Excellent Quality with/Pad – Installed

\$24.00 to 35.00 (per square yard)

Vinyl Floor Cover (No Wax)

Average Quality – Installed

\$ 8.00 to \$26.00 (per square yard)

Excellent Quality – Installed

\$26.00 to \$40.00 (per square yard)

Commercial Carpet

Average Quality without/Pad – Installed

\$ 6.20 to \$16.00 (per square yard)

Excellent Quality without/Pad – Installed

\$16.00 to \$25.00 (per square yard)

Apartment Carpet

Average Quality by the Roll – Installed

\$6.20 to \$16.00 (per square yard)

Hardwoods

Average Quality

\$ 7.00 to \$ 8.90 (per square foot)

Excellent Quality

\$ 9.00 to \$21.50 (per square foot)

Installation

Typical Cost – Carpet and Vinyl

\$4.90 to \$8.00 (per square yd)

**MATERIAL TYPE:** Asphalt Paving

**DATE:** 08-16-2010

**DEALER:** WNC Paving  
2241 Allen's Creek Rd, Waynesville

**PHONE:** (828) 452-5826

**DESCRIPTION:**

Residential Paving:

4"Crushed Stone Base (or equal) with 2" asphalt paving

\$2.80 (per square ft)

Commercial Paving:

8"Crushed Stone-2in" Binder-2in" Topcoat

\$3.90 (per square ft)

**MATERIAL TYPE:** Concrete

**DATE:** 08-16-10

**DEALER:** Southern Concrete Material  
201 Boundary St, Waynesville

**PHONE:** (828) 456-9048

**DESCRIPTION:**

2500 PSI Concrete	\$ 96.75
3000 PSI Concrete	\$ 99.75
3500 PSI Concrete	\$102.75
4000 PSI Concrete	\$105.75
4500 PSI Concrete	\$108.75
5000 PSI Concrete	\$111.75
3000 Mayco Pump Grout	\$109.75
ASTM C476 Grout	\$115.75
Flowable Fill	\$ 80.75

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Additional Costs added to above rates

3/8" Stone	\$10.00
Straight Cement Mixes	\$3.00
Polypropylene Fiber 1 lb	\$5.00
Polypropylene Fiber 1.5 lb	\$7.00
Coolcrete	\$2.00
Retarder	\$2.00
Accelerator Non-Chloride 1%	\$5.00
Accelerator Non-Chloride 2%	\$10.00
Accelerator Non-Chloride 3%	\$15.00
Accelerator Chloride 1%	\$2.50
Accelerator Chloride 2%	\$3.50
Accelerator Chloride 3%	\$4.50

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Environmental Fee (per load)	\$10.00
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**MATERIAL TYPE:** Swimming Pools

**DATE:** 08-16-2010

**DEALER:** Asheville Pool & Patio

**PHONE:** (828) 256-6233

**DESCRIPTION:** In-Ground Vinyl Swimming Pools

14' x 28'	\$21,000	18' x 36'	\$28,000
16' x 32'	\$24,000	20' x 40'	\$32,000

**PRICES INCLUDE:**

Pump  
SS Ladder  
Filter  
Test Kit  
Auto Chlorinator  
Maintenance Kit  
Walk-in Steps w/Rails  
Light 12V/300W  
Electric to Box  
Electric to Box w/Light

**LIMITED WARRANTY:** Pump, Filter (Parts & Labor) 2 Years  
Liner Seams 10 Years  
Pool Walls 50 Years

**REMARKS:** Prices are subject to changes without notice.

**MATERIAL TYPE:** Metal/Steel Buildings

**DATE:** 08-16-2010

**DEALER:** Buyer Zone

**PHONE:** (888) 393-5000

**DESCRIPTION:** Rigid Steel Frame Buildings

30' x 60' x 10'

Basic Building Range through Contractor

\$16.00 to \$20.00(per SF)

Warehouse/Industrial Construction

Cost Range through Contractor

\$20.00 - \$45.00 (per SF)

Office/Institutional Construction

Cost Range through Contractor

\$65.00 - \$100.00 (per SF)

\*\*All cost ranges are based on typical construction methods and code specifications

**SUPPLEMENTAL SOURCES**

Services offered by Marshall and Swift have been used as supplemental sources where primary data that has been collected and analyzed in the Haywood County market could not be obtained. Marshall and Swift have been recognized nationally as a reputable source of valuation relative data to appraisers, assessors, and insurers for over 70 years.

Marshall Valuation Service has been used to help defined cost schedules and standards for commercial, industrial, and rural improvements. The Residential Cost Handbook has been used to help define and establish the cost schedules and standards for residential improvements.

Marshall and Swift services will be used to assist with improvement types not covered within the scope of these schedules should the need arise. All such services will be modified to conform to the effective date for these schedules of January 1, 2011.