

# Plan the work. Skip the guesswork.

A planning companion for property managers. Twelve service categories, six pricing drivers, and the operating model that ties it together.

DOC  
Property Maintenance Budget  
Planning Guide

AUDIENCE  
PMs · Operators · Owners

COVERAGE  
12 service categories

FORMAT  
Illustrative · Not a quote

01 Reduce friction in budget approval cycles.

02 Set buyer expectations without overcommitting.

03 Accelerate onboarding & first WO submission.

04 Support sales & portfolio conversations.

*Plan  
with  
signal.*

03  
Using This Doc

## A pricing guide, not a price list.

Use the ranges to anchor planning conversations. Don't paste them into a contract.

### This guide exists to —

- Support budget cycles with grounded expectations
- Improve portfolio-level planning
- Accelerate onboarding to first WO
- Frame sales conversations with stakeholders

IMPORTANT / READ THIS

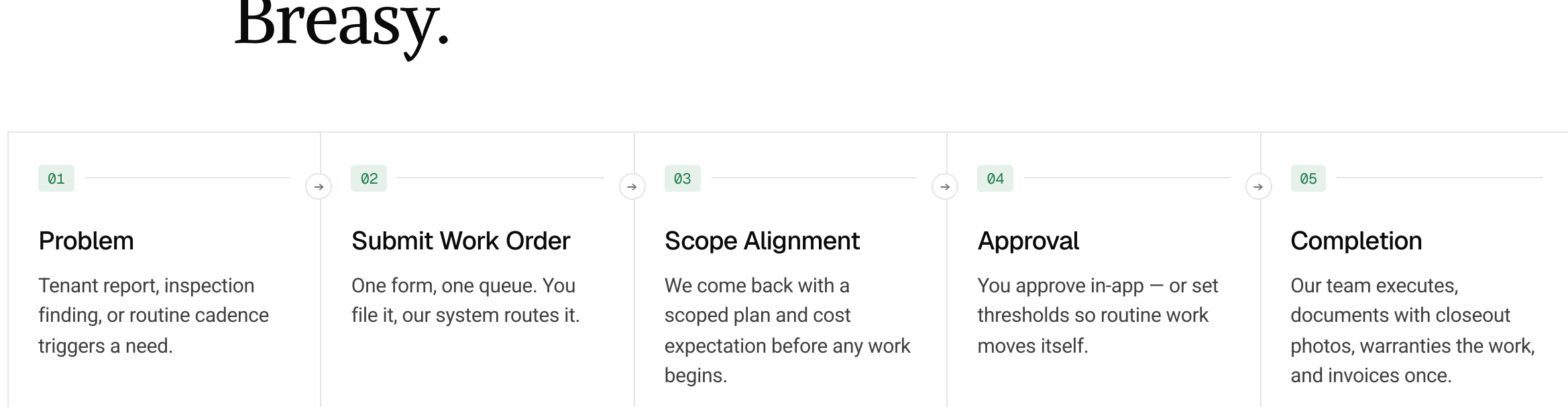
### Illustrative only.

Ranges in this guide are illustrative planning estimates derived from historical work-order data. They are not quotes and not commitments. Final pricing depends on scope, market, turnaround, approvals, and complexity — and is confirmed in writing before any work begins.

02  
Operating Model

## How a work order moves through Breasy.

Six steps. One queue. Breasy executes every step in-house — you own the portfolio decisions.



**COMMITMENT** We handle dispatch, on-site execution, closeout, warranty, documentation, and invoice. You own the portfolio.

04  
Service Ranges

## The full menu, with planning ranges.

Ranges below describe the typical span of recent work orders by category. Routine cadence anchors the low end; project scope drives the high end.

ALL ROUTINE PROJECT ROUTINE + PROJECT

SERVICE	TYPICAL SCOPE	ILLUSTRATIVE RANGE	TURNAROUND	NOTES
■ Landscaping	Recurring maintenance, chemical care, sod & reseed, installs	\$45 - \$3,620	24 - 48 hrs	Routine visits anchor budgets; installs vary widely by scope.
■ Irrigation	Repairs, equipment install, winterization, start-up	\$69 - \$87	24 - 48 hrs	System age and zone count drive most variance.
■ Fence & Deck	Repairs, minor installs, hardware replacement	\$115	24 - 48 hrs	Material grade and access drive variance.
■ Hardscaping	Pavers, gravel, grading, minor installs	\$61 - \$117	24 - 48 hrs	Material volume and grading complexity drive cost.
■ Arborist / Tree	Removal, pruning, trimming	\$138 - \$141	24 - 48 hrs	Access, height class, and haul-off drive cost.
■ Gutters & Downspouts	Cleaning, debris removal	\$182	24 - 48 hrs	Linear footage and story count drive cost.
■ Handyman	Small repairs, touch-ups, fittings, mounting	\$140	24 - 48 hrs	Most tickets resolve in one visit; materials separate.
■ Pool	Service, routine maintenance	\$138	24 - 48 hrs	Pool size and chemistry routine drive cadence.
■ Pressure Washing	Driveways, façades, decks, common surfaces	\$181	24 - 48 hrs	Surface area and water access drive cost.
■ Hauling / Junk	Interior cleanout, exterior debris, turn-over hauls	\$4,578	24 - 48 hrs	Volume and disposal class drive cost.
■ Cleaning	Exterior and interior cleanups, make-readies	\$140	24 - 48 hrs	Unit size and condition drive most variance.
■ Snow Removal	Plowing, salting, walkway clearing	\$142	Same-day · Event	Storm severity and surface area drive cost.

RANGES PER WORK ORDER UNLESS NOTED

PLANNING-GRADE · NOT A QUOTE

04b  
Line-Item Rates

## Reference rates, by line item.

Customer-facing reference rates for each service line. Pulled from recent work orders; rounded for planning.

<p>■ Landscaping § 01</p> <p>Recurring grounds-keeping anchors the program; installs and modifications scope by project.</p> <p>Recurring Maintenance \$59 / visit</p> <p>Chemical Maintenance \$59 / visit</p> <p>General Maintenance \$59 / visit</p> <p>Pet Waste Removal \$45 / visit</p> <p>Dead Plant / Shrub Replacement \$59 / item</p> <p>Reseeding or Sod Installation \$138 / project</p> <p>New Installs / Modifications \$3,620 / project · avg</p>	<p>■ Irrigation § 02</p> <p>Reactive repairs, seasonal winterization, and new equipment installs.</p> <p>Repair Existing System \$80 / visit</p> <p>Install New System or Equipment \$87 / visit · base</p> <p>Winterization (On / Off) \$69 / visit</p>
<p>■ Fence &amp; Deck § 03</p> <p>Targeted repairs and minor installs — material billed separately on larger jobs.</p> <p>Repairs or Minor Installs \$115 / visit</p>	<p>■ Hardscaping § 04</p> <p>Pavers, gravel, grading. Project pricing reflects volume and access.</p> <p>Minor Installs \$117 / visit · base</p> <p>Paver Installation or Repair \$80 / visit · base</p> <p>Gravel / Rock Installation \$115 / visit · base</p> <p>Grading &amp; Re-sloping \$61 / visit · base</p>
<p>■ Arborist / Tree § 05</p> <p>Hazard response and routine pruning. Height class and access drive variance.</p> <p>Tree Removal \$138 / visit · base</p> <p>Pruning and Trimming \$141 / visit · base</p>	<p>■ Gutters &amp; Downspouts § 06</p> <p>Seasonal cleaning. Linear footage and story count drive variance.</p> <p>Cleaning \$182 / visit</p>
<p>■ Handyman / Misc. § 07</p> <p>Small repairs, mounts, fittings, touch-ups. Materials billed separately.</p> <p>Handyman / Misc. Services \$140 / visit</p>	<p>■ Pool § 08</p> <p>Routine service and chemistry. Pool size and equipment drive cadence.</p> <p>Service / Maintenance \$138 / visit</p>
<p>■ Pressure Washing § 09</p> <p>Driveways, façades, decks, common surfaces.</p> <p>Equipment &amp; Service \$181 / visit · base</p>	<p>■ Hauling / Junk § 10</p> <p>Interior and exterior cleanouts. Disposal volume drives the high end.</p> <p>Trash / Junk Removal (interior + exterior) \$4,578 / project · avg</p>
<p>■ Cleaning § 11</p> <p>Exterior and interior cleanups; unit size and condition drive variance.</p> <p>Exterior / Interior Cleanup \$140 / visit</p>	<p>■ Snow Removal § 12</p> <p>Event-driven plowing, salting, walkway clearing.</p> <p>Snow Removal \$142 / event</p>

ROUNDED CUSTOMER RATES · MATERIALS SEPARATE WHERE NOTED

ILLUSTRATIVE · NOT A QUOTE

07  
Variables

## What actually drives the final number.

Every quote sits on these six axes. Knowing them lets you read a Breasy estimate — and challenge one when needed.

<p><b>01 Urgency</b></p> <p>Same-day vs. routed; off-hours response carries a premium.</p>	<p><b>02 Market</b></p> <p>Local labor rates, dump fees, and permit costs vary regionally.</p>	<p><b>03 Approvals</b></p> <p>Threshold-based auto-approvals compress turnaround and cost.</p>
<p><b>04 Complexity</b></p> <p>Diagnosis findings can expand scope; we re-align before work.</p>	<p><b>05 Materials</b></p> <p>Pass-through when applicable, with photo documentation.</p>	<p><b>06 Schedule</b></p> <p>Bundled visits and routed cadence reduce per-ticket cost.</p>

08  
FAQ

## The questions every operator asks first.

If a stakeholder is asking these, they're already partway to yes. Send them the answer.

<p>0.01 <b>Why not just publish fixed pricing?</b></p> <p>Property maintenance is diagnosis-led. Two roofs with the "same" leak can vary 4x by access, materials, and underlying condition. Fixed prices either overcharge most jobs or underwrite a hidden contingency — neither is fair. We commit to a scoped quote before work begins.</p>
<p>0.02 <b>How quickly do quotes come back?</b></p> <p>Most routine categories return a scoped quote within 24–48 hours of WO submission. Same-day diagnosis is available for urgent items; pricing reflects the response window.</p>
<p>0.03 <b>What if findings change the scope?</b></p> <p>We pause and re-align. You see updated scope, expected cost, and a path forward before any additional work happens. Approval thresholds let routine adjustments move without re-approval.</p>
<p>0.04 <b>Can I get a portfolio rate?</b></p> <p>Yes. Portfolios of 25+ doors unlock routed cadence pricing, bundled seasonals, and dedicated dispatch. Above ~150 doors we move to a tiered program with custom thresholds.</p>

09 — NEXT STEP

Submit a **work order** and get approved.

Approval takes about 6 minutes. Your first WO can be live the same day.

[Submit a work order →](#)

[Talk to Sales](#)