

Protecting Today's Assets with Yesterday's Allowables

NAMFS Industry Pricing Initiative
Property Preservation Pricing | September 2026



Executive summary: modernize allowables

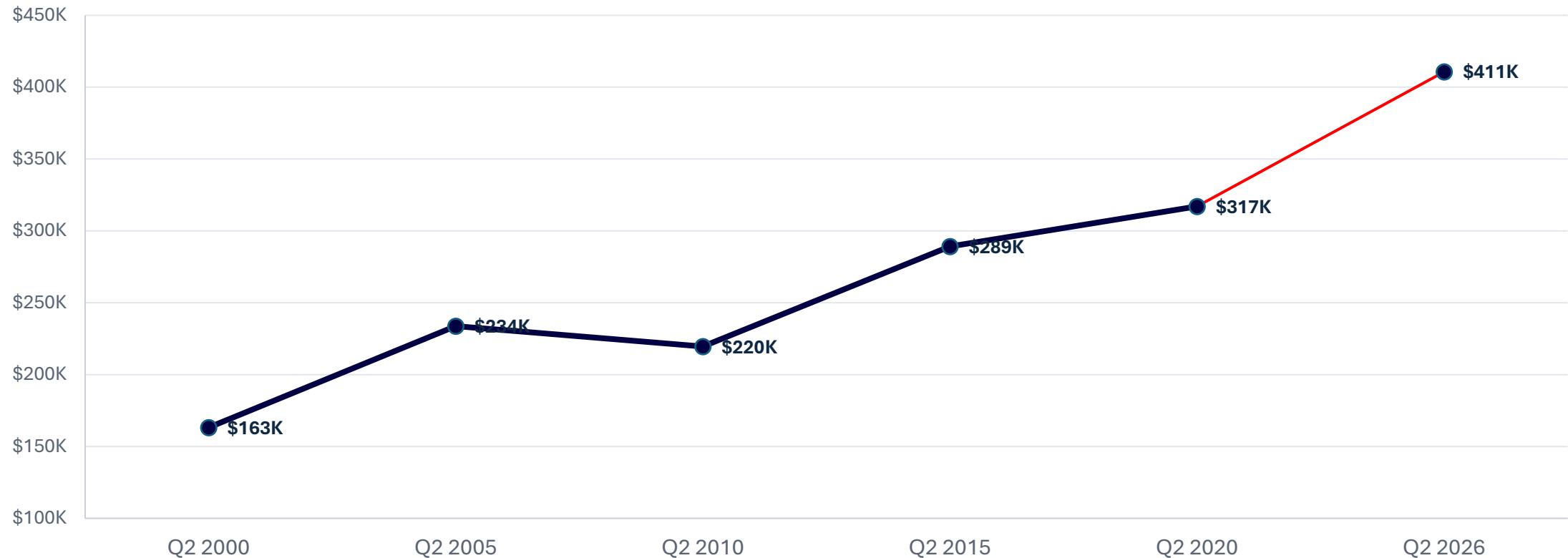
A measured update protects service capacity, asset condition and portfolio value.

Finding	Evidence	Decision implication
Asset value increased	New-home median: 2.5× Q2 2000; many allowables 10+ years static	Preservation protects more value
Delivery costs increased	\$35.92 pre-material/labor; services +4.3%–35.1%	Static allowables strain capacity
Geography matters	Rural travel is about 2.7× non-rural	Uniform pricing underfunds remote work
Modernization can be disciplined	Annual reset • rural factor • skill-based items • fuel trigger	Pilot, measure and recalibrate

Decision requested: authorize a limited pilot using verified cost inputs, rural adjustments, skill-based labor assumptions and defined performance measures.

Median new-home price is 2.5× its Q2 2000 level

- Many property-preservation allowables have gone 10+ years without meaningful modernization.



The pricing gap is measurable

- NAMFS combines longitudinal field data with independent market benchmarks and quarterly updates.

Evidence stream	Scope	Methodology	Purpose
NAMFS industry surveys	2021 • 2023 • 2025	Longitudinal	Track cost drivers
Independent benchmarks	4 cost-estimator tools	Updated quarterly	Test market assumptions
Geographic model	8 MSAs across 4 HOCs	Urban + rural	Capture delivery variance
Analysis controls	Aggregated inputs	Documented and transparent	Support independent review

The model estimates delivery cost and supports independent review.

Preservation prevents avoidable asset loss

The return is measured in damage, delay, fines, liability, and value loss that do not occur.

Preservation action	Avoided escalation	Portfolio value
Secure	Intrusion, vandalism and theft	Condition and liability
Winterize	Freeze, water and mold	Lower repair severity
Remediate	Debris and health or safety hazards	Lower liability and deterioration
Maintain	Code action and blight	Marketability and community impact
Inspect and report	Late or incorrect decisions	Cycle time and compliance

The relevant comparison is timely preservation cost versus the total loss created by delay or inadequate scope.

Rural assignments average 2.7× the travel

Preservation travel	Rural	Non-rural
Average one-way miles	21.08	7.69
Average one-way drive time	24.3 min	9.0 min

National averages. Rural assignments require about 2.7× the travel before field work begins. Regional results vary.

Baseline overhead averages \$19.85 per completed order

Supply-chain expense	Cost per order
Technology and required platforms	\$5.98
Insurance allocation	\$1.88
Quality review	\$2.91
Order administration and management	\$6.08
Accelerated turnaround requirements	\$3.00
<u>TOTAL</u>	\$19.85

Pre-service cost: \$19.85 overhead + \$7.95 mobilization + \$8.12 mileage = \$35.92.

Securing costs include the full delivery stack

LOCKSET	MODELED COST
Materials: knob, deadbolt and drill bit	\$64.69
Service labor: 0.5 hr @ \$33.98/hr	\$16.99
Windshield / mobilization time	\$7.95
Mileage	\$8.12
Technology, insurance, QC, admin and turnaround	\$19.85
MODELED TOTAL	\$117.60

LOCKBOX	MODELED COST
Materials: average-quality lockbox	\$41.40
Service labor: 0.1 hr @ \$33.98/hr	\$3.40
Windshield / mobilization time	\$7.95
Mileage	\$8.12
Technology, insurance, QC, admin and turnaround	\$19.85
MODELED TOTAL	\$80.72

January 2026 model using a \$19.85 per-order supply-chain cost.

Hardware and boarding cost more than the item

PADLOCK & HASP	MODELED COST
Materials: average-quality padlock and hasp	\$25.88
Service labor: 0.1 hr @ \$33.98/hr	\$3.40
Windshield / mobilization time	\$7.95
Mileage	\$8.12
Technology, insurance, QC, admin and turnaround	\$19.85
MODELED TOTAL	\$65.20

BOARDING	MODELED COST
Materials: plywood, carriage bolts and cross-members	\$87.30
Service labor: 2 people × 15 min @ \$33.98/hr	\$16.99
Windshield / mobilization time	\$7.95
Mileage	\$8.12
Technology, insurance, QC, admin and turnaround	\$19.85
MODELED TOTAL	\$140.21 ≈ \$0.97/UI

Winterization pricing reflects crew time and equipment

DRY WINTERIZATION	MODELED COST
Materials and equipment	\$31.50
Service labor: 2 people × 1 hr @ \$33.98/hr	\$67.97
Windshield / mobilization time	\$7.95
Mileage	\$8.12
Technology, insurance, QC, admin and turnaround	\$19.85
MODELED TOTAL	\$135.39

WET WINTERIZATION	MODELED COST
Materials and equipment	\$165.00
Service labor: 2 people × 2 hr @ \$33.98/hr	\$135.94
Windshield / mobilization time	\$7.95
Mileage	\$8.12
Technology, insurance, QC, admin and turnaround	\$19.85
MODELED TOTAL	\$336.86

Radiant winterization and remediation have distinct cost drivers

RADIANT WINTERIZATION	MODELED COST
Materials and equipment	\$227.70
Service labor: 2 people × 3 hr @ \$33.98/hr	\$203.90
Windshield / mobilization time	\$7.95
Mileage	\$8.12
Technology, insurance, QC, admin and turnaround	\$19.85
MODELED TOTAL	\$467.52

DEBRIS REMOVAL PER CY	MODELED COST
Disposal, equipment and vehicle cost	\$36.23
Service labor: 2 people × 10 min	\$11.21
Disposal window time	\$22.45
Property and disposal mileage	\$24.35
Technology, insurance, QC, admin and turnaround	\$19.85
MODELED TOTAL	\$114.09 / CY

PCR pricing covers judgment, documentation and bids

INITIAL PROPERTY CONDITION REPORT	MODELED COST
Materials	—
Field labor and bid development	\$50.11
Windshield / mobilization time	\$7.95
Mileage	\$8.12
Technology, insurance, QC, admin and turnaround	\$19.85
MODELED TOTAL	\$86.03

RECURRING PROPERTY CONDITION REPORT	MODELED COST
Materials	—
Field labor — same vendor	\$16.71
Windshield / mobilization time	\$7.95
Mileage	\$8.12
Technology, insurance, QC, admin and turnaround	\$19.85
MODELED TOTAL	\$52.63

Historic cost-estimator benchmarks test model assumptions



Q1 2024 benchmarks provide a historical cross-check. Differences reflect labor classification, scope and pressure-test assumptions.

Service	Historical blended CE Q1 2024	NAMFS Jan. 2026 model
Lock change	\$114.15	\$117.60
Lockbox	\$52.83	\$80.72
Padlock & hasp	\$56.13	\$65.20
Boarding / UI	\$1.22	\$0.97
Dry winterization	\$229.29	\$135.39
Wet winterization	\$329.98	\$336.86
Radiant winterization	\$536.25	\$467.52
Debris removal / CY	\$88.72	\$114.09
Initial PCR	\$86.03	\$100.07
Recurring PCR	\$52.23	\$52.63

Modeled costs rose 4.3% to 35.1% from Q1 2023 to January 2026

Service	Q1 2023	Jan. 2026 model
Lockset	\$106.08	\$117.60 (+10.9%)
Lockbox	\$70.25	\$80.72 (+14.9%)
Padlock & hasp	\$55.25	\$65.20 (+18.0%)
Boarding / UI	\$0.93	\$0.97 (+4.3%)
Dry winterization	\$121.58	\$135.39 (+11.4%)
Wet winterization	\$315.58	\$336.86 (+6.7%)
Radiant winterization	\$439.58	\$467.52 (+6.4%)
Debris removal / CY	\$84.44	\$114.09 (+35.1%)
Initial PCR	\$76.58	\$86.03 (+12.3%)
Recurring PCR	\$43.58	\$52.63 (+20.8%)

Targeted FHA handbook revisions

Two changes to Appendix 7.0.A would clarify reimbursement and reduce avoidable approval delays.

Policy item	Current handbook treatment	NAMFS recommendation
\$5,000 property preservation maximum	The maximum excludes debris removal, grass cutting, boarding, inspections, securing swimming pools, sump pumps, demolition, vacant property registration fees and utilities.	Add winterization and snow removal to the exclusions.
Eviction labor	The handbook uses ‘reasonable and customary’ rather than a stated hourly allowable.	Establish an allowable of \$40 per man-hour. Allow OA for excess of maximum number of individuals and hours with valid documentation.

Expected result: fewer over-allowable requests for seasonal work and a clearer audit basis for eviction labor.

Pilot measures for field capacity and asset outcomes

Aggregated reporting will show whether additional funding improves service delivery.

Measure	What to track	Decision use
Provider coverage	Assignment acceptance, reassignments and rural coverage	Tests whether capacity improves
Service performance	Completion time, SLA performance and route mileage	Shows whether response improves
Quality and asset outcomes	Rework, exceptions and property condition	Tests whether additional funding reduces risk
Reporting controls	Aggregated data, documented definitions and legal review	Supports objective analysis

NAMFS does not set private compensation. The pilot evaluates whether program funding improves service delivery.

A controlled pilot creates a repeatable review process

Modernization should use verified inputs, geographic factors and scheduled review.

Action	Mechanism	Risk-management value
Annual recalibration	NAMFS survey + independent CE inputs	Prevents multi-year pricing lag
Rural / mileage modifier	Low-density and long-distance criteria	Supports coverage continuity
Skill-based line items	Differentiate laborer, carpenter and plumber	Aligns scope, quality and liability
Transportation stabilization	EIA-indexed trigger with sunset and review	Manages abnormal fuel volatility

Requested action: authorize a limited pilot, publish the methodology, measure performance and recalibrate from the results.