

How Much Does Brick Repair Cost? A Straight Price Guide

Brick Repair Cost Per Square Foot and Every Other Number
You Need Before the First Estimate

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Chapter 1: What Brick Repair Cost Per Square Foot Actually Means

Every homeowner in Texas eventually stands in front of a cracked brick wall and asks the same question: what is this going to cost me? And almost every article on the internet answers with a number that looks like this: "\$20 to \$40 per square foot." That number is the most useful and the most misunderstood figure in the whole brick repair business, so let's start there. When a homeowner types brick repair cost per square foot into a search bar, what comes back is a range — and ranges need translating before they're useful.

Brick repair cost per square foot is a contractor's shorthand. When a mason tells you a job runs \$20 to \$40 a square foot — the 2026 national range reported by Angi from nearly 5,000 verified projects — he's giving you a way to sanity-check a bid, not a price tag. The square footage is the wall area being repaired, and the per-foot rate folds in his labor, his materials, his access equipment, and his judgment about how bad the damage is. Two walls with the same square footage can land on opposite ends of that range, and both bids can be

honest. The number only means something once you know what job it's attached to.

Here's why it matters anyway. Per-square-foot pricing is the one tool that lets you compare three bids apples to apples. If one mason bids \$1,200 for a 60-square-foot wall section and another bids \$2,400 for the same section, the per-foot math — \$20 versus \$40 — tells you instantly that they're pricing two different scopes, or two very different ideas of what the wall needs. It doesn't tell you who's right. But it tells you where to start asking questions, and that's half the battle.

The other half is knowing what per-foot pricing doesn't cover. Almost every mason in Texas has a minimum charge — typically \$200 to \$400 nationally, and more like \$300 to \$800 in the DFW market for small jobs — because it costs real money to load the truck, drive to your house, set up, and clean up. A ten-brick repair that "should" cost \$150 by the square foot will never be quoted at \$150, because nobody can afford to mobilize for that. The minimum exists whether the bid says so or not, and it's legitimate. Don't fight the minimum. Fight the vague bid.

One more thing about per-foot numbers before we get to the real prices: they move with height. National cost data shows

prices climbing 20 to 40 percent for two-story work, and that's conservative for Texas. A square foot of wall at ground level is one job. A square foot of wall at eighteen feet, over a steep roof, with scaffolding underneath it, is a different job wearing the same name. When a bid seems high, the first question is always: how much of this wall is up in the air?

This book is the full menu. Every common brick repair a Texas homeowner will face, from a single cracked unit to a full wall rebuild, with honest 2026 ranges, what drives each number, and how to read the bids when they land on your kitchen table. I've been doing this work for 50 years. Nobody paid me to write this, and no manufacturer sponsored it. It's just what the numbers are.

Chapter 2: The 2026 National Numbers — The Big Picture

Let's put the national picture on the table first, then we'll talk about where Texas sits inside it. These are 2026 figures from the big cost databases — Angi, HomeGuide, Thumbtack — built from thousands of real completed projects, not guesses.

The average brick repair project. Angi's 2026 data, based on 4,771 verified projects, puts the national average cost of brick repair at \$1,717, with most homeowners paying between \$801 and \$2,634. If you're looking for the average cost of brick repair as a single number to budget around, \$1,700 is the honest center of the national data — but budget the range, not the point, because your wall gets a vote. HomeGuide's 2026 numbers land in the same neighborhood: a national average of \$2,000, with a typical range of \$500 to \$2,500 and a floor around \$250 for the smallest jobs. Thumbtack breaks the broader masonry repair cost picture by scope: minor repairs run \$851 to \$2,877, major structural work runs \$1,476 to \$4,991, and a complete rebuild runs \$1,500 to \$5,073.

Read those ranges the way a mason reads them. The \$250–\$500 floor is a small, simple repair with easy access. The \$2,500–\$5,000 ceiling is structural work — rebuilding sections, stabilizing walls, the jobs where the wall itself is the problem and not just the surface. Most of what a homeowner actually buys in a year — repointing a section, replacing some spalled brick, stitching a crack — lands in the middle band.

Per square foot. The national figure you'll see quoted everywhere is \$20 to \$40 per square foot for brick wall repair, with the final rate depending on the extent of the damage, the quality of the brick, and the structure's integrity. That's the repair-the-wall number — cutting out and replacing brick, rebuilding sections — and it's the figure most cost databases mean when they publish a brick repair cost per square foot. Pure mortar work (repointing) runs lower, and we'll get to it in Chapter 5.

What the national numbers don't know about your house. National averages are built from ranches in Ohio and rowhouses in Philadelphia and bungalows in California. They don't know about Texas clay soil, Texas heat, or the fact that your house is almost certainly brick veneer over a wood

frame, which is a different animal than solid structural brick.
So treat the national numbers as the frame of the picture.
Texas fills in the details, and Texas details move the number.
That's the next chapter.

Chapter 3: The Texas Tax — Where DFW

Lands in the Ranges

Texas doesn't price brick repair like the national average, and it's not because Texas masons are greedy. It's because Texas is hard on brick.

The soil. North Texas sits on expansive clay. It swells when it's wet and shrinks when it's dry, and your foundation rides that movement twice a year. Brick veneer is rigid — it doesn't flex, it cracks. Stair-step cracks following the mortar joints are the signature damage of Texas clay, and they're why so many DFW brick repair bids include words like "crack stitching" and "helical ties." The soil doesn't just cause the repair; it complicates it, because a good mason has to ask whether the wall is still moving before he fixes what the movement broke.

The heat. Mortar work in a Texas summer is scheduled around the sun or it fails. Mortar that dries too fast doesn't cure — it crumbles. A good Texas mason either starts at dawn, works in the shade line, or waits for a milder stretch. That scheduling reality is baked into Texas labor pricing, and

it's one reason DFW repointing rates run \$15 to \$30 per square foot while the national repointing conversation starts lower.

The construction. Most DFW homes built from the 1960s on are brick veneer: a single layer of brick tied to a wood-frame wall with metal ties, sitting on a brick ledge at the foundation. It's good construction, but it means the mason is working on a thin skin, not a structural wall. Repairs have to respect the ties, the air gap, and the weep holes at the base. A mason who doesn't understand veneer construction can do real damage with a grinder and good intentions.

Where the numbers land. The 2026 DFW market data from local contractor reporting puts most brick repair work slightly above the national middle: repointing \$15–\$30 per square foot, individual brick replacement \$15–\$30 per brick installed, structural crack repair \$400–\$1,500 or more per crack, section rebuilds \$75–\$120 per square foot. Fort Worth-specific reporting shows small-area tuckpointing at \$10–\$25 per linear foot with minimums of \$300–\$800, larger wall areas at \$8–\$20 per square foot, and full wall-section rebuilds at \$25–\$50 or more per square foot including demolition and new brick. Houston's 2026 numbers skew a little lower —

Angi puts the average Houston brick and stone repair around \$794 — which tells you the DFW premium is real and local, driven by demand and the skilled-labor shortage in the masonry trades.

None of this means you're overpaying in Texas. It means the national average was never your number. Your number is the Texas number, and now you know what it is.

Chapter 4: Small Jobs — Cracks, Single Bricks, and Spalling

Most brick repair starts small. A crack you noticed while mowing. A brick that's flaking apart by the downspout. A handful of units that look like they're dissolving. Here's what those jobs cost in 2026 and what the bid is actually buying.

Single brick replacement. In the Fort Worth market, replacing individual bricks runs \$6 to \$15 or more per brick installed, depending on the brick type and how hard it is to match. DFW-wide reporting puts it at \$15 to \$30 per brick. The spread is all about matching: if your brick is a common 1990s wirecut that the yard still stocks, it's the low end. If it's a discontinued color, a handmade unit, or a size they don't make anymore, the mason is either hunting salvage yards or cutting and tinting to match, and that's the high end. The labor to cut out one brick without damaging its neighbors is fiddly, skilled work — you're paying for the hands, not the brick.

Stair-step crack repair. This is the Texas classic: a crack that follows the mortar joints in a staircase pattern, usually

starting at a corner or a window and climbing. When homeowners ask me about brick crack repair cost, this is the crack they usually mean. In the Fort Worth market it runs \$20 to \$50 or more per linear foot, with total project costs typically \$800 to \$3,000 or more. What you're buying isn't just filled joints — a proper stair-step repair usually includes crack stitching, where helical stainless-steel ties are grouted into the bed joints across the crack to tie the wall back together. It's the difference between hiding the crack and fixing it. If a bid just says "repoint crack" with no mention of stitching or ties, ask what happens the next time the soil moves. The answer matters more than the price.

Spalling brick. Spalling is when the face of the brick flakes, pops, or crumbles off — usually from moisture getting into the brick and freezing, or from mortar that's too hard for the brick. Nationally, spalling repair runs \$1,000 to \$3,500 for up to 100 square feet, with minimums of \$250 to \$450 for small sections. The critical part of a spalling bid isn't the replacement — it's the cause. A mason who replaces spalled brick without addressing the moisture that's killing it (a missing drip edge, a downspout dumping against the wall, sprinklers hitting the brick) is selling you the same job twice. Make the bid name the cause and the fix for it.

Brick mailboxes. The Texas mailbox deserves its own line item, because half the brick repair calls in DFW start with "somebody hit my mailbox" or "my mailbox is leaning." A mailbox rebuild — tear down and rebuild a standard brick mailbox column — typically runs in the high hundreds to low thousands depending on size, brick matching, and whether the concrete footing needs work too. A leaning mailbox is often a footing problem, not a brick problem: the column is fine, the ground under it moved. A mason who rebuilds the column on the same failed footing is selling you the same lean in three years. The bid should say what happens below grade, not just above it.

Efflorescence and staining. That white powdery crust on your brick is efflorescence — soluble salts migrating out with moisture. Cleaning it is usually a few hundred dollars as an add-on to other work, and any mason with a bucket, a brush, and the right cleaner can handle it. What it tells you is more valuable than what it costs: efflorescence means water is moving through your wall. Clean it, then find the water. Otherwise you're just scheduling the next cleaning.

The small-job minimum. You'll notice minimums everywhere in this chapter — \$200 to \$400 nationally, \$300 to

\$800 in DFW. Here's the honest truth about minimums: a mason who waives his minimum to win your \$150 job is a mason who can't afford to do your job right. Mobilization is real — truck, tools, materials, setup, cleanup, drive time both ways. The minimum is what makes small jobs worth a professional's day. Pay it gladly to the right mason rather than hunting for the guy who'll skip it, because the guy who skips the minimum skips other things too.

Chapter 5: Mortar Work — Repointing as a Line Item

If the mortar joints are the problem — crumbling, cracked, falling out — the repair is repointing: cutting out the failed mortar and packing in new mortar that matches. I wrote a whole separate book on this one job, because it's the most common brick repair in Texas and the most misunderstood. If your bids are mostly about mortar, read that one too — it's free, like this one, at [Travis Nech's free book library] (<https://metro-foundation-repair.web.app/free-books/>).

Here, repointing earns its place on the price menu. The 2026 ranges: nationally, repointing runs roughly \$3 to \$20 per square foot depending on scope and access, with the national average repointing project around \$1,450 and typical projects landing \$400 to \$2,500. In DFW, the working range is \$15 to \$30 per square foot for labor and materials, and Fort Worth reporting shows \$8 to \$20 per square foot on larger wall areas and \$10 to \$25 per linear foot on small areas.

Why does mortar work get its own chapter in a price guide? Because it's the repair where the cheapest bid is most

dangerous. Repointing done right means cutting joints to proper depth, matching the mortar in strength and color, and — the rule that matters most — never putting mortar harder than the brick. Repointing done cheap means a surface smear over failed joints that looks fine for a season and pops off in sheets. The price difference between those two jobs is real, and it's the difference between a 25-year repair and a 2-year repair. When you compare repointing bids, you're not comparing prices. You're comparing depths, materials, and honesty. The cheap one is only cheap if you don't count doing it twice.

Chapter 6: Lintels — The Steel Above Your Windows and Doors

Every opening in a brick wall — every window, every door, every garage — has a lintel carrying the brick above it. In Texas homes that's usually a steel angle iron, and it lives a hard life: it rusts, it expands as it rusts, and expanding rust jacks the brickwork apart. The cracks above your windows that keep coming back? That's very often the lintel, not the foundation.

A lintel repair or replacement is one of the more affordable structural repairs in masonry, but the range is wide because the variables are big: how long the span is, whether it's a ground-floor window or a second-story one, whether scaffolding is needed, and what condition the surrounding brick is in. A straightforward ground-floor window lintel is a day's work for a competent mason. A two-story lintel over a wide opening, with brick that has to come out and go back in, is a different job entirely.

Here's what the bid should include: the steel itself (properly sized, primed or galvanized — bare steel in Texas is a future

rust problem), removal and replacement of the brick courses disturbed by the work, flashing above the lintel to kick water out, and weep holes left open so the wall can drain. A lintel bid that doesn't mention flashing and weeps is a bid for a repair that will fail the same way the old one did. Water management is the whole game with lintels.

One more thing, and I'll say it plainly because it's my own system: if your lintels are failing across multiple openings, ask about engineered lintel systems rather than plain angle-iron swaps. The LintelLOCK system was designed specifically for this — a permanent, engineered fix for failing lintels that addresses the load and the water together. Whether you use it or not, the question to ask any mason is: "What keeps this from rusting out again in fifteen years?" If he doesn't have an answer, keep looking. My full writeup on lintels lives in the [brick repair cost guide](<https://championbrickrepair.com>) on the Champion site, and the LintelLOCK details are at lintlerepair.com.

Chapter 7: When the Wall Has to Come Down

— Rebuilds

Sometimes repair isn't the answer. When a wall is leaning, bowing, or so deteriorated that there's more bad brick than good, the honest bid says: this section comes down and goes back up. Here's what that costs in 2026.

Partial rebuilds. Taking down and rebuilding a section of brick wall — a leaning garden wall, a failed chimney breast section, a bay that's lost its bond — runs \$25 to \$50 or more per square foot in the Fort Worth market, including demolition, new brick, and labor. DFW-wide reporting puts section rebuilds at \$75 to \$120 per square foot. The difference is scope definition: the lower number is typically a straightforward veneer section at ground level; the higher number covers structural complexity, height, matching, and access. Thumbtack's national data puts a complete rebuild at \$1,500 to \$5,073, which tells you most residential rebuilds are sections, not whole walls.

Leaning and bowing walls. This is the big one. A wall that's leaning or bowing is a structural problem, and the 2026

ranges show it: \$5,000 to \$30,000 or more per project in DFW reporting, \$2,000 to \$15,000 nationally. When people research brick wall repair cost and land on numbers that scare them, it's usually this category they're looking at — and the scare is misplaced, because the range is enormous precisely because "leaning wall" covers everything from a garden wall that needs rebuilding to a house wall that needs engineered stabilization. If your wall is leaning, do not price-shop this the way you'd price-shop repointing. Get a structural assessment first, then get bids against the same defined scope. A leaning wall is also the repair most likely to need a permit and an engineer's letter, which adds cost but buys you the one thing that matters: certainty that the fix matches the cause.

The hidden costs of a rebuild. Two line items surprise homeowners on rebuild bids. The first is debris: dumpster rental for brick and mortar debris runs \$300 to \$500, and somebody has to pay it. The second is matching: if your brick is still manufactured, matching is a materials line. If it isn't, matching is a salvage hunt, and salvage brick costs whatever the salvage yard says it costs. Ask the bid to name the brick source. "Match existing" without a source is a promise, not a plan.

Repair versus rebuild: the decision rule. After 50 years, my rule is simple. If less than about a third of a wall section is failed, repair it. If more than that is failed — or if the wall has lost its structural bond, is leaning, or the ties have failed behind a veneer — rebuild it. The middle ground is where homeowners waste money: paying for an expensive repair on a wall that's going to need rebuilding in five years anyway. A good mason will tell you when you're in that middle ground. A hungry one won't.

Chapter 8: The Bids on Your Kitchen Table — Reading and Comparing

So now the bids are in. Three envelopes, three numbers, and they don't agree. Here's how to read them.

Normalize to per-square-foot. Take each bid's total and divide by the square footage of wall it's covering. That gives you the brick repair cost per square foot each mason is actually charging, and now you can compare. If one bid is \$18 a foot and another is \$38 a foot for the same wall, they're not bidding the same job. Find out what's different: scope, materials, access, warranty. The per-foot math doesn't pick the winner. It tells you which questions to ask.

Throw out the outliers — then interview the middle. My standing advice: set aside the lowest bid and the highest bid, and interview the middle ones. The lowest bid is cutting something — depth, materials, protection, paperwork. The highest might be gold-plating, or it might be the only one who measured properly. The middle, interviewed with the questions from this book, is usually the honest job. "Interview" means asking specific questions and listening for

specific answers. "What depth are you cutting?" should get a number. "What mortar type?" should get a type and a reason. "What's your warranty?" should get it in writing. Specific is honest. Vague is a warning.

The honest bid has: square footage and defined scope, materials specified (mortar type, brick source), access equipment listed, protection and cleanup described, a schedule, warranty in writing, and the contractor's name, insurance, and license information where applicable. Count the elements. The bid that's missing two or more isn't cheaper — it's incomplete.

Watch for the foundation dodge. In Texas, a meaningful share of brick damage is foundation movement wearing a brick costume. If two masons look at your stair-step cracks and one of them says "we should check whether the foundation is still moving before I stitch this," that mason just earned your business. The other one is selling you a repair on a moving wall. Foundation work is a separate trade with its own price book — I've got a full [foundation repair report] (<https://metrofoundationrepair.com>) that lays out those numbers — but the brick mason's job is to tell you when the problem is below his pay grade. Hire the one who does.

A worked example. Say three masons bid your 60-square-foot garden wall section. Bid A: \$1,080. Bid B: \$1,800. Bid C: \$2,700. Per square foot, that's \$18, \$30, and \$45. Now read the scopes. Bid A says "repoint wall section." Bid B says "cut out failed joints to 1-inch depth, repoint with Type N mortar color-matched, 60 sq ft, includes cleanup." Bid C says the same as B plus "replace 12 spalled units, install flashing repair at wall cap, 5-year warranty in writing." Now the numbers make sense: A is the cheapest because it's the vaguest, C is the highest because it's doing the most. The per-foot math didn't pick the winner — it exposed that A isn't really bidding the same job. That's the whole technique. Normalize, then interrogate.

Get it in writing, all of it. The scope, the materials, the price, the schedule, the warranty, what happens if hidden conditions show up. A handshake is fine for neighbors. For a \$3,000 wall repair, paper is the product. The cheapest bid in Texas is always the one with no paper, and it's the most expensive bid you'll ever sign.

Chapter 9: The Maintenance Menu — Cleaning, Sealing, and Waterproofing

Not everything on a brick repair menu is a repair. Some of the smartest money a homeowner spends is maintenance — the work that keeps small problems from becoming chapters in this book.

Pressure washing and cleaning. A professional brick cleaning runs a few hundred dollars for a typical home, more for a large two-story. Here's the caution that matters: brick is not concrete, and a pressure washer in the wrong hands is a demolition tool. Too much pressure drives water behind the veneer and blasts the face off softer brick. A proper brick cleaning uses low pressure, the right detergents, and a light touch — and on older or softer brick, sometimes no pressure washer at all, just hand cleaning. If a bid for "power washing" doesn't mention pressure levels or brick type, the operator is guessing. Guessing with 3,000 PSI is how you buy yourself a repointing job.

Sealing and waterproofing. Exterior masonry water repellents run roughly \$2 to \$10 per square foot applied,

depending on the product and the wall condition. Now here's the part most salesmen won't tell you: sealing brick is not always a good idea. Brick walls are designed to breathe — moisture that gets in needs a path out. A cheap film-forming sealer traps moisture inside the wall, and trapped moisture in a Texas freeze-thaw cycle pops brick faces off. If your wall is going to be sealed, it needs a breathable, penetrating silane/siloxane repellent, applied to a wall that's dry and in good repair. Sealing a wall with failed mortar is like painting over rust: you're spending money to hide the problem for a season. Fix the mortar first, then talk about repellent.

Gutters, downspouts, and drainage. This isn't masonry work, but it belongs in a brick price guide because bad drainage is the number-one cause of repeat brick repairs I see. A downspout dumping three feet from the foundation, a gutter overflowing onto a brick wall every rain, sprinklers hitting the same six feet of wall every morning — these are hundred-dollar fixes that prevent thousand-dollar repairs. Before you sign any brick repair bid, walk the water path around your house in a hard rain. Where the water goes is where your next repair will be.

The annual walk. Free, takes twenty minutes, saves

thousands. Once a year, walk every elevation of your house and look at three things: the mortar (crumbling, cracked, missing?), the brick above every window and door (cracking there means lintel trouble), and the base of the walls (staining, efflorescence, clogged weep holes?). Catch any of it early and you're buying maintenance. Catch it late and you're buying this book's Chapter 7.

Chapter 10: The Estimate Visit — What the Good Ones Do

The bid doesn't start when the envelope arrives. It starts when the mason gets out of his truck. Here's what a good estimate visit looks like, so you can tell the difference.

He measures. Tape measure, laser, or wheel — something comes out, and numbers go into a notebook or a phone. Square footage of wall, linear feet of crack, count of spalled units. A mason who eyeballs your wall from the driveway and quotes on the spot is pricing his confidence, not your job. Make him measure. The good ones want to.

He looks at more than the symptom. You called about a crack. He looks at the crack, then he looks above it, below it, at the foundation line, at the gutters, at the soil. He's doing diagnosis, not just quoting. If the first thing out of his mouth is a price and the last thing is a glance at the wall, you've got a salesman, not a mason.

He talks about cause. "Your mortar's failing because the wall never had proper flashing at the windows" is a diagnosis. "Yeah, we can repoint that" is a shrug with a price

attached. The cause conversation is where you learn whether this mason understands walls or just sells labor. It also tells you whether the bid will hold — repairs priced against the wrong cause are the ones that grow mid-job.

He leaves paper. Even at the estimate stage, a good mason leaves something: a written scope, a card, a follow-up email with the numbers. The estimate visit is an audition for the paperwork you'll get later. No paper now means no paper later, and no paper later means no warranty worth the name.

He doesn't pressure. "This price is only good today" is a sales tactic, not a masonry practice. Material prices don't swing that fast and his schedule doesn't fill that fast. A mason who's been in business for years can hold a bid for thirty days without breaking a sweat. The one who can't is telling you about his cash flow, not your wall.

Chapter 11: Insurance and Permits — The Paperwork Nobody Reads

Two questions every homeowner asks eventually: will insurance cover this, and do I need a permit?

Insurance. Standard homeowners policies cover sudden, accidental damage — the tree that fell on your garden wall, the car that met your mailbox. They do not cover wear, deterioration, or settling. Mortar that failed after thirty years is maintenance, not an accident, and no adjuster is paying for it. Foundation-driven brick damage sits in a gray area that depends on your policy and your state — document everything, get the mason's written diagnosis of cause, and let the adjuster argue with paper instead of your memory. One practical tip: if the damage might be covered, get the mason's bid before you file the claim, not after. You want to know the real number before the insurance company's number enters the conversation.

Permits. For most residential brick repair — repointing, crack stitching, single-brick replacement — Texas cities don't require a permit. The line moves when the work becomes

structural: rebuilds, leaning-wall stabilization, anything involving an engineer's letter. Where permits apply, they typically run \$100 to \$300. Here's my rule: if the mason says no permit is needed, fine. If the city says one is needed and the mason says skip it, get a different mason. Permit-skipping is never about saving you money. It's about the mason not wanting his work inspected.

HOAs. If you're in a homeowners association, check the architectural rules before the work starts, not after. Some HOAs require approval for anything that changes the exterior appearance, and mortar color changes count. A repointing job held up mid-scaffolding by an HOA violation letter is an expensive lesson in reading the CC&Rs first. Most approvals are routine — but routine still takes two to four weeks, so build it into the schedule.

Chapter 12: The DIY Question — What You Can Do and What You Shouldn't

Every price guide gets this question, so let's answer it straight: can you do any of this yourself?

What you can do. Cleaning, caulking small gaps around windows and doors, clearing weep holes with a piece of wire, keeping gutters clean, redirecting a downspout, touching up minor mortar with a pre-mixed repair mortar on a small, ground-level, non-structural spot — these are homeowner jobs. A \$15 bag of mortar mix and a Saturday can handle a genuinely small cosmetic repair, and there's nothing wrong with it. Just know what you're buying: a cosmetic patch, not a structural repair. It'll last a few years if the wall isn't moving. That's a fair trade for fifteen dollars.

What you shouldn't do. Anything structural. Anything above the first story. Anything involving a grinder near brick you care about — one slip with an angle grinder and you've cut a permanent scar into the brick face that no amount of repointing will hide. Crack stitching, lintel work, rebuilds, chimney work above the roofline: these are professional jobs,

full stop. The most expensive brick repair I ever see is the DIY repair that has to be undone before the real repair can start. Undoing bad work costs more than doing it right the first time, because now the mason is paying for your learning curve in his labor hours.

The honest DIY math. When you look up brick repair cost per square foot and think "I could do that for the price of materials," you're right about the materials and wrong about everything else. Materials on a repointing job are maybe 10 to 15 percent of the bid. The rest is labor, access, and fifty years of knowing which joints to cut and which to leave alone. DIY saves the labor portion only if your labor produces the same result, and on your first wall, it won't. There's no shame in that — every mason's first wall was ugly too. His fiftieth wasn't. You're paying for the fiftieth.

The middle path. The smartest homeowner move isn't DIY or full-service — it's educated hiring. Everything in this book is the education. When you can read a bid, ask about cut depth and mortar type, and spot the vague scope, you've captured most of the value of "doing it yourself" without touching a trowel. The mason does the work; you make sure it's the right work at a fair price. That's the partnership this

whole book is building toward.

Chapter 13: The Quick-Reference Price Table

Everything in this book on one page. Clip it, screenshot it, stick it on the fridge next to the bids.

Repair	2026 National Range	Texas / DFW Range	Unit
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Brick wall repair (general)	\$801–\$2,634 (avg ~\$1,717)		
Slightly above national middle Per project			
Brick repair, per square foot	\$20–\$40	Upper half of range typical	
Per sq ft			
Repointing / tuckpointing	\$3–\$20 (avg project ~\$1,450)		
\$15–\$30 Per sq ft			
Single brick replacement	\$8–\$25	\$6–\$15+ (FW) / \$15–\$30 (DFW)	
Per brick			
Stair-step crack repair	\$200–\$800 per crack (simple)		
\$800–\$3,000+ (with stitching) Per project			
Spalling brick repair	\$1,000–\$3,500 (up to 100 sq ft)		
Similar; cause-fix extra Per project			

| Wall section rebuild | \$1,500–\$5,073 (Thumbtack) | \$25–\$50+ (FW) / \$75–\$120 (DFW) | Per sq ft |

| Leaning / bowing wall | \$2,000–\$15,000 | \$5,000–\$30,000+ | Per project |

| Chimney repair (minor) | \$300–\$1,500 | \$400–\$1,500 | Per project |

| Masonry waterproofing / sealer | \$2–\$10 | Similar | Per sq ft |

| Dumpster / debris | \$300–\$500 | Similar | Per project |

| Permits (where required) | \$100–\$300 | Similar | Per permit |

| Small-job minimum | \$200–\$400 | \$300–\$800 | Per visit |

Every one of these is a range because every wall is different. Use the table to check whether a bid is in the honest neighborhood — then read the scope to find out exactly which house on the street it's buying.

Chapter 14: The 50-Year Summary — What I'd Tell My Own Neighbor

If you take nothing else from this book, take this.

Brick repair in 2026 costs what it costs because it's skilled hand work on your specific wall, not a product off a shelf. The national average sits around \$1,700. Most real jobs land between \$800 and \$2,600. The brick repair cost per square foot conversation will keep coming back to \$20 to \$40 in the national data, with Texas running a little higher because Texas is harder on brick than most places. Small jobs carry minimums — \$200 to \$400 nationally, \$300 to \$800 in DFW — and those minimums are honest. Big structural jobs run into the thousands and sometimes tens of thousands, and those deserve engineering input before they deserve bids.

The number on the bid matters less than what's behind it. Depth of cut. Mortar type. Brick source. Access plan. Cleanup. Warranty. Paper. The mason who answers those specifically is the mason who'll still answer his phone in three years if something isn't right.

And the cheapest way to pay for brick repair is to catch it

early. A \$900 repoint today is a \$4,000 rebuild avoided tomorrow. Walk your walls once a year. Look at the mortar, look above the windows, look at the chimney. Water is the enemy and time is its accomplice. Everything in this book gets cheaper the earlier you find it.

That's the straight price guide. No games, no upsell, no fine print. Just the numbers, what moves them, and how to spend your money like a man who's been watching brick for 50 years. If this saved you from one bad bid, pass it to the neighbor. That's what it's for.

About the Author

Travis Nech has spent 50 years in Texas brick, masonry, and foundation work. He owns [Champion Brick Repair](<https://championbrickrepair.com>) — (817) 900-6324 — [Metro Foundation Repair](<https://metrofoundationrepair.com>) — (817) 670-4474 — and the [LintelLOCK](<https://lintlerepair.com>) lintel system — (469) 730-0650. All his books are free at [Travis Nech's Free Book Library](<https://metro-foundation-repair.web.app/free-books/>).