

Total \$ -

## Detailed Rehab Input

Description	National Avg.	Sq. Ft. (Or Quantity)	Cost Estimate	Total
-------------	---------------	--------------------------	---------------	-------

### Structure/Exterior

Structure	Nat'l Avg	Sq Ft / Qty	Cost Estimate	Total
Addition (foundation to roof)	\$75 - \$110/sq ft.			\$ -
Basement entrance	\$6,000-\$10,000			\$ -
Basement main beam	\$1,500			\$ -
Basement support	\$500			\$ -
Excavation/waterproofing	\$90 - 110 sq ft.			\$ -
Foundation cracks (excavation method)	\$300 - \$900			\$ -
Foundation cracks (injection method)	\$350			\$ -
Lintel (masonry wall)	\$600			\$ -
Lower basement	\$175 - \$110/lin. Ft.			\$ -
Remove bearing wall	\$2,500			\$ -
Remove partition wall	\$600 - \$1,600			\$ -
Re-support floor joist (sistering)	\$200 - \$300			\$ -
Roof sheathing (replace)	\$5 - \$6/sq. ft.			\$ -
Underpinning	\$300 - \$400/ lin. Ft.			\$ -
Termite prevention (chemical soil treatment)	\$1400+			\$ -
				\$ -

Wall System	Nat'l Avg	Sq Ft / Qty	Cost Estimate	Total
Aluminum siding	\$4 - \$5/sq. ft.			\$ -
Brick veneer	\$8 - \$20/sq. ft.			\$ -
Brick cleaning (unpainted)	\$2.50/sq. ft.			\$ -
Brick cleaning (painted)	\$5.50/sq. ft.			\$ -
Brick repointing	\$3 - \$7/sq. ft.			\$ -
Painting				\$ -
Painting - Trim				\$ -

Painting - Windows				\$	-
Cedar siding	\$7 - \$10/sq. ft.			\$	-
Stucco	\$8 - \$10/sq. ft.			\$	-
Vinyl siding	\$4 - \$5/sq. ft.			\$	-
				\$	-

Exterior Door	Nat'l Avg	Sq Ft / Qty	Cost Estimate		
Aluminum storm door	\$350			\$	-
Metal insulated door	\$700			\$	-
Patio door--replace	\$700 - \$1,500			\$	-
Patio door--brick wall (6 ft.)	\$250 - \$3,500			\$	-
Patio door--wood wall (6ft.)	\$2,000 - \$3,000			\$	-
				\$	-

### Roof/Eave/Flashing/Chimney

Sloped Roofs	Nat'l Avg	Sq Ft / Qty	Cost Estimate		
Asphalt shingle (over existing)	\$1.50 - \$2.50/sq. Ft.			\$	-
Asphalt shingle (strip & reshingle)	\$2.50 - \$3.50/sq. ft.			\$	-
Asphalt shingle (high quality)	\$4 - \$6/sq. ft.			\$	-
Cedar shake/shingle	\$6 - \$9/sq.ft.			\$	-
Clay tile	\$10 - \$20/sq.ft.			\$	-
Concrete tile	\$6 - \$12/sq.ft.			\$	-
Wood shake/shingle	\$4 - \$6/sq.ft.			\$	-
Slate tile	\$30 - \$50/sq.ft.			\$	-
				\$	-

Flat Roofs	Nat'l Avg	Sq Ft / Qty	Cost Estimate		
roll roofing asphalt (90 lb.)	\$1 - \$2/sq ft.			\$	-
4 ply (tar and gravel)	\$6 - \$10/sq.ft.			\$	-
single ply membrane	\$5 - \$10/sq.ft.			\$	-
				\$	-

Gutters	Nat'l Avg	Sq Ft / Qty	Cost Estimate		
Gutter cleaning	\$100			\$	-
Gutter/downspout -- aluminum	\$5-\$8/lin. Ft.			\$	-
Gutter/downspout -- galvanized	\$4-\$5/lin ft.			\$	-

Downspout extension	\$15			\$ -	
Soffits/fascia (aluminum)	\$10/lin ft.			\$ -	\$ -

Flashing	Nat'l Avg	Sq Ft / Qty	Cost Estimate		
Chimney flashing (sloped asphalt)	\$200-\$400			\$ -	
Chimney flashing (flat built-up)	\$300-\$500			\$ -	
Metal cricket at chimney	\$200-\$400			\$ -	
Parapet wall flashing	\$25/lin. ft.			\$ -	
Roof vent	\$50			\$ -	
Reflash skylight	\$400-\$500			\$ -	
Valley flashing	\$15-\$25/lin. Ft.			\$ -	
Wall flashing	\$3-\$4/lin. Ft.			\$ -	\$ -

Chimney	Nat'l Avg	Sq Ft / Qty	Cost Estimate		
Chimney extension	\$100-\$250/lin. Ft.	1		\$ -	
Chimney repointing	\$5-\$10/brick			\$ -	
Concrete cap (single flue)	\$100-\$250			\$ -	
Concrete cap (double flue)	\$200-\$350			\$ -	
Rain cap	\$75			\$ -	
Reline flue	\$30-\$40/lin.ft.			\$ -	
Other				\$ -	\$ -

### Garage/Driveway/Walkway

Garage	Nat'l Avg	Sq Ft / Qty	Cost Estimate		
Detached carport	\$4,000+			\$ -	
Detached wood frame -- single	\$8,000+			\$ -	
Detached wood frame -- double	\$13,000+			\$ -	
Detached block -- single	\$18,000+			\$ -	
Detached block -- double	\$24,000+			\$ -	
Removal of existing garage	\$1,500+			\$ -	\$ -

Overhead Doors	Nat'l Avg	Sq Ft / Qty	Cost Estimate		
Automatic garage door opener	\$300			\$ -	

Clad board -- single	\$450-\$650			\$ -	
Clad board -- double	\$750-\$1000			\$ -	
Metal -- single (one piece)	\$700			\$ -	
Metal -- double (one piece)	\$1,100			\$ -	
Wood -- single (one piece)	\$725			\$ -	
Wood -- double (sectional)	\$1,250			\$ -	\$ -

Driveway / Walkway	Nat'l Avg	Sq Ft / Qty	Cost Estimate		
Asphalt paving (existing base)	\$3-\$5/sq.ft.			\$ -	
Asphalt paving (new base)	\$3-\$5.50/sq.ft.			\$ -	
Asphalt (seal)	\$50-\$75			\$ -	
Concrete (stamped)	\$5-\$10/sq.ft.			\$ -	
Interlock brick/stone	\$8-\$10/sq.ft.			\$ -	\$ -

## Landscaping/Deck/Patio/Fence

Landscaping	Nat'l Avg	Sq Ft / Qty	Cost Estimate		
Lay soil & sod	\$1-\$2/sq. ft.			\$ -	
Sprinkler system	\$1,000			\$ -	
Retaining wall -- concrete	\$35/sq ft.			\$ -	
Retaining wall -- wood	\$25/sq ft.			\$ -	\$ -

Deck	Nat'l Avg	Sq Ft / Qty	Cost Estimate		
Pressure treated/cedar	\$10-\$25/sq. ft.			\$ -	
Custom designed & built	\$30 - \$50/sq ft.			\$ -	\$ -

Patio	Nat'l Avg	Sq Ft / Qty	Cost Estimate		
Concrete	\$10 - \$15/sq ft.			\$ -	
Flagstone/fieldstone	\$16/sq ft.			\$ -	
Interlock brick/stone	\$8 - \$10/sq ft.			\$ -	
Patio stone	\$3/sq ft.			\$ -	\$ -

Porch	Nat'l Avg	Sq Ft / Qty	Cost Estimate		
Flooring	\$5/lin. ft.			\$ -	

Railing	\$150			\$	-
Skirting	\$15/lin. ft.			\$	-
Steps -- concrete	\$400			\$	-
Steps -- wood	\$250			\$	-
				<b>\$</b>	<b>-</b>

Fence	Nat'l Avg	Sq Ft / Qty	Cost Estimate		
Chain link (4 ft.)	\$10/lin. ft.			\$	-
Wood -- cedar (5 ft.)	\$15 - \$20/lin. ft.			\$	-
Wood -- pressure treated (5 ft.)	\$10 - \$15/lin. ft.			\$	-
Reset post in concrete	\$60			\$	-
				<b>\$</b>	<b>-</b>

## Interior

Windows	Nat'l Avg	Sq Ft / Qty	Cost Estimate		
Awning	\$45/sq ft.			\$	-
Awning/casement (replace)	\$40/sq ft.			\$	-
Bay/bow	\$35 - \$40/sq ft.			\$	-
Casement	\$50/sq ft.			\$	-
Double hung	\$40/sq ft.			\$	-
Double hung replace	\$35/sq ft.			\$	-
Skylight	\$250 - \$3,000			\$	-
Slider -- aluminum	\$25/sq ft.			\$	-
Slider -- aluminum (replace)	\$20/sq ft.			\$	-
Storm aluminum	\$45 - \$175			\$	-
Thermal glass (existing frame)	\$25/sq ft.			\$	-
				<b>\$</b>	<b>-</b>

Ceiling/Wall	Nat'l Avg	Sq Ft / Qty	Cost Estimate		
Acoustic ceiling (suspended)	\$4/sq ft.			\$	-
Baseboard/door/window casing	\$2.50/lin. ft.			\$	-
Drywall over plaster	\$2 - \$3/sq ft.			\$	-
Laster (over existing plaster)	\$2.50/sq ft.			\$	-
Stucco/stipple	\$1/sq ft.			\$	-
Walls (insulation/drywall)	\$2.50/sq ft.			\$	-
Wall painting (3 coats)	\$1.25/sq ft.			\$	-

Wallpaper	\$2 - \$8/sq ft.			\$ -	\$ -
-----------	------------------	--	--	------	------

Floor	Nat'l Avg	Sq Ft / Qty	Cost Estimate		
Carpet -- clean	\$35 - \$50/sq ft.			\$ -	
Carpet -- outdoor	\$1.50/sq ft.			\$ -	
Carpet and underpad	\$3 - \$6.50/sq ft.			\$ -	
Ceramic tile	\$5 - \$8/sq ft.			\$ -	
Hardwood	\$6/sq ft.			\$ -	
Hardwood (prefinished)	\$8 - \$10/sq ft.			\$ -	
Hardwood -- refinish	\$1.75 - \$3.50/sq ft.			\$ -	
Vinyl -- sheet	\$2.50 - \$8/sq ft.			\$ -	
Vinyl -- tile	\$1 - \$8/sq ft.			\$ -	\$ -

Doors	Nat'l Avg	Sq Ft / Qty	Cost Estimate		
Bi-fold -- louver	\$800			\$ -	
Bi-fold -- panel	\$600			\$ -	
Custom with casing/hardware	\$400			\$ -	
Exterior panel	\$750			\$ -	
Interior panel	\$400			\$ -	
French	\$700			\$ -	
Patio	\$1,750			\$ -	
Storm -- aluminum	\$190 - \$300			\$ -	\$ -

Stairs/Railings	Nat'l Avg	Sq Ft / Qty	Cost Estimate		
Curved stair -- oak	\$7,000			\$ -	
Spiral stair -- oak	\$4,700			\$ -	
Standard stair -- oak	\$900			\$ -	
Stair railing	\$30 - \$50/sq ft.			\$ -	\$ -

Insulation	Nat'l Avg	Sq Ft / Qty	Cost Estimate		
Rigid exterior (prior to finish)	\$0.75 - \$1.25/sq ft.			\$ -	
R20 -- batt	\$0.60 - 1.50/sq ft.			\$ -	
R20 -- loose	\$0.50 - \$0.75/sq ft.			\$ -	
R32 -- batt	\$1.50 - \$2/sq ft.			\$ -	

R32 -- loose	\$1.50 - \$4/sq ft.			\$ -	
Wall/roof cavity	\$1.50 - \$4/sq ft.			\$ -	\$ -

Fireplaces	Nat'l Avg	Sq Ft / Qty	Cost Estimate		
Damper	\$125			\$ -	
Brick replacement	\$250 - \$500			\$ -	
Gas insert	\$2,500 - \$3,500			\$ -	
GZlass door	\$350+			\$ -	
Hearth extension	\$250			\$ -	
Flue cleaning	\$100			\$ -	
Metal box insert	\$700 - \$2,500			\$ -	
Masonry with flue rough-in	\$6,000+			\$ -	
Wood stove	\$1,500 - \$2,500			\$ -	\$ -

Kitchen/Bathroom	Nat'l Avg	Sq Ft / Qty	Cost Estimate		
Kitchen cabinet	\$40 - \$70/lin. ft.			\$ -	
Kitchen counter -- laminate	\$30/lin. ft.			\$ -	
Kitchen counter -- marble	\$50/lin. ft.			\$ -	
Kitchen renovation	\$6,000+			\$ -	
Bathroom renovation	\$4,000+			\$ -	\$ -

Security System	Nat'l Avg	Sq Ft / Qty	Cost Estimate		
Alarm monitoring	\$20/month			\$ -	
Alarm system	\$2,500			\$ -	
Intercom system (retrofit)	\$1,200			\$ -	
Wired system	\$1,300			\$ -	
Wireless motion detectors	\$500			\$ -	\$ -

## Electrical

Electrical Retrofit	Nat'l Avg	Sq Ft / Qty	Cost Estimate		
Attic ventilator -- mechanical	\$250			\$ -	
Baseboard heater (4 ft.)	\$150 - \$450			\$ -	
Ceiling fan	\$200			\$ -	

Doorbell system	\$80 - \$100			\$ -	
Dryer duct	\$100 - \$150			\$ -	
Hardwired smoke detector	\$60 - \$120			\$ -	
Exhaust fan -- bathroom	\$135 - \$150			\$ -	
Exhaust fan -- oven	\$200 - \$250			\$ -	
Exterior light fixture	\$100 - \$250			\$ -	
Fluorescent light fixture	\$150 - \$250			\$ -	
Ground -- public system	\$75 - \$100			\$ -	
Ground -- private system (w/ground rods)	\$200 - \$300			\$ -	
Receptacle -- conventional	\$100 - \$150			\$ -	
Receptacle -- split	\$150 - \$250			\$ -	
Receptacle -- exterior with cover	\$150 - \$250			\$ -	
Receptacle -- Replace conventional w/GFCI	\$75 - \$125			\$ -	
Receptacle -- CO/ALR (aluminum)	\$50 - \$75			\$ -	
Receptacle -- stove/dryer	\$75 - \$100			\$ -	
Receptacle -- Rewire Reverse polarity	\$40 - \$60			\$ -	
Standard light fixture	\$100 - \$200			\$ -	\$ -

Electrical Upgrade	Nat'l Avg	Sq Ft / Qty	Cost Estimate		
100 amp (new panel)	\$1,000 - \$1,500			\$ -	
100 amp (existing panel)	\$600 - \$900			\$ -	
200 amp (new panel)	\$1,800 - \$2,500			\$ -	
200 amp (existing panel)	\$1,000 - \$1,200			\$ -	
120/240 volt circuit	\$200 - \$500			\$ -	
Breaker panel -- main	\$600 - \$900			\$ -	
Breaker panel -- auxiliary	\$100 - \$300			\$ -	
Circuit breaker (replace)	\$60 - \$100			\$ -	
Knob & tube wiring (replace)	\$6,000 - \$12,000			\$ -	\$ -

## Heating and Cooling

Forced-Air System	Nat'l Avg	Sq Ft / Qty	Cost Estimate
-------------------	-----------	-------------	---------------



Air duct (new)	\$3,500			\$ -	
Air duct (retrofit)	\$5,500			\$ -	
Annual service	\$75 - \$150			\$ -	
Blower/motor	\$300 - \$500			\$ -	
Clean duct	\$150 - \$300			\$ -	
Convert oil to gas (1 story)	\$2,000 - \$3,000			\$ -	
Convert hot water to forced air (1 story)	\$6,000 - \$10,000			\$ -	
Electronic air filter	\$500 - \$900			\$ -	
Gas -- mid efficiency	\$2,000 - \$2,800			\$ -	
Gas -- high efficiency	\$3,000 - \$4,500			\$ -	
Humidifier -- drum type	\$75 - \$150			\$ -	
Humidifier -- flow through type	\$350 - \$450			\$ -	
Metal lin. ft (existing chimney flue)	\$500 - \$1,000			\$ -	\$ -

Hot Water System	Nat'l Avg	Sq Ft / Qty	Cost Estimate		
Circulating pump	\$500 - \$750			\$ -	
Cast iron radiator	\$550 - \$650			\$ -	
Expansion tank	\$250 - \$300			\$ -	
Gas boiler -- standard	\$2,500 - \$4,500			\$ -	
Gas boiler -- high efficiency	\$5,500 - \$10,000			\$ -	
Removal of oil tank from basement	\$300 - \$500			\$ -	
Radiator/boiler removal	\$1,500 - \$2,000			\$ -	
Radiator	\$500 - \$900			\$ -	
Radiator valve	\$100 - \$200			\$ -	\$ -

Air Conditioner/Heat Pump	Nat'l Avg	Sq Ft / Qty	Cost Estimate		
Air handler 3-ton (vertical)	\$1,200 - \$1,800			\$ -	
Air handler 3-ton (horizontal)	\$1,500 - \$1,800			\$ -	
Central a/c existing duct	\$1,500 - \$3,000			\$ -	
Central a/c attic mounted; separate duct	\$9,000+			\$ -	
Compressor (replace)	\$1,300 - \$1,500			\$ -	
Condenser (replace)	\$1,500 - \$2,500			\$ -	
Heat recovery ventilator (HRV)	\$1,500 - \$2,500			\$ -	
Heat pump	\$4,500 - \$6,000			\$ -	\$ -

## Plumbing

Bathroom - Plumbing	Nat'l Avg	Sq Ft / Qty	Cost Estimate	
Basin -- pedestal type	\$300			\$ -
Basin -- vanity	\$200			\$ -
Bathtub -- replace/retile	\$2,200+			\$ -
Shower connection	\$200			\$ -
Shower stall -- plastic	\$700 - \$1,900			\$ -
Shower stall -- ceramic tile	\$2,200 - \$3,000			\$ -
Toilet -- flush mechanism	\$100 - \$150			\$ -
Toilet -- replace	\$350			\$ -
Toilet -- replace seal	\$100 - \$250			\$ -
Toilet -- unclog	\$100 - \$200			\$ -
Tub enclosure -- ceramic tile	\$2,200 - \$3,000			\$ -
Tub enclosure -- plastic	\$500 - \$1,200			\$ -
Whirlpool bath/faucet	\$3,500			\$ -
				<b>\$ -</b>

Kitchen - Plumbing	Nat'l Avg	Sq Ft / Qty	Cost Estimate	
Dishwasher	\$550 - \$890			\$ -
Garbage disposer	\$175 - \$400			\$ -
Range hood	\$300 - \$500			\$ -
Sink -- porcelain	\$650 - \$820			\$ -
Sink -- stainless steel	\$550 - \$730			\$ -
				<b>\$ -</b>

Private Plumbing System	Nat'l Avg	Sq Ft / Qty	Cost Estimate	
Laundry tub and waste pump	\$450 - \$800			\$ -
Septic tank (1000 gal.)	\$2,000 - \$5,000			\$ -
Septic tank cleaning	\$150			\$ -
Sewage waste pump	\$1,300 - \$1,700			\$ -
Well -- shallow	\$25/lin. Ft.			\$ -
Well -- deep	\$35/lin. Ft.			\$ -
Well -- submersible pump	\$1,000			\$ -
Well -- suction/jet pump	\$500 - \$900			\$ -



Quick Rehab Input

Description	Project Costs	Month of Expense Outlay
Bathroom		
Carpet		
Ceiling Fans		
Decks		
Doors		
Electrical		
Fireplace		
Flooring		
Garage Doors		
Gutters		
Heating & Cooling		
HVAC		
Kitchen Appliances		
Kitchen Cabinets		
Landscaping		
Light Fixtures		
Painting - Exterior		
Painting - Interior		
Paving		
Pest Control		
Plumbing		
Roof Repairs		
Siding/Brick/Stucco		
Site Inspection		

Supplies	
Trash Removal	
Tree Removal	
Wall Board	
Water Heater	
Windows	
Other	
Other	
Miscellaneous	
Miscellaneous	
Miscellaneous	
Miscellaneous	
Miscellaneous	

**Total Rehab Costs**

\$ -