

# LI Funding Corp rehab line item cost sheet Mickey Murphy 631 896-1311

## ESTIMATING & BUDGETING WORKSHEET

Description	Subcontractor or Vendor	Estimated Cost	Actual Cost	Variance	Current Paid	Amount Due
<b>GENERAL REQUIREMENTS</b>						
Plans and specifications						
Plan review						
Permits: Zoning, building, environmental, other						
Survey						
Impact fee						
Administrative costs						
Financing costs						
Legal fees						
Engineering fees						
Other fees						
<b>Subtotal</b>						
<b>SITE PREP</b>						
Demolition (remodel)						
Jacking & Shoring (remodel)						
Dust control, surface protection (remodel)						
Job-site access						
Job-site security						
Dumpster and removal						
Clear lot						
Storage on site						
Portable toilet						
Temp power						
Temp heat						
Scaffolding rental						
Equipment/ tool rental						
Other site prep						
<b>Subtotal</b>						
<b>ON-SITE WATER/SEWAGE</b>						
Soil and perc tests						
Septic system design						
Septic system permits and inspections.						
Septic system installation, tie in to house						

Dewatering (high water table)						
Well, pump, trenching, plumbing to house, pressure tank						
Well permits and fees						
Other utility expense						
<b>Subtotal</b>						
<b>UTILITIES</b>						
Town Water: Tap fees and hookup						
Town Sewer: Tap fees and hookup						
Electrical: Permit, connection fee, and hookup						
Gas: Permit, connection fee, and hookup						
LPN: Tank installation and hookup						
Oil tank installation						
Telecom hookup						
Other utility costs						
<b>Subtotal</b>						
<b>EXCAVATION &amp; EARTHWORK</b>						
Cut and fill						
Blasting						
Removal of stone/dirt						
Stone, gravel, sand						
Rough grading						
Trenching for utility hookups						
Foundation excavation						
Foundation footing drains						
Backfill						
Compaction						
Curtain drains						
Culverts						
Swales						
Ponds						
Other site drainage						
Retaining walls						
Topsoil						
Finish grading						
Seeding/sod						
Stone, sand, fill						
Other landscaping						
Other earthwork						

<b>FOUNDATION</b>						
<b>Subtotal</b>						
Footings/Pads						
Foundation walls/stem walls/grade beams						
Piers						
Slabs -- foundation, basement, garage						
Steel reinforcing						
Anchor bolts, hold downs						
Bulkheads						
Sump pump						
Sub-slab vapor barrier						
Crawlspace vapor barrier						
Crawlspace vents						
Foundation windows						
Dampproofing, waterproofing						
Foundation drain board						
Slab insulation: edge/below						
Exterior foundation insulation						
Insulation coating/protection						
Other foundation						
<b>Subtotal</b>						
<b>OTHER MASONRY, PAVING</b>						
Patios						
Exterior stairs						
Masonry chimneys						
Fireplaces/hearths						
Driveway						
Walkways						
Other masonry						
<b>Subtotal</b>						
<b>ROUGH FRAMING</b>						
Sill and seal						
Steel or wood carrying beam, lolly columns						
Floor framing						
Exterior and interior walls, rough stairs						
Sheathing, subflooring						
Roof framing/trusses						
Subfascia						

Steel framing connectors						
Nails, screws, fasteners						
Prep for plaster, drywall						
Other rough framing						
Rough framing labor-only						
<b>Subtotal</b>						
<b>ROOFING</b>						
Underlayment						
Membrane						
Flashing: chimney, vent pipes, sidewalls, other penetrations						
Drip edge						
Roofing installation						
Gutters and downspouts						
Skylights						
Ridge and roof vents						
Other roofing						
<b>Subtotal</b>						
<b>EXTERIOR</b>						
Exterior foam sheathing						
Weather barrier (Tyvek, etc.)						
Membrane and flashing						
Vinyl or composite siding						
Wood siding						
Brick veneer						
Stone veneer						
Stucco						
Fascia, soffit, frieze, corner boards, water table						
Soffit/Gable vents						
Other exterior trim						
Exterior stairs, landing						
Exterior paint, stain, caulk						
Exterior labor-only						
Other exterior expense						
<b>Subtotal</b>						
<b>WINDOWS AND EXT. DOORS</b>						
Membrane & Flashing						
Exterior doors, prehung						
Exterior door slabs						
Exterior door frames, sills						

Sidelights, transoms						
Locksets, knobs, door hardware						
Patio doors, sliding or hinged						
Windows						
Garage doors and opener						
Other						
<b>Subtotal</b>						
<b>PLUMBING</b>						
Drain/waste/vent						
Water supply piping						
Water supply piping						
Gas piping						
Water treatment						
Water heater						
Fixtures: toilets, tubs, sinks, showers						
Faucets, mixing valves, shower heads						
Disposal						
Other plumbing						
<b>Subtotal</b>						
<b>ELECTRICAL</b>						
Service Panel, Sub-Panels						
Rough Wiring						
Phone, Cable, Internet Wiring						
Lighting Fixtures						
Low-Voltage Fixtures/transformers						
Exterior Lighting						
Devices: outlets, switches, dimmers						
Lighting control system						
Doorbell System						
Smoke, CO2 Alarms						
Intercom system						
Security system						
Home Theater/Entertainment						
Other electrical						
<b>Subtotal</b>						
<b>HVAC</b>						
Furnace/Heat Pump						
Central AC						

Air handler						
Ductwork, grilles, registers						
Air filter						
Boiler, piping						
Radiators						
Whole-house ventilation (HRV, ERV, exhaust only, other)						
HVAC controls						
Solar hot water						
Other HVAC						
<b>Subtotal</b>						
<b>INSULATION AND AIR SEALING</b>						
Roof/attic insulation						
Roof/Eaves baffles						
Wall cavity insulation						
Foam board insulation						
Spray foam insulation						
Basement insulation (interior)						
Crawlspace insulation						
Air sealing						
Energy diagnostics (blower door, infrared)						
Other insulation						
<b>Subtotal</b>						
<b>DRYWALL/PLASTER</b>						
Walls						
Ceilings, soffits						
Decorative plaster						
Drywall labor only						
Other						
<b>Subtotal</b>						
<b>INTERIOR FINISH</b>						
Interior doors, prehung						
Interior door slabs						
Interior door frames, thresholds						
Door knobs, hardware						
Interior trim: baseboard, casings, crown chair rail, other						
Wainscotting, paneling						
Built-in shelving, cabinets						
Closet shelving, hardware						
Stairs, railings, newels						

Interior painting, staining						
Wood flooring						
Carpeting						
Resilient/vinyl flooring						
Ceramic tile/stone (and underlayment, surface prep)						
Other flooring						
Acoustical, metal, decorative ceilings						
Other interior finish						
Interior carpentry, labor only						
<b>Subtotal</b>						
<b>KITCHEN &amp; BATH</b>						
Kitchen cabinets						
Bath cabinets						
Cabinet pulls, hardware						
Countertops, backsplash						
Ceramic tile, stone						
Raised tub platform						
Tub enclosure						
Shower doors/enclosure						
Medicine cabinets						
Mirrors						
Towel hangers, toilet paper holders, accessories						
Other K&B						
K&B labor only						
<b>Subtotal</b>						
<b>PORCHES AND DECKS</b>						
Open porch						
Screened porch						
Wood or composite deck						
Fencing						
Other outdoor structures						
Porches and Decks, labor-only						
<b>Subtotal</b>						
<b>APPLIANCES</b>						
Refrigerator						
Range, cooktop						
Microwave						
Range hood						
Dishwasher						

Microwave						
Washer/dryer						
Other appliances						
<b>Subtotal</b>						
<b>TOTAL CONSTRUCTION COSTS</b>						

Note: Add 20% to 25% for contractor's overhead and profit.