

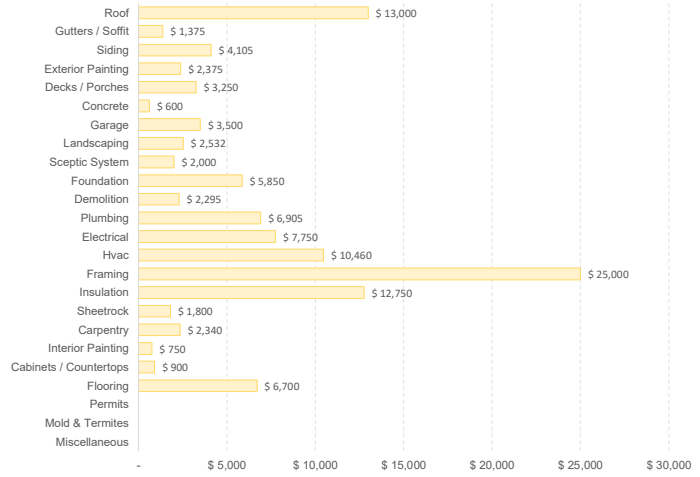
ESTIMATE REPORT

Report Date : 4/27/2021

Property Information	Project Name : My First Rehab Address : 123 Smith Street	City : Charlotte State / ZIP : North Carolina - 28209	Property Type : Single Family Square Footage : 3,500 ft ²	Beds / Baths : 5 / 3 ARV : \$ 610,000
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Summary Estimate Breakdown

Category	Total	\$ / SF	% ARV	% Total
Roof	\$ 13,000	\$ 3.71	2.13%	10.7%
Gutters / Soffit	\$ 1,375	\$ 0.39	0.23%	1.1%
Siding	\$ 4,105	\$ 1.17	0.67%	3.4%
Exterior Painting	\$ 2,375	\$ 0.68	0.39%	2.0%
Decks / Porches	\$ 3,250	\$ 0.93	0.53%	2.7%
Concrete	\$ 600	\$ 0.17	0.10%	0.5%
Garage	\$ 3,500	\$ 1.00	0.57%	2.9%
Landscaping	\$ 2,532	\$ 0.72	0.42%	2.1%
Sceptic System	\$ 2,000	\$ 0.57	0.33%	1.7%
Foundation	\$ 5,850	\$ 1.67	0.96%	4.8%
Demolition	\$ 2,295	\$ 0.66	0.38%	1.9%
Plumbing	\$ 6,905	\$ 1.97	1.13%	5.7%
Electrical	\$ 7,750	\$ 2.21	1.27%	6.4%
Hvac	\$ 10,460	\$ 2.99	1.71%	8.6%
Framing	\$ 25,000	\$ 7.14	4.10%	20.6%
Insulation	\$ 12,750	\$ 3.64	2.09%	10.5%
Sheetrock	\$ 1,800	\$ 0.51	0.30%	1.5%
Carpentry	\$ 2,340	\$ 0.67	0.38%	1.9%
Interior Painting	\$ 750	\$ 0.21	0.12%	0.6%
Cabinets / Countertops	\$ 900	\$ 0.26	0.15%	0.7%
Flooring	\$ 6,700	\$ 1.91	1.10%	5.5%
Permits	-	-	-	-
Mold & Termites	-	-	-	-
Miscellaneous	-	-	-	-
Sub Total	\$ 116,237	\$ 33.21	19.06%	96.0%
Contractors O&P	\$ 2,422	\$ 0.69	0.40%	2.0%
Headroom / Contingency	\$ 2,422	\$ 0.69	0.40%	2.0%
Total Estimate	\$ 121,080	\$ 34.59	19.85%	100.0%



Area	Amount	\$ / SF	% ARV	% Total
General	\$ 64,312	\$ 18.37	10.5%	55.3%
Living Room	\$ 12,985	\$ 3.71	2.1%	11.2%
Kitchen	\$ 1,900	\$ 0.54	0.3%	1.6%
Dinning Room	\$ 3,975	\$ 1.14	0.7%	3.4%
Bedroom #1	\$ 625	\$ 0.15	0.1%	0.5%
Bedroom #2	\$ 1,025	\$ 0.29	0.2%	0.9%
Bedroom #3	\$ 525	\$ 0.15	0.1%	0.5%
Bedroom #4	-	-	-	-

Area	Amount	\$ / SF	% ARV	% Total
Bathroom #1	-	-	-	-
Bathroom #2	\$ 1,200	\$ 0.34	0.2%	1.0%
Bathroom #3	\$ 1,400	\$ 0.40	0.2%	1.2%
Basement	\$ 7,850	\$ 2.24	1.3%	6.8%
Exterior	\$ 19,000	\$ 5.43	3.1%	16.3%
Attic	\$ 1,540	\$ 0.44	0.3%	1.3%
Backyard	-	-	-	-
Garage	-	-	-	-

Type	Amount	% Total
Labor Cost	\$ 48,137	40%
Material Cost	\$ 45,105	37%
Other Cost	\$ 22,995	19%
Contractor O&P	\$ 2,422	2%
Contingency	\$ 2,422	2%
Total	\$ 121,080	100%

Detailed Estimate Breakdown by Category

Category Name	Labor			Materials			Other			Total Cost	Area	Supplier / Contractor	Comment
	Quantity	Price	Total	Quantity	Price	Total	Quantity	Price	Total				
1 ROOF			\$ 750			\$ 6,750			\$ 5,500	\$ 13,000			
Roof Maintenance	10	\$ 75	\$ 750	10	\$ 50	\$ 500	10	-	-	\$ 1,250	General	-	-
Replace Sheathing	-	-	-	50	\$ 125	\$ 6,250	-	-	-	\$ 6,250	Exterior	-	-
Roof Replacement	-	-	-	-	-	-	1	\$ 5,500	\$ 5,500	\$ 5,500	Exterior	-	-
2 GUTTERS / SOFFIT			\$ 375			\$ 2,500			-	\$ 2,875			
Clean Gutters	5	\$ 75	\$ 375	-	-	-	-	-	-	\$ 375	Exterior	-	-
Replace Gutters	-	-	-	4	\$ 250	\$ 1,000	-	-	-	\$ 1,000	Exterior	-	-
Replace Soffit / Fascia	-	-	-	1	\$ 1,500	\$ 1,500	-	-	-	\$ 1,500	Exterior	-	-
3 SIDING			\$ 375			\$ 1,100			\$ 2,630	\$ 4,105			
Pressure Washing	3	\$ 50	\$ 150	3	\$ 25	\$ 75	-	-	-	\$ 225	Dinning Room	-	-
Remove Old Siding	-	-	-	2	\$ 50	\$ 100	2	\$ 65	\$ 130	\$ 230	Kitchen	-	-
Replace Sheathing	-	-	-	25	\$ 25	\$ 625	-	-	-	\$ 625	Bedroom #2	-	-
Replace House Wrap	5	\$ 45	\$ 225	-	-	-	-	-	-	\$ 225	Bedroom #3	-	-
Patch Siding	5	-	-	5	\$ 60	\$ 300	-	-	-	\$ 300	Bedroom #3	-	-
Replace Siding	1	-	-	-	-	-	1	\$ 2,500	\$ 2,500	\$ 2,500	General	-	-
4 EXTERIOR PAINTING			\$ 875			\$ 1,200			\$ 300	\$ 2,375			
Paint Exterior	10	\$ 50	\$ 500	10	\$ 45	\$ 450	10	-	-	\$ 950	Exterior	-	-
Paint Trim only	5	\$ 75	\$ 375	5	\$ 150	\$ 750	5	\$ 60	\$ 300	\$ 1,425	Exterior	-	-
5 DECKS / PORCHES			\$ 750			\$ 2,500			-	\$ 3,250			
Expense 1	5	\$ 150	\$ 750	50	\$ 50	\$ 2,500	-	-	-	\$ 3,250	General	-	-
6 CONCRETE			\$ 600			-			-	\$ 600			
Poured Foundation	2	\$ 100	\$ 200	2	-	-	2	-	-	\$ 200	General	-	-
Concrete Walls	2	\$ 100	\$ 200	-	-	-	-	-	-	\$ 200	General	-	-
Repairing Concrete Steps	2	\$ 100	\$ 200	-	-	-	-	-	-	\$ 200	General	-	-
7 GARAGE			\$ 1,100			\$ 2,400			-	\$ 3,500			
Replace Garage Door	2	\$ 100	\$ 200	2	\$ 750	\$ 1,500	-	-	-	\$ 1,700	Exterior	-	-
Replace Door Opener	2	\$ 450	\$ 900	2	\$ 450	\$ 900	-	-	-	\$ 1,800	Exterior	-	-
8 LANDSCAPING			\$ 1,527			\$ 655			\$ 350	\$ 2,532			
Lawn Maintenance	5	\$ 25	\$ 125	5	\$ 25	\$ 125	5	-	-	\$ 250	General	-	-
Trim Bushes	5	\$ 45	\$ 225	5	\$ 45	\$ 225	5	\$ 25	\$ 125	\$ 575	General	-	-
Trim Trees	3	\$ 59	\$ 177	3	\$ 75	\$ 225	3	\$ 75	\$ 225	\$ 627	General	-	-
Remove Trees	4	\$ 250	\$ 1,000	4	\$ 20	\$ 80	4	-	-	\$ 1,080	General	-	-
9 SCEPTIC SYSTEM			\$ 700			\$ 750			\$ 550	\$ 2,000			
Inspect/Clean Septic Tank	2	\$ 100	\$ 200	2	-	-	2	-	-	\$ 200	Basement	-	-
Major Septic Repairs	1	\$ 500	\$ 500	1	\$ 750	\$ 750	1	\$ 550	\$ 550	\$ 1,800	Basement	-	-
10 FOUNDATION			\$ 1,950			\$ 1,950			\$ 1,950	\$ 6,850			
Engineer Consultation	1	\$ 250	\$ 250	1	\$ 250	\$ 250	1	\$ 250	\$ 250	\$ 750	Basement	-	-
Fixing Bowed / Cracked Foundation Wall	1	\$ 450	\$ 450	1	\$ 450	\$ 450	1	\$ 450	\$ 450	\$ 1,350	Basement	-	-
Other Foundation Repairs	5	\$ 250	\$ 1,250	5	\$ 250	\$ 1,250	5	\$ 250	\$ 1,250	\$ 3,750	Basement	-	-
11 DEMOLITION			\$ 795			\$ 750			\$ 750	\$ 2,295			
Roll-Off Dumpster	1	\$ 500	\$ 500	1	\$ 500	\$ 500	1	\$ 500	\$ 500	\$ 1,500	General	-	-
Demo Labor	1	\$ 250	\$ 250	1	\$ 200	\$ 200	1	\$ 200	\$ 200	\$ 650	General	-	-
Porta Potty	1	\$ 45	\$ 45	1	\$ 50	\$ 50	1	\$ 50	\$ 50	\$ 145	General	-	-
12 PLUMBING			\$ 3,735			\$ 2,385			\$ 785	\$ 6,905			
Replace Main Line	1	\$ 500	\$ 500	1	-	-	1	-	-	\$ 500	Bathroom #3	-	-
Replace PRV	2	\$ 50	\$ 100	2	\$ 50	\$ 100	2	\$ 50	\$ 100	\$ 300	Bathroom #2	-	-
Replace Water Heater	1	\$ 60	\$ 60	1	\$ 60	\$ 60	1	\$ 50	\$ 50	\$ 170	Kitchen	-	-
Replace all Supply Lines	5	\$ 50	\$ 250	5	\$ 50	\$ 250	5	\$ 50	\$ 250	\$ 750	Kitchen	-	-
Install / Replace Tub	1	\$ 250	\$ 250	1	\$ 450	\$ 450	1	\$ 200	\$ 200	\$ 900	Bathroom #3	-	-
Install/Replace Sink	2	\$ 150	\$ 300	2	\$ 150	\$ 300	2	-	-	\$ 600	General	-	-
Install/Replace Faucet	2	\$ 750	\$ 1,500	2	\$ 150	\$ 300	2	-	-	\$ 1,800	General	-	-
Install/Replace Shower/Tub Hardware	2	\$ 50	\$ 100	2	\$ 50	\$ 100	2	\$ 50	\$ 100	\$ 300	General	-	-
Install/Replace Toilet	3	\$ 75	\$ 225	3	\$ 75	\$ 225	3	\$ 5	\$ 15	\$ 465	General	-	-
Replace Washer Box	1	\$ 250	\$ 250	1	\$ 50	\$ 50	1	\$ 50	\$ 50	\$ 350	General	-	-
Install Dishwasher	1	\$ 50	\$ 50	1	\$ 550	\$ 550	1	\$ 20	\$ 20	\$ 620	General	-	-
Fix Leak	2	\$ 50	\$ 100	2	-	-	2	-	-	\$ 100	General	-	-
Unclog Drain	1	\$ 50	\$ 50	1	-	-	1	-	-	\$ 50	General	-	-

13	ELECTRICAL		\$ 3,825		\$ 3,925		-	\$ 7,750					
Service Call	1	\$ 50	\$ 50	1	\$ 100	\$ 100	1	-	-	\$ 150	Bedroom #1	-	-
Upgrade Service	2	\$ 75	\$ 150	2	\$ 100	\$ 200	2	-	-	\$ 350	General	-	-
Replace Circuit Panel	2	\$ 75	\$ 150	2	\$ 100	\$ 200	2	-	-	\$ 350	Living Room	-	-
Rewire House	10	\$ 60	\$ 600	10	\$ 75	\$ 750	10	-	-	\$ 1,350	General	-	-
Add New Circuit	10	\$ 50	\$ 500	10	\$ 75	\$ 750	10	-	-	\$ 1,250	General	-	-
Add New Outlet/Box	6	\$ 50	\$ 300	6	\$ 75	\$ 450	6	-	-	\$ 750	General	-	-
Upgrade Outlet to GFCI	6	\$ 50	\$ 300	6	\$ 75	\$ 450	6	-	-	\$ 750	General	-	-
Add New Switch	10	\$ 50	\$ 500	10	\$ 25	\$ 250	10	-	-	\$ 750	General	-	-
Install Can Light	10	\$ 50	\$ 500	10	\$ 25	\$ 250	10	-	-	\$ 750	General	-	-
Install Light	10	\$ 50	\$ 500	10	\$ 25	\$ 250	10	-	-	\$ 750	General	-	-
Install Fan	5	\$ 50	\$ 250	5	\$ 50	\$ 250	5	-	-	\$ 500	General	-	-
Replace Outlet / Switch	1	\$ 25	\$ 25	1	\$ 25	\$ 25	1	-	-	\$ 50	General	-	-
14	HVAC		\$ 2,300		\$ 660		\$ 7,500	\$ 10,460					
Service Call	5	\$ 50	\$ 250	5	\$ 25	\$ 125	5	-	-	\$ 375	Bedroom #1	-	-
HVAC Maintenance	5	\$ 50	\$ 250	5	\$ 30	\$ 150	5	-	-	\$ 400	Bedroom #2	-	-
Install Forced Air System	5	\$ 50	\$ 250	5	\$ 32	\$ 160	5	\$ 1,500	\$ 7,500	\$ 7,910	Living Room	-	-
Replace Furnace	5	\$ 50	\$ 250	5	\$ 45	\$ 225	5	-	-	\$ 475	Living Room	-	-
Replace Air	5	\$ 75	\$ 375	-	\$ 85	-	5	-	-	\$ 375	Living Room	-	-
Conditioning Compressor / Condenser	5	\$ 75	\$ 375	-	\$ 95	-	5	-	-	\$ 375	Living Room	-	-
Replace Heat Pump	5	\$ 60	\$ 300	-	\$ 45	-	5	-	-	\$ 300	Living Room	-	-
Replace Boiler	5	\$ 50	\$ 250	-	\$ 45	-	5	-	-	\$ 250	Living Room	-	-
15	FRAMING		\$ 15,000		\$ 10,000		-	\$ 25,000					
Frame Walls	10	\$ 750	\$ 7,500	10	\$ 500	\$ 5,000	10	-	-	\$ 12,500	General	-	-
Frame House	10	\$ 750	\$ 7,500	10	\$ 500	\$ 5,000	10	-	-	\$ 12,500	General	-	-
16	INSULATION		\$ 7,500		\$ 3,750		\$ 1,500	\$ 12,750					
Install Insulation	15	\$ 500	\$ 7,500	15	\$ 250	\$ 3,750	15	\$ 100	\$ 1,500	\$ 12,750	General	-	-
17	SHEETROCK		\$ 900		\$ 450		\$ 450	\$ 1,800					
Prep Sheetrock for Paint	3	\$ 50	\$ 150	3	\$ 25	\$ 75	3	\$ 25	\$ 75	\$ 300	General	-	-
Patch Sheetrock	4	\$ 50	\$ 200	4	\$ 25	\$ 100	4	\$ 25	\$ 100	\$ 400	Attic	-	-
Install New Sheetrock	6	\$ 50	\$ 300	6	\$ 25	\$ 150	6	\$ 25	\$ 150	\$ 600	Attic	-	-
Apply Texture	5	\$ 50	\$ 250	5	\$ 25	\$ 125	5	\$ 25	\$ 125	\$ 500	General	-	-
18	CARPENTRY		\$ 630		\$ 1,230		\$ 480	\$ 2,340					
Basic Carpentry	5	\$ 50	\$ 250	5	\$ 50	\$ 250	5	\$ 50	\$ 250	\$ 750	General	-	-
Install Door	4	\$ 45	\$ 180	4	\$ 45	\$ 180	4	\$ 45	\$ 180	\$ 540	Attic	-	-
Replace Window	3	\$ 50	\$ 150	3	\$ 250	\$ 750	3	-	-	\$ 900	Bathroom #2	-	-
Finish Trim	2	\$ 25	\$ 50	2	\$ 25	\$ 50	2	\$ 25	\$ 50	\$ 150	General	-	-
19	INTERIOR PAINTING		\$ 250		\$ 250		\$ 250	\$ 750					
Paint Interior	10	\$ 25	\$ 250	10	\$ 25	\$ 250	10	\$ 25	\$ 250	\$ 750	Kitchen	-	-
20	CABINETS / COUNTERTOPS		\$ 450		\$ 450		-	\$ 900					
Install Kitchen Cabinets	1	\$ 150	\$ 150	1	\$ 150	\$ 150	1	-	-	\$ 300	General	-	-
Install Bathroom Vanities	1	\$ 150	\$ 150	1	\$ 150	\$ 150	1	-	-	\$ 300	General	-	-
Install Countertops	1	\$ 150	\$ 150	1	\$ 150	\$ 150	1	-	-	\$ 300	General	-	-
21	FLOORING		\$ 3,750		\$ 2,950		-	\$ 6,700					
Expense Flooring 1	50	\$ 25	\$ 1,250	50	\$ 50	\$ 2,500	50	-	-	\$ 3,750	Dinning Room	-	-
Expense Flooring 2	10	\$ 250	\$ 2,500	10	\$ 45	\$ 450	10	-	-	\$ 2,950	Living Room	-	-
Grand Total :		\$ 48,137		\$ 46,605		\$ 22,995		\$ 117,737					
Per SF		\$ 13.8		\$ 13.3		\$ 6.6		\$ 33.6					