- **Roof** (curled, wavy) $ _____
- **Yard** (gutters? dead trees? junk cars? fence? landscaping, extra lot? dimensions?) $ _____
- **Driveway** (exist? broken? shared w/neighbor [easement]?) $ _____
- **Deck / Porch** (add: dimensions/ repair) ? $ _____
- **Gutters** (holes, missing drain pipes, non-existent) $ _____
- **Structural** (rotten/sagging/missing beams, piers, sill plate?) $ _____
- **Crawl/Bsmt** wet (seep thru found., re-slope yard/soil, leaky plumbing/HWH, furn drain line)? $ _____
- **Heat & A/C** (furnace/compressor condition? exist? if no, electrical?) $ _____
- **Plumbing** (galvanized/gray steel or white PVC) ? $ _____
- **Electrical** (2-prong outlets? fuses/circ breakers? amps? skinny/thick main line?) $ _____
- **Paint** exterior (brick?) & interior $ _____
- **Paint** Interior $ _____
- **Demolition** (describe and guestimate qty of dumpsters and demo labor $10/hr) $ _____
- **Flooring** (wobbly/weak :structural; water/urine stains, carpet over bad hdwds? % replacing) $ _____
- **Drywall** (qty of new walls/ceil, wall/ceil patch) ? Insulation? $ _____
- **Carpentry Trim** (stairs? new ceil moudling, baseboards, doors/window mould) ? $ _____
- **Kitchen** (repair/replace cabs? appliances? sinks) ? $ _____
- **Bathrooms** (repair/replace cabs? toilet? bath/sinks) ? $ _____
- **Lighting Fixtures** (lights, ceiling fans, security lights, smoke alarms) ? $ _____
- **Plumbing Fixtures** (faucets, shower heads, sinks) $ _____
- **Windows / Doors** (qty to replace/repair?) $ _____
- **Insulation** (Check if addt'l required in attic) $ _____
- **Addition** (size? remember to use addtl, after-addition, total sq footage in above formulas) $ _____
- **Alarm** $ _____
- **Cleaning & Hauling** $ _____
- **Staging** $ _____

Grand Total $ _____

square footage of the house:

- **Roof:** Tear-off & re-roof = $1.75 x sq. ft, if it has uneven decking=$2.75 x sq. ft;
- **Landscape**: $250-$500 small, $500-$1,000 medium-large. **Fence:** $5 / ft chain link; $12 / ft wood/privacy ft
- **Driveway**: Concrete driveway/sidewalk runs $5 per sq. ft (assuming normal height 2-4" pour)
- **Deck:** $2,000 10x10, $3,000-$4,000 up to 15x15
- **Gutters**: $550 small; $800-$1,000 mid-large
- **Structural:** Replace/repair sill plate (jack up house) = $4000 for *entire sill plate* perimeter, or prorate for less. approx $200 - $400 / pier (brick/block/steel columns under house). Approx $300 / 12 ft joist/beam replaced.
- **HVAC:** New HVAC & duct: $3,500 small, $3,500-5,000 medium-large; add A/C only: 50% of full prices
- **Plumbing:** Re-plumb (rough-in only) a whole house = $2,500-small, $3,000-medium, $3,500-large Water Heater = $300
- **Electric:** All new wire: $3,000 small; $3,500-$4,000 medium-large; $1,500 to replace main box only
- **Paint**: Interior: $2.50/sq. ft; exterior:$1.50/sq. ft
- **Flooring**: Carpet/linoleum/refinish hardwoods: avg. $1.75/sq. ft; Install new hardwoods: $6-$6.50/sq. ft.
- **Drywall**: Whole house $4.00/sq. ft.; additional $1.25/sq. ft. if ceilings also
- **Trim Carpentry**: Trim interior/carpentry work runs about $2,500 small; $3,000-$5,000 medium; $5,000-$7,000 large
- **Kitchen**: Cabinetry, countertop, sink: full parts & labor is about $120/linear ft. of cabinets for decent kitchen, up to $150/ft for very nice kitchen. On average, a kitchen update costs appox.: $800-$1,500 (re-paint/repair cabs, replace countertop); and runs about $2,500-$4,000 to rebuild from scratch. **Appliances:** Gas Stove/oven: $450-$550 Electric stove/oven: $275-$400 Dishwasher $220-$240 Refrigerator $600-1,000
- **Bathrooms**: New: $1,000 medium-large; $1,500 for a nice master. Simple upgrade: $300-$600 Re-glaze tub $250-$300
- **Lighting Fixtures**: Replace all light fixtures runs about $500 small, $800 medium-large
- **Plumbing Fixtures**: Replace all plumbing fixtures runs about $500 small, $800 medium-large
- **Window/Doors:** Replace , parts & labor $150 for avg. size double-hung window, $100 for interior door, $250-$700 for exterior door
- **Insulation:** $450-600 for attic
- **Addition:** Approx. $15 per sq ft added to cover the "rough-in skeleton" (foundation, roofing and wall framing only)
- **Alarm**: $400-500 depending on number of motion detectors required

- **Miscellaneous**: Guesstimate hours of labor x $10 (unskilled) or $30-50/hr (skilled)
- **Tile:** Material: You can find liquidator products as low as $1.50/sq. ft. An avg. price for decent tile is about $2.50-$4.00/sq. ft. Labor: $6-$10/sq.ft.