

Table 1

Category	Repair Type	Description		Budget
Roof	Rip and replace-composition shingle	Remove current roof and install new roof		13600
Gutters	Gutters&downspouts-demo& install new(linear foot)	All new 4” seamless gutters and downspouts		1200
Siding	Wood siding	Replace broken/ rod siding		500
Masonry	fireplace/chimney	Clean, repoint, refinish fireplace and chimney		800
Masonry	Power wash exterior masonry and siding	driveway(side), walkway(front, back, side)		200
Landscaping	landscaping front, side and small area at the back	Hydroseed, trim bushes and trees, remove tow bushes which are close to the house(front and back),		3000
Wall	Demo, Remove	Remove drywall between kitchen and backroom, between dinning room and living room, add LVL beam between dining room and living room		4000
Drywall	Demo, Remove, install	Install new drywall		8500
Painting	Painting both exterior and interior (whole property)	3 color scheme of Exterior(siding, trim, door). 2 color scheme of Interior(ceiling/wall-light grey, trim-white, plain).		8000
Floor	Engineered hardwood floor, LVP	install engineered hardwood floor in living room, bedrooms and hallway, install LVP in kitchen and bathroom		6500
Kitchen	Cabinets	L-Shaped kitchen with island, approximately 15ft cabinets and 5ft island with seating, extend kitchen to the backroom		8000
Kitchen	Countertops and back splash	Approximately 50sf countertop and 15ft of back splash(glass tile)		2500
Kitchen	Sink	SS 50/50		
Kitchen	Appliances	SS refrigerator, dishwasher, microwave, stove		3000
Bathroom	Demo and install	Replace vanity, toilet, tub, faucet, tile on the wall		4000
Plumbing	Replace old pipe, change the location or pipe	Replace old pipe to PVC, change the location of the sink in kitchen and laundry		13500
Electrical	Replace	Replace current electrical panel and rewire the whole property. Remove all current lights fixtures, install new lights fixtures, replace all switches		14000
HVAC	Service, ventilation	Check and Service current furnace, install one ventilation in bathroom and kitchen		3500
Doors	Demo and install	Replace all doors (4 exterior door, 4 room doors, 5 closet doors)		6000
Mill work	Replace and install	Replace broken trim and baseboard in all rooms, windows		4500
Insulation	Add insulation in the attic, between drywall	Blow in in attic, fiber glass batt		7500
Accessory	lights, faucets, door knob/handle	Install new		3000
Permits	Apply permits	plumbing, electrical, roof		2000
Structural/ Architecture engineer				3500
Trash out	inside, outside	Clean out all trash, inside, outside		10000
Reserve funds				14000
				145300