

Scope of Work and Remodel Estimate

By Emily Yang @ Seattle

Address	10860 14th Ave S Seattle, WA 98168	Column1
Bedroom/Bathroom	3 Beds + 1 Bath	
Sqft	1320	
Built year	1943	
Garage	2 Carport	
买入价	200K	
预计 ARV	460K	
Remodel Assumption	<p>1) 这个房子属于低收入区，周边房价不高，因此在确定方案时不宜做过多装修，应该和周围房子相似，可以稍微好一点点，不要 over spend</p> <p>2) 原则是能够修理的部件尽量修理，除非万不得已不用换新的</p> <p>3) 能够不拆墙就不拆墙，否则牵涉找工程师画图、申请 permit，会大大拖延工期</p>	

Exterior		
Column1	Scope of work	Budget
Roof	目测屋顶 shingle 还能使用，Presssure wash 去除青苔。如果一定要换 shingle，大约 1400sqft，材料加人工大约 3000	500
Exterior paint	Pressure wash + repaint 2 colors	2500
Gutter	目测 gutter 还能使用	0
Siding	看样子可以不用换，局部可能需要 patch	300
Landscaping	Clean up	500
Windows+sliding door	Replace with new. 8 windows x \$350 = 2800. 1 sliding door \$700. Window/door trim \$500	4000

Permit	假设不动墙，只申请电和水的 permit	600
Engineer	不用画图纸	0

Interior		
Column1	Scope of work	Budget
Demo+dump	5 dumps x \$700= \$3500, labor \$1000	4500
Plumbing	Rough plumbing and finish plumbing, replace with new.	2000
Water heater	40 gal water heater	600
Electrical	Panel upgrade to 200 A, \$2000. 假设电线尚可以使用. Replace all outlets, switch. Install light fixture	4000
HAVC	Assume still functionally working , 需要做一次维护	300
Insulation	Assume still functionally working	0
Drywall	Living room 需要加一层 drywall , 大约 44 sheet. 绿色卧室墙面状况糟糕 , 可能需要 skim coat \$300. Patch 其他所有墙面	2412
Interior paint	3 color, wall preparation. Paint ceiling, wall, door, trim.	4000
Millwork	Baseboard, door trim, window trim	2000
Interior door	6 doors x \$200	1200
Exterior door	3 doors x \$300	900
Kitchen cabinet + countertop	white + quartz	7500
Kitchen appliance	4 pieces	2500
Floor	Install LVP in whole house. 1320 x \$4 = 5280	5280
Bathroom	1 tub, 1 vanity, 1 toilet, tile floor, tile wall	3500

Sub total		37812
Contingency	15%	
Total		43483.8