

Scope of work 909 evelyn Court	Estimate
Remove and replace front entry door	\$950
remove wainscoting	\$200
interior paint and drywall repair	\$5,500
Interior Plumbing	\$7,500
electrical upgrade	\$8,000
replace interior doors	\$1,750
replace closet doors	\$1,200
remove and replace bath tub	\$900
remove and replace subfloor in bath	\$2,500
replace bath floor	\$2,100
install new counter tops	\$3,100
replace ADA cabinets in kitchen and bath	\$8,500
replace flooring	\$5,500
furnace clean and check	\$500
install air conditioning	\$5,600
remove and replace hot water heater with tankless	\$3,600
remove and replace plumbing fixtures	\$2,450
insulate attic and crawl space	\$4,500
install tub surround	\$4,900
closet shelving	\$600
final clean	\$300
install garage service door	\$1,800
replace subfloor in laundry room	\$2,500
duct clean	\$875
install floor vents	\$200
install windows	\$12,000
install 1x4 trim above windows	\$1,200
secure heat ducts in crawl space	\$2,100
install ADA grab bars to code	\$900
install bath accessories	\$450
install door hardware	\$1,250
install new base and casing trim throughout	\$2,300
Mold remediation	\$4,500
Replace siding with hardi board	\$16,000
replace exterior doors	\$4,300
install new crawl space hatch	\$975
change lay out of bath door to hall	\$2,000
landscaping	\$700
total estimate	\$124,200
with 15% contingency	\$142,830

\$1,300 monthly rent
 \$15,600 annual income
 \$6,500 annual expenses
 \$400 reserves

\$8,700 annual cash flow