

**Construction Budget**

**Rehab Total: \$379,110.00**

Sander Hicks

305 Summit Woods Road, Summit Woods, PA

929 285 8602

n/a	<i>Demolition / Tear Out</i>		
n/a	<i>Masonry/Brickwork</i>		
	New Roof		\$22,500.00
	Doors - Front, Back,		\$2,068.00
	Windows		\$12,432.00
	Siding		\$6,250.00
n/a	<i>Flashing</i>		
n/a	Exterior - Lighting		
n/a	<i>Exterior - Painting</i>		
	Patio / Decking		\$12,500.00
n/a	<i>Fencing / Gates</i>		
n/a	Parking		\$4,320.00
	Landscaping		\$5,500.00
	Rough - Plumbing		\$36,650.00
	Rough - Electrical		\$34,590.00
	Rough - HVAC		\$32,500.00
	Framing		\$41,700.00
	Insulation		\$6,000.00
	FLOORS, Drywall and Finish		\$52,000.00
	Doors (BDRM, BR, Closet)		\$1,500.00
	Painting		\$6,500.00
	Trim		
	Lighting		

Two Exterior Doors Materials plus labor : Source could be: <https://www.homedepot.com/p/Feather-River-Doors-33-5-in-x-81-625-in-6-Lite-Clear-Craftsman-Unfinished-Smooth-Right-H>

Total of 29 windows - Builders Quality - Price here is Materials plus installation labor source: Lowe's, or reclaimed windows vendor. See: <https://www.lowes.com/pd/Milgard-StyleLine-Vinyl-New-Construction-White-Exterior-Single-Hung-Window-Rough-Opening-30-in-x-60-in-Actual-29-5-in-x-59-5-in/50004100>

Vinyl siding

*included in roofing price*

Included in our Rough - Electrical price

Porch Construction - Sonotube, framing, and wood decking

1440 SF Driveway to House - Average \$3 per SF

Sod front lawn, landscaping

**Div 6** - All wood and framing, molding interior

**Div 9 Finishes**

Floors - Hardwood and Laminate, and/or Vinyl Plank Flooring

Bathroom wall finishes - tile

1/2" Sheetrock throughout

Delete the Unnec. Door to Kitchen - New Plans should call for SIX Interior doors - hollow core, includes jamb, pre-primed, pre-hung -- \$131 Materials Cost - see: [https://www.homedepot.com/p/JELD-WEN-32-in-x-80-in-6-Panel-Colonist-Primed-Right-Handed-Textured-Molded-Composite-Single-Prehung-Interior-Door-THDJW136500922/202037224?source=shoppingads&locale=en-US&pl&mtc=SHOPPING-BF-CDP-GGL-D30-030\\_025\\_INT\\_DOORS-NA-NA-NA-PMAX-2975000-NA-NA-NA-NBR-NA-NA-NEW-Pmax&cm\\_mmc=SHOPPING-BF-CDP-GGL-D30-030\\_025\\_INT\\_DOORS-NA-NA-NA-PMAX-2975000-NA-NA-NA-NBR-NA-NA-NEW-Pmax-7170000099286912--&gclid=Cj0KCQiA9YugBhCZARIsAACXxeJ](https://www.homedepot.com/p/JELD-WEN-32-in-x-80-in-6-Panel-Colonist-Primed-Right-Handed-Textured-Molded-Composite-Single-Prehung-Interior-Door-THDJW136500922/202037224?source=shoppingads&locale=en-US&pl&mtc=SHOPPING-BF-CDP-GGL-D30-030_025_INT_DOORS-NA-NA-NA-PMAX-2975000-NA-NA-NA-NBR-NA-NA-NEW-Pmax&cm_mmc=SHOPPING-BF-CDP-GGL-D30-030_025_INT_DOORS-NA-NA-NA-PMAX-2975000-NA-NA-NA-NBR-NA-NA-NEW-Pmax-7170000099286912--&gclid=Cj0KCQiA9YugBhCZARIsAACXxeJ)

Molding was included in the framing number  
Included in Electrical

Kitchen Cabinets & Countertops

\$8,200.00

Quartz Countertops - \$2500 installed, CabinetsToGo Sourced Cabinets - \$3200 - plus Kitchen Island - \$2500

Kitchen Countertops - Quartz - Source is Jun Wei in Brooklyn

Kitchen Appliances

\$3,650.00

Purchase and Install one Stainless Steel dishwasher and One Range/Oven - Stainles Steel - Good Lookin! For Example:[https://www.samsung.com/us/home-appliances/ranges/gas/6-0-cu-ft-smart-freestanding-gas-range-with-no-preheat-air-fry-convectionplus-stainless-cooktop-in-stainless-steel-nx60a6711ss-aa/?cid=pla-ecomm-pfs-ha-us-google-na-04012022-170127-&ds\\_e=GOOGLE-cr:0-pl:265994333-&ds\\_c=FF~Premium+HA+SSC\\_CN~Premium+HA+SSC\\_ID~B0000QJH\\_P](https://www.samsung.com/us/home-appliances/ranges/gas/6-0-cu-ft-smart-freestanding-gas-range-with-no-preheat-air-fry-convectionplus-stainless-cooktop-in-stainless-steel-nx60a6711ss-aa/?cid=pla-ecomm-pfs-ha-us-google-na-04012022-170127-&ds_e=GOOGLE-cr:0-pl:265994333-&ds_c=FF~Premium+HA+SSC_CN~Premium+HA+SSC_ID~B0000QJH_P)

Bathroom Vanities / Fixtures

\$2,850.00

n/a

Carpet

Tile / Tile Work

included already in Flooring # - see Row 27

Total Flooring

included already in Flooring # - see Row 27

Finish - Plumbing

Included in the Rough #

Finish - Electrical

Included in the Rough #

Finish - HVAC

Included in the Rough #

Clean-up

\$1,250.00

Staging

\$450.00

This can be done via 3D renderings- and 3D animation, on

OTHER ITEMS Necessary for This Build:

**Div 10 Specialities**

Grab bar, mirrors, faucets, towel bars

\$2,000.00

**Div 2 - French Drains, Septic Tank, Excav for Septic**

Well Digging - Included

\$50,000.00

Includes: Septic Tank - Sand Mounds, Pump, Filtration System - This is a rough price from Don at AquaPure Pumps - he would GC the rough exterior plumbing and septic - his detailed proposal comes in a couple of days.

**Div 3 - Concrete**

Poured Basement Floor - 4" slab, finished, with Radon Mitigation

1020 SF

\$9,200.00

Foundation Exterior Waterproofing/Parging where nec.

\$24,500.00

TOTAL

\$379,110.00

