



888 553 3038 - info@phinj.net - phinj.net

Free Feasibility Study

Gut Renovate, 3 bed, 2 bath, 1700 sq. ft. house

Kitchen, Appliances	gut renovation, builders grade incl appliances	18,000
Baths	gut renovation, 2 baths	16,000
Flooring	laminare or carpet @ \$6/sq. ft.	10,200
Painting, Drywall	repair, paint	6,500
Doors, Trim, Stairs & Closets		4,250
Windows	20 new vinyl replacement windows	9,900
Siding, Painting	new vinyl siding, soffits and face	14,575
Roof, Gutters, Chimneys	new roof and gutters	15,250
Doors - Entry, Sliders, Garage	new front and rear doors	1,850
Deck, Patio		
Steps, Porch		
Driveways, Walks, Ret. Walls	new driveway	6,675
Heating/AC	new baseboard, service oil unit	5,500
Plumbing, Water Heater	1 kitchen, 2 baths	4,500
Electric	repair panel, addition circuits, new outlets, switches, fixtures	8,500
Basement		
Framing, Foundation, Crawl Space		
Septic, Well	city water and sewer	
Cleanup, Landscaping, Trees		3,250
Other		
Permits		1,000
		125,950
	Contingency - 10%	12,595
	Total	138,545

Initial Estimate Based on Limited Information Provided - Strongly Advise Securing Detailed Estimates and Consulting With Your Attorney Prior to Putting any Funds At Risk.

The rehab analysis sheet is designed to provide complete quotes in the required 35 line item format

Contractors can attach this sheet as exhibit A to their quote.

The yellow highlighted sections are for data entry. The 35 line item output at the bottom is the HUD/FHA, Fannie

Completing the yellow highlighted areas will automatically complete the required 35 line item format at the botto

The estimate must include required items; generally those items that are health and safety issues, items that have exceeded their expected useful lives and/or items required to secure a municipal certificate of occupancy upon completion

HUD/FHA and Fannie Mae require both labor and materials estimates for each item.

A 10-20% contingency to allow for unforeseen items is required. 15% or more is required if utilities are off.

Estimates must be builders grade or better. Homeowner provision of materials and/or installation is not permitte

Estimates should include overhead and profit, do not list them seperately

Please list permits seperately. All work must be completed in compliance with all required permits, inspections ar

Call PHI at 888 553 3038 if you need help.