

## REHAB COST ESTIMATOR WORKSHEET

### PROPERTY INFORMATION

Property Address \_\_\_\_\_

City / State / Zip \_\_\_\_\_

Date \_\_\_\_\_

Square Footage \_\_\_\_\_

Bedrooms \_\_\_\_\_

Bathrooms \_\_\_\_\_

Year Built \_\_\_\_\_

& Fill in quantities, unit costs, and totals for each applicable line item. Leave blank items you won't use. Add up section subtotals on the final summary page.

### DEMO & CLEANUP

ITEM DESCRIPTION	QTY / UNIT	COST PER UNIT (\$)	TOTAL COST (\$)
Interior demolition (walls, fixtures, flooring)	_____	_____	_____
Debris removal / dumpster rental	_____	_____	_____
Hazmat / asbestos / mold testing	_____	_____	_____
Site clean-up & final haul-away	_____	_____	_____
<b>SECTION SUBTOTAL</b>			_____

### PLUMBING

ITEM DESCRIPTION	QTY / UNIT	COST PER UNIT (\$)	TOTAL COST (\$)
Fixtures (sinks, faucets, shower heads)	_____	_____	_____
Pipe repair / replacement	_____	_____	_____
Water heater (tankless or standard)	_____	_____	_____
Other plumbing	_____	_____	_____
<b>SECTION SUBTOTAL</b>			_____

### ELECTRICAL

ITEM DESCRIPTION	QTY / UNIT	COST PER UNIT (\$)	TOTAL COST (\$)
Panel upgrade / breaker replacement	_____	_____	_____
Outlets & switches	_____	_____	_____
Lighting fixtures & ceiling fans	_____	_____	_____
Other electrical	_____	_____	_____
<b>SECTION SUBTOTAL</b>			_____

**DRYWALL & INSULATION**

ITEM DESCRIPTION	QTY / UNIT	COST PER UNIT (\$)	TOTAL COST (\$)
Drywall patch / replacement			
Attic & wall insulation			
Texture / skim coat finish			
Other			
<b>SECTION SUBTOTAL</b>			

**PAINTING**

ITEM DESCRIPTION	QTY / UNIT	COST PER UNIT (\$)	TOTAL COST (\$)
Interior walls & ceilings (primer + 2 coats)			
Interior trim, doors & baseboards			
Exterior walls & siding			
Other painting			
<b>SECTION SUBTOTAL</b>			

**FLOORING**

ITEM DESCRIPTION	QTY / UNIT	COST PER UNIT (\$)	TOTAL COST (\$)
Tile			
Hardwood			
Carpet			
LVP / LVT			
Subfloor repair / underlayment			
<b>SECTION SUBTOTAL</b>			

**KITCHEN**

ITEM DESCRIPTION	QTY / UNIT	COST PER UNIT (\$)	TOTAL COST (\$)
Cabinets (stock / semi-custom / custom)			
Countertops			
Appliances (range, fridge, dishwasher, microwave)			
Backsplash			
Other kitchen			
<b>SECTION SUBTOTAL</b>			

**BATHROOM**

ITEM DESCRIPTION	QTY / UNIT	COST PER UNIT (\$)	TOTAL COST (\$)
Vanity, mirror & fixtures			
Tub / shower surround or tile			
Toilet			
Floor & wall tile			
Other bathroom			
<b>SECTION SUBTOTAL</b>			

**CARPENTRY**

ITEM DESCRIPTION	QTY / UNIT	COST PER UNIT (\$)	TOTAL COST (\$)
Interior trim & baseboards			
Interior doors & hardware			
Exterior doors & windows			
Framing / structural carpentry			
Other carpentry			
<b>SECTION SUBTOTAL</b>			

**ROOFING & EXTERIOR**

ITEM DESCRIPTION	QTY / UNIT	COST PER UNIT (\$)	TOTAL COST (\$)
Roof repair / replacement			
Gutters & downspouts			
Siding, fascia & soffit			
Other exterior			
<b>SECTION SUBTOTAL</b>			

**HVAC**

ITEM DESCRIPTION	QTY / UNIT	COST PER UNIT (\$)	TOTAL COST (\$)
HVAC system (replacement or new install)			
Ductwork repair / replacement			
Thermostat & controls			
Other HVAC			
<b>SECTION SUBTOTAL</b>			

**GENERAL MAINTENANCE / MISC**

ITEM DESCRIPTION	QTY / UNIT	COST PER UNIT (\$)	TOTAL COST (\$)
Landscaping & curb appeal			
Pressure washing			
Miscellaneous repairs			
Other			
<b>SECTION SUBTOTAL</b>			

**PERMITS & INSPECTIONS**

ITEM DESCRIPTION	QTY / UNIT	COST PER UNIT (\$)	TOTAL COST (\$)
Building permit			
Electrical permit			
Plumbing / mechanical permit			
Inspection fees			
<b>SECTION SUBTOTAL</b>			

# BC Handyman Services

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## COST SUMMARY

TRADE CATEGORY	SUBTOTAL (\$)
DEMO & CLEANUP	_____
PLUMBING	_____
ELECTRICAL	_____
DRYWALL & INSULATION	_____
PAINTING	_____
FLOORING	_____
KITCHEN	_____
BATHROOM	_____
CARPENTRY	_____
ROOFING & EXTERIOR	_____
HVAC	_____
GENERAL MAINTENANCE / MISC	_____
PERMITS & INSPECTIONS	_____

<b>GRAND TOTAL (sum of all section subtotals)</b>	<b>\$</b> _____
CONTINGENCY (10%)	\$ _____
CONTINGENCY (15%)	\$ _____
<b>FINAL ESTIMATED REHAB COST</b>	<b>\$</b> _____

### ESTIMATING TIPS:

- Use the 10% contingency line for newer, stable properties and the 15% line for older or higher-risk properties.
- "Final Estimated Rehab Cost" = Grand Total + your chosen contingency amount.
- Confirm all estimates with licensed contractors before committing. Prices vary by scope, material, and market conditions.