

Rehab For Resale



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Replace/Repair Estimates

Structure/Exterior

Structure

	<u>Est. Cost</u>
Basement main beam	\$2000
Basement support post/foundation	\$500
Masonry wall	\$500-\$700 lin. Ft.
Remove Bearing Wall	\$2000-\$3000
Remove partition wall	\$800-\$1600
Re-support floor joist (sistering)	\$300-\$500
Waterproofing (drain tile, sump pump).....	\$3000-\$5000

Wall System

Brick cleaning (unpainted)	\$2.50 sq. ft.
Brick cleaning (painted)	\$5.50 sq. ft.
Brick repainting	\$5-\$7 sq. ft.
Re-siding	\$13,500-\$20,000

Exterior

Entry door	\$1200
Metal insulated door	\$650-\$750
Patio door - replace	\$1500-\$2500
Gutters (seamless).....	\$1000-\$2000

Chimney

Chimney flashing	\$250-\$400
Chimney tuck pointing.....	\$900-\$1200
Concrete cap (single flue)	\$100-\$250
Concrete cap (double flue)	\$200-\$400
Re-line flue	\$40-\$50 lin. Ft.
Chimney sweep	\$200

Time remaining before you can go to the next section: **15min 13sec**

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Roof

Asphalt shingle roof (tear-off/replace)\$8500-\$15,000

Garage

Garage (double-remove old & re-build)\$15,000-\$25,000

Garage door (metal) \$1500-\$2000

Garage door opener\$450

Driveway

Asphalt (20X50)\$3000-4000

Asphalt sealing\$150-\$300

Landscaping

Retaining wall – concrete\$50 sq. ft.

Retaining wall – wood\$40 sq. ft.

Lay soil & sod\$2-\$5 sq. ft.

Mud jacking a sidewalk\$450-\$750

Deck

New wood deck\$7000-\$10000

Fence

Wood (5 ft.)\$15-\$25 lin. Ft.

Reset post in concrete\$75

Time remaining before you can go to the next section: **14min 52sec**

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Interior

Windows

Bay/bow	\$50-\$60 sq. ft.
Basement egress, retaining wall/window well	\$1600-2500
Casement (new).....	\$60 sq. ft.
Window (3'X4'), remove old & replace	\$700 (per window)
Double hung (new)	\$50 sq. ft.
Window (broken seal)	\$150 (per window)
Glass block in a window opening	\$200

Floor

Carpet - clean	\$100 per room
Carpet & underpad (new)	\$5-\$7 sq. ft.
Ceramic tile	\$10 sq. ft.
Hardwood	\$10-\$15 sq. ft.
Hardwood (refinish)	\$2-\$5 sq. ft.
Vinyl (sheet)	\$4-\$7 sq. ft.
Vinyl (squares)	\$3-\$5 sq. ft.

Doors

Bi-fold louver	\$800
Bi-fold panel	\$600

Fireplaces

Gas insert	\$4000-\$5500
Glass door	\$500+

Kitchen

Kitchen cabinet	\$50-\$100 lin. Ft.
Kitchen counter (laminated)	\$40 lin. Ft.
Kitchen counter (marble/granite)	\$75-\$100 lin. Ft.
Total kitchen remodel (high quality)...	\$50000-\$60000
Total bath remodel ... (high quality)	\$15000-25000

Time remaining before you can go to the next section: 14min 46sec

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Mechanical Systems

Electrical

Electrical service upgrade from 60 amp to 100 amp	\$2000-\$2500
Raise service lines that are too low	\$1200
Hardwired smoke detector	\$125-\$150
Exhaust fan - bathroom	\$160-\$175
Exhaust fan - stove	\$250-\$300
Receptacle - conventional	\$125-\$150
Receptacle - replace conventional with GFI	\$100-\$125
Receptacle - rewire reverse polarity	\$50-\$75
Standard light fixture	\$125-\$200

Heating and cooling

New air conditioner	\$2200-\$3500
New air conditioner (high efficiency)	\$3000-\$4000
Boiler	\$6000-\$8000
Removal of asbestos covering on old boiler (labor)	\$1000-2000
Air to air exchanger	\$3000-\$4000
Furnace	\$2400-\$3000
Furnace (high efficiency)	\$3800-\$5000

Plumbing

Bathtub (replace/retille)	\$2500+
Shower stall - plastic	\$900-\$1900
Shower stall - ceramic tile	\$2500-3000
Toilet (replace)	\$400
Tub enclosure - ceramic tile	\$2500-\$3000
Tub enclosure - plastic	\$800-\$1200
Dishwasher	\$650-\$900
Garbage disposal	\$200-\$400
Sink - porcelain	\$750-\$850
Sink - stainless steel	\$600-\$750
Water heater	\$600-\$1000
Water softener	\$1200-\$1500
Abandoned well sealing	\$1100-\$1500
Septic system inspection	\$400.

Time remaining before you can go to the next section: **14min 40sec**

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Cost vs. Value

As determined in an average price range and property, the following is a list of the highest returning improvements; in other words, those with the most positive impact on value for the cost.

- ✓ Egress window in basement
- ✓ Mud-jacking/sidewalk/stoop repair
- ✓ New garage
- ✓ New driveway
- ✓ Deck
- ✓ New front door
- ✓ New garage doors
- ✓ New siding
- ✓ Minor kitchen remodel
- ✓ Minor bath remodel
- ✓ Attic bedroom addition
- ✓ Interior and exterior painting
- ✓ Refinish hardwood floors
- ✓ Replace carpeting
- ✓ Replace light fixtures
- ✓ Minor landscaping

Trends and patterns

The "Cost vs. Value Report", sponsored over the years by the National Association of Realtors and Remodeling Magazine, makes several key points about this critical comparison. When you are comparing remodeling costs to resale value of each improvement in the property's geographic area, remember that averaging tends to have a leveling effect. So, there is no one formula that can answer the question "is this improvement worth doing?" However, there are trends and patterns that can be helpful. The cost recovered or profit gained for a given project depends on a matrix of factors, including the condition of the rest of the house, and how much discount is being made for those condition issues. And, of course, the value of the surrounding properties and their condition will help set a ceiling for how far the improvements can take the property. In a general way, the trend in recent years has been toward a slightly lower resale value as compared to the cost of most individual improvements. Therefore, the caveat "buy it right" becomes more important than ever. The analysis of final sale price becomes the final base number from which to determine the maximum acquisition price.

Time remaining before you can go to the next section: **14min 29sec**