

CONTROLLING COST AND SCHEDULE

Elements of Cost

- ▣ Purchase price (covered last month)
- ▣ Initial cost estimate
- ▣ Verification by subcontractors

Cost Estimate

- ▣ Resources
 - Means cost estimating (or other commercial manuals)
 - Historical data
 - ▣ Collected and categorized from each project
 - ▣ Updated after or during each project to reflect changes in prices or in labor environment
- ▣ A Master Template
 - Easy to make and update
 - Covers all major areas of the rehab

Improvement Report For

733 Jones Rd.

\$30,670.79

\$13.47 per sq. ft.

Stage 1 Pre-Construction \$1,950.00	1 House Secured \$45.00	2 Plans, Permits & Filings \$525.00	3 Foundation Leveling & Repair \$0.00	4 Pest Control \$0.00	5 Temporary Requirements \$300.00	6 Plumbing Pre-Demo \$320.00	7 Electrical Pre-Demo \$0.00	8 Demo, Disposal & Site Prep \$760.00	9 Engineering Reports \$0.00
Stage 2 Rough Structure \$3,817.00	10 Soil Grading & Drainage \$0.00	11 Rough Plumbing Under House \$0.00	12 Framing & Subfloor \$560.00	13 Roof Decking \$0.00	14 Exterior Doors \$0.00	15 Windows & Window Glass \$2,340.00	16 Sheathing & Siding \$0.00	17 Exterior Trim \$917.00	18 Roof \$0.00
Stage 3 Major Systems \$6,661.75	19 Fireplace \$400.00	20 Rough HVAC \$6,261.75	21 Plumbing in Walls & Ceiling \$0.00	22 Bathtubs & Shower Pans \$0.00	23 Rough Electrical \$0.00	24 Masonry \$0.00	25 Batt Insulation \$0.00	26 Concrete Work \$0.00	
Stage 4 Unfinished Surfaces \$4,241.01	27 Sheetrock \$0.00	28 Garage Doors \$0.00	29 Gutters \$0.00	30 Unfinished Wood Floors \$0.00	31 Cabinetry \$2,260.00	32 Interior Doors, Trim & Millwork \$1,685.00	33 Clean Before Paint \$296.01		
Stage 5 Finished Surfaces \$10,268.10	34 Paint Interior & Exterior \$5,237.10	35 Blown Insulation \$0.00	36 Countertops \$0.00	37 Tile \$1,666.00	38 Vinyl Floors \$0.00	39 Final HVAC \$0.00	40 Final Plumbing \$1,190.00	41 Final Electrical \$375.00	42 Finish Wood Floors \$1,800.00
Stage 6 Final Details \$3,732.93	43 Lockout \$516.00	44 Mirrors & Shower Doors \$0.00	45 Appliances \$517.00	46 Carpet \$1,008.00	47 Landscaping \$457.00	48 Final Cleaning & Make-Ready \$204.93	49 Accessories & Décor \$1,030.00	50 Punch \$0.00	Contingency General Contractor Fee \$0.00