




HOME FLIPPING WORKSHOP


HOME FLIPPING EVALUATOR


**Costs based on a 1500 sf moderate home with builder grade or moderate finishes.*

Address: _____ City: _____ Date: _____

 Sq Ft: _____

 # Bedrooms: _____

 # Baths: _____

 Garage: _____

CHECKLIST	CALCULATIONS	OK AS-IS	REPAIR	REPLACE	QTY	COST
ROOF & CHIMNEY	Architectural Shingles (Tear Off & Re-Shingle \$4/sf (Sheeting-Add \$2/sf) Flat/Slate/Tile/Metal Roof - Get Inspected Chimney Repointing \$1000					
GUTTERS	New Gutters \$1500 Average (\$7.50/lf)					
SOFFIT	\$5 per linear foot. Average home \$1500 (large covered area is additional)					
HOUSE EXTERIOR	Paint \$4000 Siding \$8000 Pressure Wash \$300 Re-Stucco/Repair \$3000 New Stucco \$6000					
DRIVEWAY	Sealcoat \$250 Repair Existing \$500-\$1000 New Blacktop \$160/sf (get Quote if Removal and Prep are needed)					
DECK & FENCE	Existing Deck Repair \$500-\$1000 New 10'x10' \$3000 New Fence & Posts per linear foot - Vinyl \$35 Wood \$25					
LANDSCAPING	Yard Clean & Trim - Sm \$300 Lg \$800 Landscaping - Sm \$1000 Lg \$2000 Remove Buried Oil Tank \$1200					
EXTERIOR DOORS	Front Door \$500-\$1000 Steel Doors \$400 Storm Door \$400 (cost includes knobs/locksets/hardware)					
WINDOWS	\$275/ea Vinyl Replacement Windows (add \$50-\$75/ea if repair is needed, or window is larger than average)					
GARAGE	Garage Door - Single \$600 Double \$1000 w/ Opener Add \$400 Paint \$500 Build New 1 Car \$8000 New Roof (if detached) \$2000+					
FOUNDATION	Walls/Structural Issues - Get Quote Install Sump Pump \$1500					
BASEMENT	Dryloc Wall/Floor \$1000 Remove Oil Tank \$250 Bilco Doors \$2000 Windows \$175 ea New Concrete Floor \$1700 New Stairs \$500					
HVAC & HWH	New Furnace \$3000 New Boiler \$5000 New Duct Work \$2000 New Heat & AC \$6000 HWH \$800 Tankless HWH \$1500					
ELECTRICAL	New Service Wire \$1200 200 Amp Panel with Arc Fault Breakers \$2000 New Outlets Throughout \$550 Rewire House \$3500					
PLUMBING	\$3000 All New Pipes in Basement \$600/per opening (sink, tub/shower drain, toilet) for new baths/kitchen					
FRAMING & SHEETROCK	\$250 per new wall including framing and finished sheetrock Demo & Replace Sheetrock \$3/sf New Install Sheetrock \$1.25/sf					
KITCHEN	Full Remodel: Cabinets, Laminate Countertops, Backsplash, Sink, Faucet, Appliances, Flooring \$12,000 Granite +\$2500 Create Pass-Thru \$1500					
BATHROOMS	Full Bath Remodel \$3200 Half Bath Remodel \$1750 New Full Bath \$5000 New Half Bath \$3000 New Master Bath \$6500					
INTERIOR DOORS	Door Slab \$75/ea Prehung Door \$150/ea (costs include basic doorknobs/hardware)					
INTERIOR PAINT	\$2/sf (includes minimal prep) 1500 sf = \$3000 (add \$500-\$1000 if additional prep is needed)					
LIGHTING & CURTAIN ROD	Lighting and Curtain Rod Package \$1500					

CHECKLIST	CALCULATIONS	OK AS-IS	REPAIR	REPLACE	QTY	COST
HARDWOOD FLOORING	Existing Floor - Sand and Poly \$2.50/sf Sand, Stain & Poly \$3.50/sf New Install (Pre-Finished or Raw Hardwood) \$8/sf (includes finishing)					
CARPET FLOORING	\$2.50 per sq ft including padding and carpet					
TILE FLOORING	\$10 per sq ft including backer board, thinset, tile, grout					
VINYL FLOORING	\$2.50 per sq ft					
DEMO/CLEAN DUMPSTER	Demo/Cleanout Average \$1000 Large \$1500 Dumpster Average 2 per house \$650/ea (add more if large cleanout)					
PERMITS & ARCHITECT	Permits \$300-\$1000 on avg. depending on city (check with your town/city) Architect \$1000-\$2500 (get quote)					
CLEANING/ STAGING	Final Cleaning \$200 Staging \$1500					
OTHER						
OTHER						
OTHER						
SUB TOTAL						
OOPS Factor Add 10%						
TOTAL						

PROFESSIONAL INSPECTIONS / QUOTES NEEDED	YES	NO	N/A
<input type="checkbox"/> SEWER <input type="checkbox"/> SEPTIC (Inspect)			
<input type="checkbox"/> CITY WATER <input type="checkbox"/> WELL (Inspect)			
<input type="checkbox"/> NATURAL GAS <input type="checkbox"/> PROPANE <input type="checkbox"/> OIL (Buried Tank?) <input type="checkbox"/> OTHER			
<input type="checkbox"/> PEST <input type="checkbox"/> MOLD REMEDIATION <input type="checkbox"/> ASBESTOS ABATEMENT			
SWIMMING POOL			
ARV (AFTER REPAIR VALUE) FEATURES	YES	NO	OTHER
Good Street / Neighbors Homes / Neighborhood / School District			
Nice Curb Appeal / Backyard / Lot			
Desirable Interior Layout / Floorplan			

COMP #1 - Sq Ft _____ # Bed _____ # Bath _____ Sold for \$ _____ Address: _____ Date Sold _____	ARV (After Repair Value) \$	
COMP #2 - Sq Ft _____ # Bed _____ # Bath _____ Sold for \$ _____ Address: _____ Date Sold _____	ARV x 70% \$	
COMP #3 - Sq Ft _____ # Bed _____ # Bath _____ Sold for \$ _____ Address: _____ Date Sold _____	Total Repair Costs (from above) \$	
Average Sq Ft Price \$ _____	MAO (Maximum Allowable Offer) \$	

Notes: _____

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