

27603 Thomas Rd Upgrades

Foundation and elevation

Lift home 14-18" from previous elevation: \$15,000

Change all rotten beams under house and level house: \$10,000

Lift back porch: \$3000

Demolition

Remove all existing sheetrock and flooring, kitchen cabinets, old insulation: \$2600

Dumpster rental (three 40 yard dumpsters): \$2400

Electrical

Re-wire entire house: \$12,000

Electrical panel: \$2000

Plumbing and water heater

Re-plumb all supply lines with PEX: \$8000

Re-plumb all drain/sewer lines: \$6000

Install new 50 gallon water heater (high end): \$1000

Well and Septic

Change electrical parts and other well parts, service tank: \$1500

Septic: Change all electrical parts, install new sprinklers, replace broken lines: \$4000

Deck, porches, stairs and lattice:

Repair deck where necessary: \$3000

Make new stairs in front of home to match new elevation: \$3000

Make stairs from patio door: \$1500

Make stairs from laundry room to outside: \$1000

Stain and paint deck, stairs in front, laundry room stairs at the back and all railings: \$3500

Install 5 layers of 1 X 4 lattice all around the house (with appropriate supporting columns): \$5000

Stain lattice: \$1500

Exterior repairs and roof:

Install new OSB throughout home prior to siding installation: \$4500

Install moisture barrier paper throughout the home prior to siding installation: \$2000

Install siding all around main house and garage: \$15000

Change all windows with double pane energy efficient black windows: \$7000

Repair soffit and fascia where necessary: \$2000

Paint all exterior of home and garage (siding and soffit): \$4000

Replace roof in main house and garage: \$14,000

Insulation

Install insulation in all exterior walls: \$2500

Install blow in insulation in the attic: \$2500

Fence:

Install 6 ft wood fence all around the 2.7 acres: \$60,000

Sheetrock, attic door, doors, baseboards trims and paint

Install new sheetrock throughout home (320 sheets), tape, float and texture: \$16000

New external door: \$1000

Change all internal doors with framing: \$2500

Install new shiplap baseboards throughout home and new trims for doors: \$3500

Paint all walls, trims, doors and baseboards: \$7500

New attic door with framing: \$500

Change all doors locks: \$500

Flooring and sub-flooring

Roofing paper throughout home before laying subfloors: \$2000

Moisture proof Duralock subfloor throughout home: \$4500

New Luxury Vinyl plank floors in all non wet areas: \$12500

Kitchen and appliances

Install new kitchen cabinets including island: \$6500

Install quartz counter in main kitchen: \$1900

Install porcelain backsplash and island counter: \$4500

Kitchen sink: \$500

Kitchen faucet: \$400

Garbage disposal: \$300

Kitchen hardware: \$400

Black Stainless steel appliances from LG: \$7400

Electrical fixtures and ceiling fans:

Canned lights in living area, kitchen, dining, all bedrooms, bathrooms: \$2600

Dining area light from Kichler: \$1200

Island lights: \$500

Breakfast area light: \$400

Wall sconces outside: \$400

Smart fans in bedrooms: \$1200

62" fan in living room: \$400

Plumbing fixtures in bathrooms

5 Brizo faucets with handles (with installation): \$4000

4 signature hardware shower trim installations (rough in valve included in plumbing): \$2400

Master bathroom

Large format tile in floors, designer tiles in shower with new shower pan, new wall tile for bathtub with new bathtub (includes hardie backer in walls): \$8000

New 72" vanity with marble top and sinks: \$2000

Shiplap accent wall: \$1200

New toilet (with new toilet flange and wax ring): \$300

Exhaust fan: \$300

Mirrors: \$200

Bathroom hardware (towel rack, ring etc.): \$200

Attached bathroom

Tile in floors and bathtub surround with hardie backer in walls: \$4000

New bathtub: \$500

60" double vanity with marble top: \$1600

Shiplap accent walls: \$1000

Mirrors: \$200

Bathroom hardware: \$200

New toilet (with new toilet flange and wax ring): \$300

Hall bathroom

Tile in floors and shower surround with hardie backer in walls: \$4000

Shower pan: \$500

Single vanity with top and sink: \$500

Mirror: \$100

New toilet (with new toilet flange and wax ring): \$300

Hardware: \$100

Landscaping and clearing lot

Clear lot of high vegetation and grass with tractor and carry all load: \$4000

Basic landscaping: \$1500

Mold treatment

Basic remediation: \$2000

Mold test: \$800

Engineering services

Engineer's report for foundation and elevating home: \$600

HVAC system

New 5 ton inside unit, outside unit, ducts, copper: \$13000

Total: \$325,000