



Pinnacle Group International, LLC
Real Estate Investment & Rehab Specialist

SCOPE OF WORK FOR PROJECT:

**253 Thompson Ave.,
Louisville, KY 46206**

Duplex - 3 BR /1 BA - 1 BR/1 BA 1368 Sqft

PP:\$100,000.00 /RC: \$140,050.00/ ARV: \$379,000.00

M/MBE Certified
Commercial / Residential
Licensed Bonded Insured

Desi G. Jones

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Project Introduction and Overview

**Renovation: 3 Bedroom 1 Bath /1 Bedroom 1Bath Duplex Home in need of extensive repair.
(To be converted to 3 BR/2 BA- 1BR/ 1 BA, Approx 1500 Sqft.)**



253 Thompson Ave., Louisville, KY- Scope of Work Costs (Purchase Price= \$100,000.00/ Rehab Costs=\$140,050.00/ ARV= \$379,000.00)

Job	Material Cost	Labor Cost	Total cost
Demo:			
Exterior Demo:			
Dumpster Rentals, Trashbags, gloves, cleaners	\$ 1,400.00		\$
Necessary Permis	\$ 1,500.00		\$
Demo Damaged Siding, Demo all windows and doors		\$ 600.00	\$ 1,500.00
Demo Roof		\$ 1,400.00	\$ 600.00
Remove old gutters and downspouts		\$ 300.00	\$ 1,400.00
Demo Awning		\$ 200.00	\$ 300.00
Trim All Vegetation and yard		\$ 200.00	\$ 200.00
clear debris in yard		\$ 300.00	\$ 200.00
Interior Demo:			
Demo Baths		\$ 600.00	\$ 300.00
Demo Kitchen Cabs		\$ 200.00	\$ 600.00
Demo all Plaster/ Drywall/ One Wall		\$ 1,500.00	\$ 200.00
Demo all flooring		\$ 500.00	\$ 1,500.00
Demo old Plumbing		\$ 700.00	\$ 500.00
Total for Demo:	\$ 2,900.00	\$ 6,500.00	\$ 9,400.00
Exterior:			
Roof/Gutters/Windows/Siding/Landscaping:			
Install New Roof	\$ 8,000.00	\$ 6,000.00	\$ 14,000.00
Install new gutters and downspouts	\$ 1,500.00	\$ 3,000.00	\$ 4,500.00
Replace all windows and doors, repair siding, add shutters	\$ 3,500.00	\$ 4,000.00	\$ 7,500.00
Paint Exterior	\$ 800.00	\$ 2,800.00	\$ 3,600.00
Pressure Wash and Clean Exterior	\$ 200.00	\$ 400.00	\$ 600.00
Bath Room Addition/partition	\$ 3,000.00	\$ 2,000.00	\$ 5,000.00
Landscaping	\$ 1,500.00	\$ 500.00	\$ 2,000.00
Exterior Lighting	\$ 1,000.00	\$ 1,000.00	\$ 2,000.00
Total for Roof, Gutters, Windows and Siding, Landscaping	\$ 19,500.00	\$ 19,700.00	\$ 39,200.00
Total for Exterior and Demo:	\$ 22,400.00	\$ 26,200.00	\$ 48,600.00

Interior:

New Drywall	\$ 3,000.00	\$ 7,500.00	\$ 10,500.00
Paint Interior	\$ 2,000.00	\$ 2,000.00	\$ 4,000.00
New laminate Flooring	\$ 4,000.00	\$ 5,500.00	\$ 9,500.00
New Tile in baths and kitchens	\$ 2,500.00	\$ 2,700.00	\$ 5,200.00
New Carpet in bedrooms	\$ 3,800.00	\$ 2,000.00	\$ 5,800.00
Kitchen: New cabs, Appliances, counters, hardware, faucets	\$ 12,000.00	\$ 4,000.00	\$ 16,000.00
New Bath Toilets, tubs, showers, sinks, fixtures, faucets	\$ 6,000.00	\$ 6,000.00	\$ 12,000.00
New Interior doors, locks	\$ 2,250.00	\$ 2,500.00	\$ 4,750.00
New closet rods, shelves	\$ 700.00	\$ 600.00	\$ 1,300.00
	\$ 36,250.00	\$ 32,800.00	\$ 69,050.00

Plumbing:

Some New Plumbing and pipe repair, move kitchen plumbing	\$ 3,500.00	\$ 2,400.00	\$ 5,900.00
Replacing drains and stop valves	\$ 300.00	\$ 1,000.00	\$ 1,300.00
Water Heaters - 50 gal	\$ 1,300.00	\$ 1,200.00	\$ 2,500.00
	\$ 5,100.00	\$ 4,600.00	\$ 9,700.00

HVAC:

Service HVAC	\$ 500.00	\$ 1,000.00	\$ 1,500.00
Repair Ducts throughout	\$ 1,000.00	\$ 1,500.00	\$ 2,500.00
	\$ 1,500.00	\$ 2,500.00	\$ 4,000.00

Electrical:

All light fixtures, ceiling fans, plugs, GFIs covers, switches, dimmers	\$ 2,200.00	\$ 2,500.00	\$ 4,700.00
update panel and add'l electrical	\$ 1,000.00	\$ 3,000.00	\$ 4,000.00
	\$ 3,200.00	\$ 5,500.00	\$ 8,700.00

Total for Interior:

	\$ 46,050.00	\$ 45,400.00	\$ 91,450.00
Grand Total	\$ 68,450.00	\$ 71,600.00	\$ 140,050.00