

**Property Medic LLC**  
**2744 Bark Ave, Marrero, LA 70072**  
**Michael Phillips (Lic # 886093)**  
**(504) 762-1076,**  
[4propertymedics@gmail.com](mailto:4propertymedics@gmail.com)

**Company:** DD Preferred Properties LLC  
**Owner:** Deanna Dial  
**Job Locations:** 1817 Urquhart St., New Orleans, LA. 70116  
**Phone:** (504) 330-9497  
**Email:** ddpreferredpropertiesllc@gmail.com

<b>Scope of Work:</b>	Renovate property with new drywall, paint, bathrooms, doors, windows, trim, plumbing, electrical and light fixtures ceiling fans. Sand/stain wood flooring. Tile bathroom floors. New siding, Paint exterior. Add deck to back.	
Estimated Start Date:	After permit issue.	
Estimated completion date:	4 months after permit issued.	
Total estimated budget:	\$155,850	
<b>Category</b>	<b>Description</b>	<b>Amount</b>
<b>Soft Costs</b>		
Temp Power	Temp pole	\$850.00
Building Permit	Construction, electrical, plumbing, mechanical	\$2,500.00
Dumpster	4-5 dumps	\$1,500.00
<b>Site Work</b>		
Fence	Add fence to one side	\$1,500.00
<b>Foundation</b>		
Repair	Repair damaged pillars, remove/replace damaged sills along front on both sides.	\$3,000.00
<b>Structure</b>		
Framing	Increased per description and inspection for repairs where needed - Create hallway, add walls for smaller bedroom, 3 closets, 2 bathrooms	\$7,500.00
Roof Trusses	Repairs as needed	\$1,500.00



Windows	Replace or restore windows	\$2,500.00
<b>Exterior</b>		
Flashing	Replace flashing	\$900.00
Siding	Repair/replace planks - materials and labor	\$6,500.00
Gutters/Soffit/Fascia	Restore (replace if needed) fascia, soffit, gutter and paint	\$1,200.00
Deck	Build deck and stairs in back – materials and labor	\$2,800.00
Painting - Exterior	Paint exterior siding, trim, doors	\$6,500.00
Porch	Repair, paint front porch and railing. Add railing where needed.	\$1,200.00
<b>Systems</b>		
Rough HVAC	Duct work	\$4,500.00
Final HVAC	Install 5-ton unit – materials and install	\$7,500.00
Rough Plumbing	Install new PVC pipes underneath house to connect to kitchen, bathrooms and laundry room.	\$9,000.00
Plumbing - Fixtures	2 tubs, 3 toilets, 3 bathroom vanities install	\$3,500.00
Rough Electrical	New wiring throughout, new outlets, new switches-labor and materials	\$8,500.00
Electrical Fixtures	4 ceiling fans, 2 bathroom vents, recessed lights in living room, primary bedroom and kitchen, 3 pendant lights in kitchen, 1 light in primary closet, dining room light, 2 hall lights, 2 outside lights, laundry room light install	\$3,500.00
Water Heater	Purchase and install	\$1,300.00
<b>Interior</b>		
Insulation	Insulate walls and attic	\$4,300.00
Drywall	Replace all drywall - Material and Labor	\$7,000.00
Paint-Interior	Paint all interior walls, doors, ceilings (Material and Labor). Paint trim.	\$12,000.00
Add attic stairs	Increased to mkt price - Purchase and install	\$1,000.00
<b>Finishes</b>		
Finish Carpentry		
Interior Doors	Purchase and Install 10 interior doors	\$2,000.00
Finish Hardware	Purchase and install doorknobs and cabinet handles	\$500.00
Exterior Doors	Purchase and install 2 doors	\$1,100.00
Mirrors	Purchase and install towel racks, TP holders	\$400.00
Shower Doors	Purchase and install shower door	\$900.00
Cabinets	Purchase and install kitchen cabinets and bathroom vanities	\$9,000.00

Countertops	Purchase and install countertops and sink	\$3,500.00
Millwork	Purchase and install window trim, baseboards, qtr round, closet install	\$3,500.00
<b>Flooring</b>		
Tile	Bathroom floors, surround tubs, kitchen - material and labor	\$3,300.00
Wood Flooring	Replace/repair/sand/stain	\$8,000.00
<b>Appliances</b>		
Package	Purchase appliances and install	\$3,500.00
<b>Final - Misc</b>		
<b>Contractor</b>	Overhead and profit	\$15,000.00
<b>Total Estimate</b>		\$152,750.00

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*Michael Phillips*  
10/20/2022 2:04:13 PM CDT  
 Contractor: Michael Phillips  
 Property Medic LLC

10/20/2022  
 Date

AuthentiSIGN  
*Deanna Dial*  
10/20/2022 2:02:51 PM CDT  
 Owner: Deanna Dial  
 DD Preferred Properties LLS

10/20/2022  
 Date