
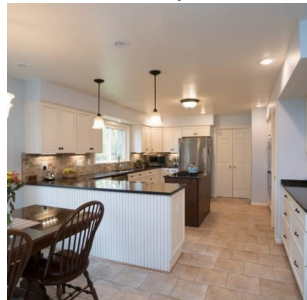





Renovation Budget and Checklist

The Renovation Checklist is to help better assist our in-house valuers to estimate the After Repaired Value (ARV) of a property more accurately. You do not have to fill out this form if you have your own template but the more details we are given, the better we will be able to assist our clients. If you have some pictures of a previous flip or a listing that will best depict the extent of renovations you plan on completing, please provide as it can be of great assistance to our in-house valuations.

Line-Items – Check yes or no to the category. If yes please provide the estimated cost and your Client Notes in Column 3 that relate to Column 2 “notes” – THE MORE DETAIL WE ARE PROVIDED, THE MORE ACCURATE OUR INTERNAL VALUATORS CAN BE

Interior Components		
1	2	3
Category	Notes	Client Notes – Relate comments to column 1 & 2
Paint – Interior	What are you painting? Walls, ceilings, trim, baseboards, casings?	Yes <input checked="" type="checkbox"/> If yes, please explain below in “notes”. No <input type="checkbox"/> Estimated Cost: \$5582 Notes: All walls, ceiling, trim and doors to be painted with KILZ Original interior primer prior to colour paint to eliminate any odour. Doors to be painted as well.
Ceilings	Smooth, popcorn, knockdown?	Yes <input checked="" type="checkbox"/> If yes, please explain below in “notes”. No <input type="checkbox"/> Estimated Cost: \$ Notes: Popcorn ceiling on concrete. No damage, full paint rehabilitation.
Interior Doors/Trim/Casings	New?	Yes <input type="checkbox"/> If yes, please explain below in “notes”. No <input checked="" type="checkbox"/> Estimated Cost: \$ Notes: Metal door frames with trim. No damage, full paint rehabilitation. Doors will be painted.
Flooring	What kind & in what rooms – LVP (living/kitchen), carpet (bedrooms), tile (bathrooms) etc.	Yes <input checked="" type="checkbox"/> If yes, please explain below in “notes”. No <input type="checkbox"/> Estimated Cost: \$7119 Notes: All carpet will be removed and replaced with floating laminate throughout. Trim in carpeted areas to be replaced and painted. Kitchen and two bathroom tile flooring will be sanitized/disinfected and restored.
Kitchen	Granite/quartz/laminate counters? Are you doing standard (“off the shelf” “predetermined measurement”) or custom (“built to fit specific area”) cabinets? Expand – Ikea, shaker etc. or are you painting existing cabinets? State if removing walls for level B or C/adding island for C	Yes <input checked="" type="checkbox"/> If yes, please explain below in “notes”. No <input type="checkbox"/> Estimated Cost: \$7350 Notes: Flooring to be restored. Cabinets to be replaced. Existing layout will remain and new doors to be installed on cabinets that can be salvaged. Quartz countertops and matte hardware Please also highlight which kitchen layout yours will look like: Galley option A. Galley B. L- Shape C. Open  Almost exactly this one  Partially Open  Open to living/dining
Appliance(s)	Built in vs stand	Yes <input checked="" type="checkbox"/> If yes, please explain below in “notes”. No <input type="checkbox"/> Estimated Cost: \$



	alone? New vs used? Stainless steel or not?	Notes: Existing stainless steel appliances refrigerator, stove, microwave and dishwasher are to be completely resorted by Squeaky Clean Co.		
Bathroom(s)	Granite/quartz counters or laminate? Standard vanities?	Yes <input checked="" type="checkbox"/> If yes, please explain below in "notes". No <input type="checkbox"/> Estimated Cost: \$ Notes: Flooring to be restored. New cabinets with quartz tops. New faucets for sinks. Will convert master bathroom to double sink and new shower door we have in storage to be installed.		
Plumbing Fixtures	New toilets, sinks, tubs, showers (tiles, glass?) etc.	Yes <input checked="" type="checkbox"/> If yes, please explain below in "notes". No <input type="checkbox"/> Estimated Cost: \$ Notes: All plumbing in good working order. Will convert master bathroom sinks to double sink instead		
Lighting Fixtures	New lights throughout? Pot lights? Plates & Switches	Yes <input checked="" type="checkbox"/> If yes, please explain below in "notes". No <input type="checkbox"/> Estimated Cost: \$600 Notes: Only 5 lighting fixtures exist in the unit. New fixtures to be added.		
Upgrades	Extras added – Fireplaces, glass railings, wet bars, coffered ceilings, wood beams, in floor heat etc.	Yes <input checked="" type="checkbox"/> If yes, please explain below in "notes". No <input type="checkbox"/> Estimated Cost: \$ Notes: A feature wall will be created by the painters to give substance to the potential buyers.		
Basement	Are you doing a Legal suite? Illegal suite? Standard finish for Single Family? Drop ceiling vs drywall? Wood panel walls vs drywall?	Yes <input type="checkbox"/> If yes, please explain below in "notes". No <input checked="" type="checkbox"/> Estimated Cost: \$ Notes:		
Floor Plan Confirmation BASED ON ARV	Fill out the grid based on the reno plan.		Above Grade	Basement
		Number Beds	2	
		Number Full Baths (3 or 4 pc)	2x4 pc	
		Number Half Baths (2 pc)		
Electrical Systems	New wiring, new panel? Indicate if fuses, aluminum, knob/tube or existing circuit breakers? – if not updating	Yes <input type="checkbox"/> If yes, please explain below in "notes". No <input type="checkbox"/> Estimated Cost: \$1250 Notes: No electrical wiring required. The existing switches and outlets will be replaced to the decora style		
Plumbing Systems	New supply and drain lines, new hot water tank/on demand? Indicate if Kitec, poly-b, lead? – if not updating	Yes <input checked="" type="checkbox"/> If yes, please explain below in "notes". No <input type="checkbox"/> Estimated Cost: \$ Notes: One sink will be converted from a single sink to a double sink since the space allows and buyers really appreciate this feature.		
HVAC	Systems – new ventilation ducts work; new furnace; new a/c	Yes <input type="checkbox"/> If yes, please explain below in "notes". No <input checked="" type="checkbox"/> Estimated Cost: \$ Notes: All HVAC maintenance is handled by the condo corp.		
Drywall	If all new – are you	Yes <input checked="" type="checkbox"/> If yes, please explain below in "notes". No <input type="checkbox"/> Estimated Cost: \$		



	also doing new insulation? Repair work?	Notes: There are some repairs required but nothing significant. I am able to make these repairs myself and the painter is going to be contracted to also make repairs should it be needed.																
Exterior Components																		
1	2	3																
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Roof	New shingles? Repair work?	Yes <input type="checkbox"/> If yes, please explain below in "notes". No <input checked="" type="checkbox"/> Estimated Cost: \$ Notes:																
Siding & Trim/Fascia	New or painting the existing?	Yes <input type="checkbox"/> If yes, please explain below in "notes". No <input checked="" type="checkbox"/> Estimated Cost: \$ Notes:																
Windows/ Exterior Doors	New? Repair?	Yes <input type="checkbox"/> If yes, please explain below in "notes". No <input checked="" type="checkbox"/> Estimated Cost: \$ Notes:																
Decks/Patios	New or Repair? Type of material if new - wood/composite/ concrete/paving tiles	Yes <input checked="" type="checkbox"/> If yes, please explain below in "notes". No <input type="checkbox"/> Estimated Cost: \$ Notes: The concrete balcony will get a coat of outdoor paint.																
Landscaping	Clean up?	Yes <input type="checkbox"/> If yes, please explain below in "notes". No <input checked="" type="checkbox"/> Estimated Cost: \$ Notes:																
Garage	Updates to existing? New? - Single, Double or Triple?	Yes <input type="checkbox"/> If yes, please explain below in "notes". No <input checked="" type="checkbox"/> Estimated Cost: \$ Notes:																
Addition/ Structural Changes/ Framing	Fill out the table:	<div> <p>Yes <input type="checkbox"/> If yes, please explain below in "notes". No <input checked="" type="checkbox"/> Estimated Cost: \$ Notes:</p> <table border="1"> <tr> <td>Addition</td><td>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td></tr> <tr> <td>Size of Addition - sq ft</td><td></td></tr> <tr> <td>Addition built on a full Bsmt</td><td>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td></tr> <tr> <td>Addition built on concrete slab</td><td>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td></tr> <tr> <td>What is it? - living room? Bedroom?</td><td></td></tr> <tr> <td>Attached Garage conversion</td><td>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td></tr> <tr> <td>Size of garage - sq ft</td><td></td></tr> <tr> <td>what will it be? - living room? Bedroom?</td><td></td></tr> </table> </div>	Addition	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Size of Addition - sq ft		Addition built on a full Bsmt	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Addition built on concrete slab	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	What is it? - living room? Bedroom?		Attached Garage conversion	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Size of garage - sq ft		what will it be? - living room? Bedroom?	
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Other:		Yes <input type="checkbox"/> If yes, please explain below in "notes". No <input checked="" type="checkbox"/> Estimated Cost: \$ Notes:																
Total Budget Does this include labour?		\$30,000 total renovation budget including labour and HST Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>																