

## Sample Report

# Scopebase Sample Deal Brief

4712 Beauchamp St, Houston Heights, TX 77009

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Metro Area: Houston

Regional Multiplier: 0.970 · Rehab Tier: Moderate Rehab

ESTIMATED REPAIR COST (MID SCENARIO)

## \$92,400

Low: \$68,600 · High: \$126,700

LINE ITEMS

9

CONTINGENCY

10%








CONFIDENCE

72%

### REPAIR-RISK BRIEF — CONFIDENCE VARIES BY INPUT QUALITY

Pre-inspection repair-risk brief. Confidence depends on input quality. Verify flagged items before offer.

# Repair Cost by Contractor Type

CONTRACTOR		COST (MID)	SHARE
General Contractor / Handyman		\$26,200	28.4%
Tile / Grout Contractor		\$13,000	14.1%
Roofing Contractor		\$10,400	11.3%
Flooring Contractor		\$8,400	9.1%
HVAC Contractor		\$7,800	8.4%
Framer		\$7,200	7.8%
Plumber		\$5,800	6.3%
Electrician		\$3,600	3.9%
<b>GRAND TOTAL (MID)</b>		<b>\$92,400</b>	

# Detailed Estimate by Contractor

Contractor / Item	Description	Qty	Unit	Unit Cost	Total (MID)	Src
<b>GENERAL CONTRACTOR / HANDYMAN</b>					<b>\$26,200</b>	
	Kitchen full gut with cabinets, counters, and appliances	1	allowance	\$24,000	\$24,000	DB
	Structural, electrical, and plumbing permit allowance	1	allowance	\$2,200	\$2,200	DB
<b>General Contractor / Handyman Subtotal</b>					<b>\$26,200</b>	
<b>TILE / GROUT CONTRACTOR</b>					<b>\$13,000</b>	
	Primary bath full gut and hall bath fixture refresh	1	allowance	\$13,000	\$13,000	DB
<b>Tile / Grout Contractor Subtotal</b>					<b>\$13,000</b>	
<b>ROOFING CONTRACTOR</b>					<b>\$10,400</b>	
	Full shingle replacement, 22 sq, 30-year architectural	1	allowance	\$10,400	\$10,400	DB
<b>Roofing Contractor Subtotal</b>					<b>\$10,400</b>	
<b>FLOORING CONTRACTOR</b>					<b>\$8,400</b>	
	LVP throughout and tile baths, 1,580 sq ft	1	allowance	\$8,400	\$8,400	DB
<b>Flooring Contractor Subtotal</b>					<b>\$8,400</b>	
<b>HVAC CONTRACTOR</b>					<b>\$7,800</b>	
	Replace 3-ton split system and repair ductwork	1	allowance	\$7,800	\$7,800	DB
<b>HVAC Contractor Subtotal</b>					<b>\$7,800</b>	
<b>FRAMER</b>					<b>\$7,200</b>	
	Pier-and-beam leveling - perimeter settlement	1	allowance	\$7,200	\$7,200	DB
<b>Framer Subtotal</b>					<b>\$7,200</b>	
<b>PLUMBER</b>					<b>\$5,800</b>	
	Cast-iron drain partial replacement and re-slope	1	allowance	\$5,800	\$5,800	DB
<b>Plumber Subtotal</b>					<b>\$5,800</b>	
<b>ELECTRICIAN</b>					<b>\$3,600</b>	
	Panel upgrade 100A to 200A and bathroom GFCI	1	allowance	\$3,600	\$3,600	DB
<b>Electrician Subtotal</b>					<b>\$3,600</b>	

CONTRACTOR VERIFICATION

# Walk-Through Checklist

Confirm these items with the relevant contractor before relying on the repair budget.

Done	Trade	Item	Reason	Urgency	MAO	Cost If Found
<input type="checkbox"/>	Foundation	Pier-and-beam leveling - perimeter settlement	Contractor field verification	Pre-Offer	Yes	\$4,800 - \$12,000
<input type="checkbox"/>	Roof Decking	Full shingle replacement, 22 sq, 30-year architectural	High-value line item	Pre-Offer	Yes	\$8,500 - \$13,200
<input type="checkbox"/>	General Contractor / Handyman	Kitchen full gut with cabinets, counters, and appliances	High-value line item	Post-Inspection	Yes	\$18,000 - \$31,000
<input type="checkbox"/>	Tile / Grout Contractor	Primary bath full gut and hall bath fixture refresh	High-value line item	Post-Inspection	Yes	\$9,500 - \$17,500

#### COST BREAKDOWN

Subtotal: \$82,400 + Contingency (10%): \$10,000

### GRAND TOTAL (MID)

# \$92,400

Low: \$68,600 · High: \$126,700

## Deal Impact & Next Steps

Decision read: RENEGOTIATE. The sample purchase price leaves room for profit only if foundation and plumbing uncertainty is negotiated or verified.

Offer impact: every \$10,000 in confirmed repairs reduces available offer room before hold, financing, and profit targets.

Exit strategy: flip exits are most sensitive to finish level and days-on-market; rental exits should prioritize mechanical reliability and durable materials.

Next steps: confirm flagged trades on site, request line-item contractor bids, update scope with new findings, and rerun offer math before contingency expires.

## What to verify before you offer

- Foundation scope requires contractor or engineer verification.
- Cast-iron drain extent should be confirmed with camera scope.

## Commonly Missed Items Checklist

- Sewer line scope inspection
- HVAC age verification
- Roof decking inspection
- Knob-and-tube or aluminum wiring
- Crawlspace issues
- Chimney liner inspection
- Asbestos testing
- Lead paint testing
- Permit history check
- Exterior caulking and weatherproofing

## ACCURACY DISCLAIMER

### Pre-Inspection Repair-Risk Brief

This report scopes repair items and estimates cost ranges using regional construction data and property-specific inputs. Confidence depends on input quality: strong inputs (full inspection report) yield tighter ranges; weak inputs (verbal description) produce wider bands with more risk flags.

Scopebase is decision-support software, not a contractor bid, professional inspection, appraisal, lender commitment, legal advice, financial advice, tax advice, or construction advice. Estimates can be wrong, stale, or incomplete. You are responsible for independent verification before using this report in an offer, renegotiation, lender package, or investment decision.

Each line item includes a confidence indicator and source notes so you can weigh the evidence yourself. Items flagged "verify before offer" need on-site confirmation. A licensed contractor and qualified professionals should review scope, pricing, property condition, title, financing, taxes, and local code requirements before you commit funds.

What can move the range: hidden conditions not in the source material, local permit burdens, material price shifts, contractor schedule pressure, and environmental or code-compliance issues discovered during construction.