

Renovation Budget Worksheet

Price your project room by room, add the contingency line (not optional — old houses keep secrets), and hand the finished sheet to your contractor for a real bid. Pair with the online Budget Builder at renovation.lendinglakes.com/budget-builder for typical cost ranges.

INTERIOR

PROJECT	EST. COST	BID
Kitchen	_____	_____
Bathroom(s)	_____	_____
Flooring	_____	_____
Paint / drywall	_____	_____
Basement finish	_____	_____
Appliances	_____	_____
Lighting / fixtures	_____	_____
Other: _____	_____	_____

SYSTEMS & STRUCTURE

PROJECT	EST. COST	BID
Roof	_____	_____
HVAC (furnace / AC)	_____	_____
Electrical	_____	_____
Plumbing	_____	_____
Windows / doors	_____	_____
Foundation *	_____	_____

EXTERIOR & ADDITIONS

PROJECT	EST. COST	BID
Siding / exterior paint	_____	_____
Deck / patio	_____	_____
Addition / sunroom *	_____	_____
Garage	_____	_____
Landscaping / grading	_____	_____

SOFT COSTS

ITEM	EST. COST	ACTUAL
Permits & fees	_____	_____
Architect / design	_____	_____
HUD consultant (203k Std.)	_____	_____

THE BOTTOM LINE

Subtotal	_____	_____
+ Contingency (10-20%)	_____	_____
TOTAL RENOVATION BUDGET	_____	_____

Program caps (2026): FHA 203(k) Limited tops out at \$75,000 of non-structural work. * Starred projects are structural — FHA-side they require 203(k) Standard; HomeStyle & CHOICERenovation handle both, up to 75% of the as-completed value.