

The 101 most common tasks are organized into the HomeFixers Fifty Steps to Rehabbing a House. Some of the steps have no tasks because those steps aren't involved in our typical rehabs. In fact, only the most complex rehabs require all fifty steps. Similarly, not every task associated with each step will be performed. For example, in the HVAC step you could replace either the entire system or a portion of it; you wouldn't do both. With this list in hand, you can get a head start on costing out labor and materials. This will help you make confident and quick decisions when estimating improvement costs to make your offer.

Step 1: House Secured

- Install lockbox and keys

Step 2: Plans, Permits, and Filings

- Obtain necessary permits

Step 3: House Leveling and Foundation Repair

Step 4: Pest Control

Step 5: Temporary Requirements

Step 6: Plumbing Pre-Demo

- Pull and terminate water and gas fixtures, appliances, and lines before demolition

Step 7: Electrical Pre-Demo

- Pull and terminate electrical fixtures, appliances, and wiring before demolition

Step 8: Demolition/Disposal/Site Prep

- Order dumpster
- Perform demolition (not walls, just finishes such as tile, cabinetry, doors, and trim)
- Remove debris (interior)
- Trim and remove trees
- Clean yard (remove junk, rake, cut, trim)
- Haul away junk and debris

Step 9: Engineering Reports

Step 10: Rough Soil Grading and Drainage

Step 11: Rough Plumbing under House or Foundation

Step 12: Framing and Subfloor

- Repair subfloor
- Minor replacement of damaged two-by-fours

Step 13: Roof Decking

- Install new roof decking

Step 14: Exterior Doors

- Repair exterior door, jamb, and threshold
- Install new front door
- Install new exterior doors (not including the front door)

Step 15: Windows and Window Glass

- Replace glass window panes
- Install window locks

Step 16: Sheathing, House Wrap, and Siding

- Repair siding

Step 17: Exterior Trim

- Repair fascia
- Repair garage door jamb (two-by-eight jamb and trim)
- Repair exterior trim (one-by-four window, door, and corner)

Step 18: Roof

- Repair roof
- Replace bad patches of roof decking
- Install new roof

Step 19: Fireplace

Step 20: Rough HVAC

- Service HVAC system
- Replace HVAC indoor unit (furnace and evaporator coil)
- Replace HVAC outside condenser unit
- Install entire new HVAC system

Step 21: Plumbing in Walls and Ceiling/Attic

Step 22: Bathtubs and Shower Pans

- Replace bathtubs
- Build shower pan for walk-in shower

Step 23: Rough Electrical

- Install new junction boxes (for outlets, switches, fixtures, fans, etc.)
- Upgrade electrical service

Step 24: Exterior Masonry

Step 25: Batt Insulation

- Install batt insulation in walls

Step 26: Concrete Work

Step 27: Drywall

- Repair sheetrock
- Texture sheetrock
- Remove wallpaper (remove, float, texture for paint)

Step 28: Garage Doors

- Install new garage doors

Step 29: Gutters

Step 30: Unfinished Wood Floors Installed

Step 31: Cabinetry

- Install new bathroom vanity cabinets
- Replace sink base cabinet bottom
- Repair cabinets
- Install new kitchen cabinets

Step 32: Interior Doors, Trim, and Millwork

- Repair interior doors and jambs
- Install interior doors
- Replace baseboards
- Replace interior door trim
- Install closet shelving
- Repair interior window trim (sill, apron, casing)
- Install attic access hatch

Step 33: Dust, Sweep, and Clean Before Painting

- Clean construction debris and dust before painting

Step 34: Paint Interior and Exterior

- Paint interior ceilings, walls, doors, trim, shelves, and cabinetry
- Paint exterior siding, doors, and trim

Step 35: Blown Insulation

- Add blown insulation in attic

Step 36: Countertops

- Install laminate countertops
- Install laminate backsplash
- Install granite countertops
- Install cultured marble bathroom vanity tops

Step 37: Tile

- Install tile for kitchen backsplash

- Install tile flooring
- Install tile bathtub surround
- Install tile for walk-in shower stall

Step 38: Vinyl Floors

- Install vinyl flooring

Step 39: Final HVAC

- Replace air vents
- Replace thermostat with programmable

Step 40: Final Plumbing

- Install kitchen sink
- Install disposal
- Install kitchen faucet
- Install bathroom faucets
- Install shower and tub fixtures
- Install backflow devices at exterior hose bibs
- Install new toilets
- Replace toilet seats
- Bring existing hot water heater to code

Step 41: Final Electrical

- Install GFCI outlets
- Install new outlets
- Install new 220-volt outlets (stove, dryer, window units, etc.)
- Install new switches
- Replace electrical face plates
- Install ceiling lights
- Install wall lights
- Install assembly-required light fixtures (chandelier, etc.)
- Install recessed light fixtures
- Install ceiling fans
- Install bathroom exhaust fans
- Install smoke detectors

Step 42: Finish Wood Floors

- Refinish hardwood floors

Step 43: Lockout

- Trim interior door bottom to accommodate new carpet or tile
- Install new exterior doorknob and deadbolt combo
- Install door stops
- Install interior door knobs
- Install towel bars
- Install toilet paper holder
- Install framed mirrors

Step 44: Mirrors and Shower Doors

- Install custom vanity mirrors
- Install glass shower door

Step 45: Appliances

- Install range hood
- Install over-the-range microwave oven
- Install range
- Install dishwasher

Step 46: Carpet

- Replace carpet

Step 47: Landscaping

- Add plants and mulch
- Repair fence

Step 48: Final Cleaning and Make-Ready

- Pressure wash (sidewalks, driveway, brick, stone)
- Final cleaning

Step 49: Accessories and Décor

Step 50: Punch

- Paint touchup
- Minor drywall repairs

As always, never attempt to perform anything that a licensed professional should do.