



HOUSING REHAB PRO™ SOFTWARE WILL MAKE YOUR HOUSING REHABILITATION PROGRAM MORE PROFESSIONAL

CONSISTENCY

1. Do you have inconsistency in the preparation of bid documents?

Housing Rehab Pro™ will provide a consistent format for your housing staff to use while providing the flexibility needed to create detailed work write-ups.

2. Can your program “hit the ground running”?

If your program is new, receiving additional funding or hiring new housing rehab staff, **Housing Rehab Pro™** will help your program get up and running quickly without having to “reinvent the wheel”.

CONTINUITY

1. Is your program losing “organizational memory” whenever a rehab staffer leaves?

If your cost estimates and specifications are created on-the-fly by your current rehab staff, what happens when they leave? With **Housing Rehab Pro™**, your organization can maintain continuity with your contractors and your monitoring agency.

2. Who trains your new rehab staff?

Housing Rehab Pro™ offers comprehensive software support AND on-site training of rehab staff. From the 2-day training package that concentrates on software training and housing rehabilitation issues to the 3-day training that includes an on-site inspection, **Housing Rehab Pro™** can tailor each on-site training to the strengths and weaknesses of your rehab staff.

CLARITY

1. Can your housing program survive a monitoring visit?

Housing Rehab Pro™ makes it easy for your housing program to prove that it is meeting HUD/State procurement requirements. For example, the following questions from your HUD or State monitor will be easy to answer if your program uses **Housing Rehab Pro™**:

a. Where do your cost estimates come from?

Housing Rehab Pro™ provides two products for creating accurate cost estimates. In the original version of **Housing Rehab Pro™**, local bids are entered into the database and can be compared to the in-house costs on an item-by-item basis. The NRI version of **Housing Rehab Pro™** uses the Craftsman Book Company’s “National Renovation & Insurance Repair Estimator” database. This database contains current costs that can be modified by zip code.

- b. **What percentage do you use for overhead and profit in cost estimates?**
Housing Rehab Pro™ allows the user to select the overhead and profit percentage. The user can easily adjust this percentage.
- c. **Do you have a comprehensive general specifications manual?**
Housing Rehab Pro™ provides a comprehensive general specifications manual in Microsoft Word format. It is easy to tailor to your program and contains approximately 150 pages, including lead-based paint specifications based on the HUD "GUIDELINES FOR THE EVALUATION AND CONTROL OF LEAD-BASED PAINT HAZARDS IN HOUSING". Each line item on the bid document contains a reference to the appropriate chapter of the general specifications manual.
- d. **How do you ensure "apples to apples" bidding?**
 With **Housing Rehab Pro™**, your rehab staff will prepare clear, complete and concise bid documents backed by a comprehensive general specifications manual. The exact location and quantity of all work items is specified on every bid document. Contractors who trust the clarity of the bid document will bid the work more competitively. A clear and understandable bid document will result in a smoother rehab project for the homeowner, contractor and the housing program.

HRP IMPROVEMENTS

Along with the latest cost data from the [Craftsman Book Company](#), HRP has been improved in many ways since originally incorporating Craftsman Costbooks data into HRP in 2009.

2009

- HRP incorporates cost data from the Craftsman National Renovation & Insurance Repair Estimator and the National Construction Estimator.

2010

- HRP adds reconstruction work descriptions with costs provided by the Craftsman National Building Cost Manual
- Schedule of Values incorporated into reconstruct bids

2011

- HRP returns to original work descriptions with Craftsman cost data moved to new cost estimating area
- "Staff Tracking" function added to track staff costs by project.
- Overhead and profit modifiers added to multiple screens
- Reconstruct work descriptions added to work write-up from same screen as rehab work descriptions
- Individual item costs shown next to work descriptions when adding items to work write-up
- Regional Modifier control for reconstructs added to Project Summary screen

2012

- HRP incorporates 2012 cost data from the Craftsman National Renovation & Insurance Repair Estimator, the National Construction Estimator and the National Building Cost Manual
- Regional Modifier control for reconstructs added to Main Menu
- Roofing & Area Calculator formatted for printing

- Bid Document Language function added to create specific bid document language for each project type
- Template function improved
- Installation program improved
- Stability of program improved
- Speed of queries improved
- Error trapping improved

2013

- HRP incorporates 2013 cost data from the Craftsman National Renovation & Insurance Repair Estimator, the National Construction Estimator and the National Building Cost Manual
- Editing existing costs and adding new cost data to work descriptions has been streamlined.
- Search function to find Craftsman cost data has been improved.
- Back-end database made easier to find for first-time users.

2014

- HRP incorporates 2014 cost data from the Craftsman National Renovation & Insurance Repair Estimator, the National Construction Estimator and the National Building Cost Manual.
- Work description search function added. Search through the entire work description database without sorting by work type.
- Labor-only cost items added to the cost database. Use labor-only cost items when either the rehab program or the homeowner is providing the material or product for a particular repair instead of the contractor.
- When adding cost items to a work description cost estimate, the list of cost items may now be sorted by cost type (new, existing, remove or labor-only).
- Work description database may now be printed by work type.
- Error trapping has been added to help make the initial installation go more smoothly. An error message will notify the user when attempting to link to the backend database that the backend is either in use or the user does not have read/write privileges to the installation folder.
- Improvements have been made to allow proper editing of the inspection checklist.

2015

- HRP incorporates 2015 cost data from the Craftsman National Renovation & Insurance Repair Estimator, the National Construction Estimator and the National Building Cost Manual.
- HRP NRI 2015 has been optimized for tablet computers running Windows 8.1. Screen sizes have been designed for 12" screens.
- The cost estimating screen has been simplified with improved functions to find and sort cost data. A "Sort by Cost Type" filter has been added to narrow the possible selection to a manageable size. See HRP Tips below.
- Cost estimating has been simplified when creating new work descriptions from existing work descriptions. We had a great suggestion from one of our clients to import the costs from the existing work description when creating a new one. This function has now been implemented for HRP NRI 2015. Please let us know if you have any suggestions that would improve HRP.

- Improved the process of adding a reconstruct or garage to the work write-up. Unlike rehab work descriptions, the quantity for reconstruct and garage items is included in the work description. This is necessary because the unit cost is based on a specific range of square foot sizes. In general, the larger the building, the lower the square foot unit cost. Now when a new reconstruct or garage is added to the work write-up, the quantity is entered automatically on the "Work Write-Up/Add Items" screen's "Quantity" box. This will prevent the quantity detailed in the reconstruction or garage work description from differing from the quantity entered in the "Quantity" box.

2016

- HRP incorporates 2016 cost data from the Craftsman National Renovation & Insurance Repair Estimator, the National Construction Estimator and the National Building Cost Manual.
- New installer program will eliminate the following issues during and after installation:
 - Warning message that the download/installation file comes from an unknown source
 - Configuration message and long wait time while switching between Housing Rehab Pro NRI and another version of Microsoft Access on the same computer
- Housing Rehab Pro NRI now uses the runtime version of Microsoft Access 2010. Previous versions ran under Microsoft Access 2007.
- The Housing Rehab Pro NRI front-end is saved in a format that allows for a smaller file size and should run slightly faster.
- The Housing Rehab Pro NRI back-end is now located in the installation directory and not in the Database sub directory. When linking to the back-end for the first time, the user will be taken to this folder.
- The Housing Rehab Pro NRI back-end has been renamed to avoid confusion when converting it to a master database format.

2017

- HRP incorporates 2017 cost data from the Craftsman National Renovation & Insurance Repair Estimator, the National Construction Estimator and the National Building Cost Manual.
- HRP will continue to use the SageKey installer program that will eliminate the following issues during and after installation:
 - Warning message that the download/installation file comes from an unknown source
 - Configuration message and long wait time while switching between Housing Rehab Pro NRI and another version of Microsoft Access on the same computer
- Housing Rehab Pro NRI now uses the runtime version of Microsoft Access 2010. Previous versions ran under Microsoft Access 2007.
- The Housing Rehab Pro NRI front-end (the user interface) is saved in a format that allows for a smaller file size and should run faster.
- The Housing Rehab Pro NRI back-end database is now located in the installation directory and not in the "Database" sub directory. When linking to the back-end for the first time, the user will be taken to this folder.
- The Housing Rehab Pro NRI back-end has been renamed from HRP_NRI_BE_Master.mdb to HRP_NRI_BE.mdb to avoid confusion when converting it to a master database format.

2018

- HRP incorporates 2018 cost data from the Craftsman National Renovation & Insurance Repair Estimator, the National Construction Estimator and the National Building Cost Manual.
- Fixed sort order in difficulty drop-down menu to sort negative numbers correctly.
- Fixed bug in search boxes used to find work descriptions and add to work write up.
- Allow users to select different installation directory.

2019

- HRP incorporates 2019 cost data from the Craftsman National Renovation & Insurance Repair Estimator, the National Construction Estimator and the National Building Cost Manual.
- Increased the number of “remove” cost type items in cost estimating form (from 99 to 1780).
- Added “reinstall” cost type (485) items in cost estimating form. The cost type filter allows the user to look for a particular type of work to narrow the number of cost items. A “reinstall” cost type will filter for cost items that remove and reinstall and existing item. For example, removing a toilet for flooring work and reinstalling the same toilet after completing the work.

Please contact us at <http://www.housingrehabpro.com/contact.asp> or call the numbers listed below to discuss how your housing rehabilitation program can benefit from using **Housing Rehab Pro™**.

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