

SUBCONTRACTOR JOB COSTING

From a 50-page work order to a job-ready cost plan

How a custom build for **Advantage Security**, running single-family-rental turnovers in the Denver area, became the workflow foundation for **SubCost** — now a web app at subcost.clevrdata.ai.

COMPANY

Advantage Security

CONTACT

Scott Honsberger
Site Supervisor

WORK

Single-family-rental
turnovers, Denver area

WORK-ORDER FORMAT

Invitation Homes priced
scopes

50+

work-order pages

73

line items in one job

2-4 sec

validated conversion

5

job-management sheets

THE ORIGINAL PROBLEM

Scott Honsberger is the **Site Supervisor at Advantage Security**, which completes single-family-rental turnovers in the Denver area.

Each job arrived as a long, priced scope. Before work began, Scott had to reorganize every line, calculate the subcontractor share, and rebuild the job for costs and margin.

WHAT CLEVR DATA BUILT

A custom Windows desktop tool that read the real **Invitation Homes** scope format, applied the 60% split, and produced a protected workbook for field execution, costs, margin, and change orders.

Three real Advantage Security work orders were run through it end to end.

Where this went. The custom desktop build for Advantage Security is now retired. It proved that the paperwork around a priced work order could be handled once, correctly, instead of retyped every job — and that proven workflow became SubCost, the web product described on the next page.

THE PRODUCT EVOLUTION

The custom workflow is now a web app for subcontractors

SubCost runs in the browser at subcost.clevrdata.ai. It is built for the owner or small team that receives the work order, plans the job, enters costs, and needs to protect margin without rebuilding the paperwork.

1 Upload the priced work order

Start from the client's PDF instead of typing each line into a spreadsheet.

2 Review extracted line items

Check descriptions, quantities, and approved prices before relying on the job plan.

3 Set your split and job rules

Apply the subcontractor percentage and settings used to calculate your side of the job.

4 Work from a phase checklist

Organize scope for field execution and keep warnings visible while the job is active.

5 Enter costs and watch margin

Record actual costs, compare them with your price, and see where the job is getting tight.

6 Save jobs and export outputs

Keep account jobs and create workbook, checklist, change-order, and material-pricing outputs.

PASSWORDLESS SIGN-IN

Access is by magic link or emailed code. No passwords are stored.

DOCUMENTS ARE NOT RETAINED

An uploaded work-order PDF is parsed to produce the outputs, then deleted.

AI FALLBACK IS OPT-IN

For unrecognised layouts, SubCost asks for consent before anything is shared with a third party. Per document, never silent.

CURRENT PRODUCT BOUNDARY

Invitation Homes is the currently recognized deterministic work-order format. Unfamiliar layouts may require a reviewed AI-assisted path when that capability is configured and the user consents.

SubCost is designed to remove repetitive re-entry, not to make unreviewed pricing decisions. Users should check extracted prices and warnings before bidding or performing work.

On the earlier desktop build. The Windows desktop tool built for Advantage Security is deprecated and is no longer the product. Everything described on this page is the web app.

WHO SUBCOST IS FOR

Built for the person doing the work and the paperwork

The Advantage Security build proved that a work-order-heavy operation can replace repetitive transcription with a reviewable, repeatable job workflow.

STRONG FIT

- Solo owner-operators and small subcontracting teams
- Rental turns, make-ready, renovation, and maintenance work
- Specialty trades receiving line-item scopes or priced work orders
- Anyone rebuilding client documents into costing spreadsheets

WHAT THE VALIDATION SHOWED

0

line items typed manually in the validated workflow

3

real work orders validated

5

job-management sheets in the custom output

These measurements describe the custom desktop validation. They are not guaranteed results for every SubCost document.

WHAT SUBCOST EXPORTS

Job workbook

Phase checklist

Change orders

Material pricing

Try SubCost on one work order

Upload a priced work order, review the line items, and build the costing workflow before the job gets away from you.

Open SubCostsubcost.clevrdata.ai