

Property Repair Estimate Sheet

Street Address: _____ Date: ____/____/____ Inspected By: _____

City: _____ 1fam () 2 Unit () 3 Unit () 4 Unit () 5 Unit () Other () Vacant ()

Unit 1: Bed _____ Bath _____ Sq. Ft _____ Rent _____ Unit 2: Bed _____ Bath _____ Sq. Ft _____ Rent _____

Unit 3: Bed _____ Bath _____ Sq. Ft _____ Rent _____ Unit 4: Bed _____ Bath _____ Sq. Ft _____ Rent _____

Deal type Short Sale _____ REO _____ Estate _____ Divorce _____ Distressed Sale _____

Inspection Checklist	Yes	# Units	No	Repair Cost Calculations	Repair Cost
1. Need a roof?			x	(Single): \$ 6,000 Full Roof (Multi):\$9,000 1 Layer of Shingles Added: \$ 2,500-\$3000 Roof by the square 3 bundles to sq architectural 1xwx2 /100=sq 95 per sq	
2. Exterior Paint / Siding?			x	Paint: Sing. Fam 1500 sq ft: \$3,000 Multi 3000 sq ft :\$6000-7000 Siding (Single 1500 sqft):\$ 7,000 3000sqft Multi:\$ 11,000 \$110 per square 45	
3. Driveway walk ways			x	Asphalt drive- rip and replace underlayment and 2" @ 3.00 per square foot---Walk ways	
4. Need Windows?			x	# of Window x \$250 -\$275 standard installation-no exterior patch) add \$50-\$75 per window depending on amount of exterior work	
5. Garage Need Repair? 6. Attached or Detached	x			1 Garage Door: \$550 w/opener installed 950 1 Reframe Structure: \$1,500 1 Car Paint: \$500 2 Car Paint:\$1000 Roof New: \$2,000 9adjust up on all for size)	750
7. Pool / Shed removal Maint 8. Fencing			x		
9. Yard cleaned or landscaped?	x			Clean Yard (Easy):\$250 Clean Yard (Hard):\$750 Landscape (Easy):\$500 Landscape (Hard):\$1,500	500
10. Heating or furnaces need replacing?			x	Replace 1 hot Furnace: \$2-2500 depending on size Replace boiler 1500 Replace 1 Hot Water Heater: \$ 600 Install 1 Zone Baseboard Heater Gut Job: \$4,500 per unit replace per room \$200-300 per	
11. Plumbing need repair?	x			Plumbing: \$ 2,500 per floor(new bathroom & kitchen fixtures incl) Tank less water heater 1500	2500
12. Electrical Need Repair?	x			1 New Panel: \$1,500 1 Floor Fixtures: \$300 1 New Service, Panel, Rewire House: \$4,000 per floor	2500
13. Foundation need repair? 14. Basement need repair?	x			Reframe 1 Support Beam: \$300 Seal Basement: \$ 250 Pour Concrete Floor: \$800(5yrs) Replace Stairwell: \$1000 Jack 1 Support Beam: \$200	450
15. Doors				Full casement interior massionite 120 per plus 100 install =-\$220 Pine 6 panel Exterior doors- \$250-400 depends on quality + 100 to install Sliders - \$300 to 1000 plus 200 install	
16. Need interior paint?	x			Interior Paint: \$1.5- 2 a sq. ft. as a general rule Single Family: 1500 sq. ft \$2500 3 Family 3000 sq ft: \$4,500	3000
17. . House need carpet? 18. House need tile / vinyl? 19. Floors need to be sanded?	x			Single Family: \$1,400 3 Family: \$3,000 1 Unit Carpet (500 sq ft): \$500 Carpet Rule: Sq ft. / 9 x \$12--\$15 =cost 1 Kitchen Vinyl tiles (10x10) = \$700 sheet vinyl:\$2 sq/yd Hardwood Install = \$7.00 sq/ft Sand & Refinish= \$2.75sq/ft	3500
20. . Unit 1 kitchen need repair? 21. . Unit 2 kitchen need repair? 22. . Unit 3 kitchen need repair?	x			Single Family Rental: \$2,000 3 Fam. Rental: \$6,000 Single Family Owner: \$4,500 3 Fam. Owner: \$7,500 Single Family Nice: \$5,500 -\$6,500 Granite - 50 per sf installed General rule is \$55 -\$65 per limner foot upper and lower	2000 just expand current
23. . Kitchens need appliances?				1 Stove: \$450 1 Refrigerator: \$550 1 Overhead Microwave: \$250 1 Dishwasher: \$300	
24. . Unit 1 bath need repair? 25. . Unit 2 bath need repair? 26. . Unit 3 bath need repair?	x			1 Unit Redone Completely Full Bath: \$ 2k- 2,500k 1 Unit Redone Completely Half Bath: \$ 1,500 1 Unit Change Fixtures Only Full Bath: \$ 500 1 Unit Change Fixtures Only Half Bath:\$ 350	2500
27. . Sheetrock damaged or need replacing?	x			General Rule: \$3.00 a sq. ft for total gut job finished Single Fam Patch:\$500-1000 3 Fam Gut:\$9-10,000 (Rock Tape) Patch Area 10 x 10: \$300 rule of thumb: 4x8 sheet is 40 to rock, tape and prep for paint	Minor 1200
28. . Dumpsters? 29. . Decks? 30. . Other: _____				Dumpsters: \$500-600 per dumpster Single Family Patch: \$1,000 in dumpsters 3 Family Gut: \$3,500 Decks: 10x10 = \$2,000 15x15= \$3,000 3 Family w/ fire escape: \$5,000 Demolition 1800 sf \$1200 ROB we pay dump fees	450
31. Finish work				Door molding Floor molding window molding sills - chair molding crown molding - decorative half wall molding	1000
32. . Miscellaneous				Repair Cost x .10	
33. . Comments: _____				Total Repair Cost:	19600

After Repair Value \$ _____ Asking Price \$ _____
 ARV x 70% \$ _____ Comp 1 Address: _____ Price:\$ _____ A / D / S
 (Subtract Repairs) \$ _____ Comp 2 Address: _____ Price:\$ _____ A / D / S
 MAO \$ _____ Comp 3 Address: _____ Price:\$ _____ A / D / S
 Heating System: Boiler Furnace Water/Sewer: City Septic/Well
 Heating Fuel: Oil Gas In Ground Oil Tank: Y / N
 Hot Water Fuel: Gas Electricity Oil

EXIT STRATEGY : Wholesale _____ Fix & Flip _____ Buy/Hold _____ Rental _____ Assaignment _____ JV _____ Sell LLC _____
 Add to contract addendum _____
BUY STRATEGY : Option _____ Subject 2 _____
Neg selling Issues : double yellow _____ gas station _____ school _____ commerical bld _____ prop size/condition _____
 High tension wires _____ rail road _____ air port _____ C/O _____