

Property Repair Estimate Sheet

Street Address: _____ Date: ___ / ___ / ___ Inspected By: _____
 City: _____ () 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 ____
 Unit 5: Bed ____ Bath ____ Sq. Ft. ____ Rent ____ Unit 6: Bed ____ Bath ____ Sq. Ft. ____ Rent ____

Inspection Checklist	Yes	# Units	No	Repair Cost Calculations	Repair Cost
1. Need a roof?				(Single): \$ 6,000 Full Roof (Multi):\$9,000 1 Layer of Shingles Added: \$ 2,500-\$3000	
2. Exterior Paint / Siding?				Paint: Sing. Fam 1500 sq ft: \$3,000 Multi 3000 sq ft :\$6000-7000 Siding (Single 1500 sqft):\$ 7,000 3000sqft Multi:\$ 11,000	
3. Need Windows?				# of Window x \$150	
4. Garage Need Repair?				1 Garage Door: \$550 1 Reframe Structure: \$1,500 1 Car Paint: \$500 2 Car Paint:\$1000 Roof New: \$2,000	
5. Yard cleaned or landscaped?				Clean Yard (Easy):\$250 Clean Yard (Hard):\$750 Landscape (Easy):\$500 Landscape (Hard):\$1,000	
6. Heating or furnaces need replacing?				Replace 1 Furnace: \$ 1,500 Replace 1 Hot Water Heater: \$ 600 Install 1 Zone Baseboard Heater Gut Job: \$4,500 per unit	
7. Plumbing need repair?				Plumbing: \$ 2,500 per floor(new bathroom & kitchen fixtures incl)	
8. Electrical Need Repair?				1 New Panel: \$1,500 1 Floor Fixtures: \$200 1 New Service, Panel, Rewire House: \$4,000 per floor	
9. Foundation need repair?				Reframe 1 Support Beam: \$300	
10. Basement need repair?				Seal Basement: \$ 250 Pour Concrete Floor: \$800(5yds) Replace Stairwell: \$1000 Jack 1 Support Beam: \$200	
11. Need interior paint?				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	
12. House need carpet?				Single Family: \$1,200 3 Family: \$2,000	
13. House need tile / vinyl?				1 Unit Carpet (500 sq ft): \$500 Carpet Rule:Sq ft. / 9 x \$10=Cost	
14. Floors need to be sanded?				1 Kitchen Vinyl tiles (10x10) = \$700 Hardwood Install = \$7.00 sq/ft Sand & Refinish= \$2.75sq/ft	
13. Unit 1 kitchen need repair?				Single Family Rental: \$2,000 3 Fam. Rental: \$6,000	
14. Unit 2 kitchen need repair?				Single Family Owner: \$3,500 3 Fam. Owner: \$7,500	
15. Unit 3 kitchen need repair?				Single Family Nice: \$4,000	
17. Kitchens need appliances?				1 Stove: \$350 1 Refrigerator: \$500 1 Overhead Microwave: \$200 1 Dishwasher: \$250	
18. Unit 1 bath need repair?				1 Unit Redone Completely Full Bath: \$ 1,500	
19. Unit 2 bath need repair?				1 Unit Redone Completely Half Bath: \$ 1,000	
20. Unit 3 bath need repair?				1 Unit Change Fixtures Only Full Bath: \$ 500 1 Unit Change Fixtures Only Half Bath:\$ 350	
22. Sheetrock damaged or need replacing?				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	
23. Dumpsters?				Dumpsters: \$500-600 per dumpster	
24. Decks?				Single Family Patch: \$1,000 in dumpsters 3 Family Gut: \$3,500	
25. Other:				Decks: 10x10 = \$2,000 15x15= \$3,000 3 Family w/ fire escape: \$5,000	
26. Miscellaneous				Repair Cost x .05	
27. Comments: _____				Total Repair Cost:	

After Repair Value	\$ _____	Asking Price \$ _____	Price:\$ _____ A / D / S
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
 Heating Fuel: Oil Gas
 Hot Water Fuel: Gas Electricity Oil

Water/Sewer: City
 In Ground Oil Tank: Septic/Well
 Y / N