

Project Repair Estimation Worksheet



Address: _____ Date: _____ Created by: _____
 Bedrooms: _____ Bathrooms: _____ Total Square Footage: _____
 Asking Price: _____ After Repair Value: _____ Total Repair Cost: _____ Proposed Offer Price: _____

Inspection Checklist		Yes	No	Details	Repair Cost
EXTERIOR					
Roof?	x			Full Roof: \$300 per/sq (1sq = 100 sf), as a rule of thumb	
Gutters?				Gutters: \$1,000 - \$1,250 on 2000-3000sf home	
Exterior Paint?				Paint: 1,500sf: \$4,000 3,000sf: \$10,000	
Exterior Siding?				Vinyl Siding (labor and materials): 1500sf: \$7,000 3000sf: \$11,000	
				Shingles/Clapboard Siding (labor and materials):	
Windows?				# of Windows x \$270 (standard replacement window, more for bay or odd size)	
				Large Bay Window: \$2,000 - \$3,000 each	
Garage Door(s)?				1 Garage Door: \$1,000 - \$1,400 each (with motor)	
Septic?				\$18,000-30,000 (ballpark)	
Fence?				Wood Fence = \$15.00 per/lf Chain Link Fence: \$10.00 per/lf	
Driveway?				Asphalt: \$4.00 per/sf Gravel/Stone: \$2.00 per/sf	
Yard Landscaping/Cleaning				Clean-up Only: \$250 - \$750 Hourly: \$20-\$25 per hour	
				Basic Clean-up, Mow, Mulch, Stone Path, Trim, Edge for typical \$300k home/lot	
				Small Property: \$2,250 Medium: \$3,500 Large: \$4,000 and up	
Pool Repairs?				Demo Inground: \$5,000 Liner: \$3,000 - \$6,000 (installed)	
				Plaster: \$4,000	
Decks?				New Deck: \$20.00 - \$50.00 per/sf	
				10'x10' = \$2,000 15'x15' = \$3,000	
INTERIOR					
Heating or Furnace Replacement				Replace 1 Furnace: \$4,000 / Boiler is 5,000 - 5,500	
				Replace 1 Hot Water Heater: \$1,000	
				Install 1 Zone Baseboard Heater Gut Job: \$4,500 per unit	
Central Air Conditioning				New System w/ Heat: \$10,000 Condenser: \$2,000 Ductwork: \$4,000	
Plumbing Repair?				Plumbing: \$4,000 per floor (new bathroom & kitchen fixtures included)	
				Faucets: Kitchen = \$80 - \$140 Bathroom: \$25 - \$60	
				Toilet: \$100 - \$125 Tub w/ Surround: \$500 - \$700	
Electrical Repair?	x			New Panel: \$1,500	
				New Service, Panel, Rewire House: \$4,000 per floor	
				Electrical Fixtures: \$100 - \$300k home = \$1,000 - \$1,250 \$300 and up = \$1,250 - \$2,000	
Foundation Repair?				Reframe 1 Support Beam: \$1,000 Bulk Head (installed): \$800 - \$1,000	
Basement Repair?				Seal Basement: \$250 Pour Concrete Floor: \$800 (5yds) or \$100 per yard Set the Floor: 1.00-1.50 per/sf	
				Replace Stairwell: \$1,000 Sump Pump: \$800 Spray (Paint): \$500	
Interior paint?				\$3.00sf, as a rule of thumb	
				1,500sf: \$4500 3,000sf: \$9,000 or more if significant wall repairs needed	

Flooring?		Carpet \$2.00sf	
		Tile: \$1.75 - \$2.50 per/sf Installation & Material (Cement Board, Thinset and Grout): \$7.00	
		Vinyl = \$5.00sf	
		Hardwood w/ Install = \$7.00 sq ft Sand & Refinish= \$2.50 sq ft	
Kitchen Remodel		Cabinets: Economy = \$3,500 - \$4,000 Mid-Level = \$4,000 - \$5,000 High-End = \$5,500 and up	
		Granite: Economy = \$2,000 - \$2,750 or \$35.00 - \$38.00 per/sf	
		Laminate/Formica = \$800 - \$1,250	
Kitchen Appliance Package		\$100 - \$350K Home: \$2,200 - \$2,500	
		\$350 - \$400K Home: \$2,800 - \$3,000	
Bathroom Repairs		Complete Full Bath: \$3,500-\$4,000 (cabinets, fixtures, electrical and plumbing)	
		Complete Half Bath: \$2,500 (cabinets, fixtures, electric and plumbing) or \$1,000 per fixture	
		Fixtures Only: Full bath \$1,000 Half Bath \$500	
		Vanity: \$250 - \$300 Toilet: \$100 - \$150 Tub/Shower (fiberglass): \$500 - \$700	
		Shower Stall w/ Surround (fiberglass): \$400 Showerhead and Faucet Kit: \$175 - \$250	
Sheetrock Repairs or Replace		Sheetrock and Finish: \$3.00sf	
Insulation		Wall/Floor Insulation: \$1.00 - \$1.50 per/sf Attic (blown in): \$1.00 per/sf	
Doors		Interior: \$200 Per Door (installed w/casing) Exterior Front: \$1,000-\$2,500 (installed) Slider: \$1,000 (installed)	
Basement		Basement Floor (poured): \$100 per sq/yd Seal Basement: \$200-\$400 Sump Pump (installed): \$1,000	
		French Drain: \$150 per l/f Replace Stairs (wood): \$1,500 - \$2,000	
Foundation		Approx: \$8,000 - \$15,000	
		Excavation: \$20.00 per l/f Backfill: \$10.00 per l/f	

GENERAL

Dumpsters?		\$600 - \$800 per dumpster	
General Contractor?		General Contractor Fee Typically 10% of Contract Amount	
Mold Remediation?		Moderate Remediation: \$2,000	
Staging?		Approx. \$2,000	
Miscellaneous		Repair Cost x .10	

Total Repair Cost (Auto Calculated, Do Not Overwrite Field): 0.00

DEAL ANALYSIS CALCULATOR

<i>Purchase Price:</i>	
<i>Real Estate Commission on Resale (5%):</i>	\$0.00
<i>Money Costs for 100% Financing of Purchase Price and Rehab Costs (est. @ 4 points & 8% interest, prorated for 6 months):</i>	\$0.00
<i>Tax Stamps (\$4.56 per \$1000):</i>	\$0.00
<i>Insurance (estimated):</i>	
<i>Town Taxes (estimated):</i>	
<i>Closing Costs(estimated):</i>	
<i>Subtotal:</i>	\$0.00
<i>Estimated Sale Price:</i>	
Total Profit:	\$0.00

Utilities: City Water / Well **Town Sewer / Private Septic** **Natural Gas / Propane**
Heating System: Boiler / Furnace **Heating Fuel:** Oil / Gas **Hot Water Fuel:** Gas / Electricity / Oil