

Property Repair Estimate Sheet

Street Address: _____ Date: ____/____/____ Created 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 fixturs 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? 10. Basement need repair?				Reframe 1 Support Beam: \$300 Seal Basement: \$ 250 Pour Concrete Floor: \$800(5yrs) 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? 13. House need tile / vinyl? 14. Floors need to be sanded?				Single Family: \$1,200 3 Family: \$2,000 1 Unit Carpet (500 sq ft): \$500 Carpet Rule: Sq ft. / 9 x \$10=Cost 1 Kitchen Vinyl tiles (10x10) = \$700 Hardwood Install = \$7.00 sq/ft Sand & Refinish= \$2.75sq/ft	
13. Unit 1 kitchen need repair? 14. Unit 2 kitchen need repair? 15. Unit 3 kitchen need repair?				Single Family Rental: \$2,000 3 Fam. Rental: \$6,000 Single Family Owner: \$3,500 3 Fam. Owner: \$7,500 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? 19. Unit 2 bath need repair? 20. Unit 3 bath need repair?				1 Unit Redone Completely Full Bath: \$ 1,500 1 Unit Redone Completely Half Bath: \$ 1,000 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? 24. Decks? 25. 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	
26. Miscellaneous				Repair Cost x .05	
27. Comments: _____				Total Repair Cost:	

Average of 3 Comps \$ _____ Asking Price \$ _____
 Market Risk x 5% \$ _____ Comp 1 Address: _____ Price:\$ _____ A / P / S
 (Subtract Repairs) \$ _____ Comp 2 Address: _____ Price:\$ _____ A / P / S
 Offer Price \$ _____ Comp 3 Address: _____ Price:\$ _____ A / P / S

Heating System: Boiler Furnace Heat Pump Water/Sewer: City Septic/Well
 Heating Fuel: Oil Gas In Ground Oil Tank: Y / N
 Hot Water Fuel: Gas Electricity Oil
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