

Repair Estimate Form

Property Address: _____

of Bedrooms: 4

of Bathrooms: 3

Total # of Rooms: _____

Finished Sqft: 2400

Level of Rehab: FULL (full retail, light retail, rental refinance)

Year Built: _____

Repair Cost Guidelines <i>(Circle costs and add amounts to estimate column)</i>			Estimated Repair Costs	Notes / Adjustments	
Exterior	Roof: Small roof: \$8,000 Large roof: \$11,000	Garage roof (1 car): \$2,500 Garage roof (2 car): \$4,000 Soffit / Fascia: \$20 per linear ft Gutters: \$12 linear ft			
	Paint: Garage: \$1,000 Exterior porch: \$500	1-Story House: \$3500 2-Story House \$5,000 Trim: \$2,000	\$3,500	PAINT WOOD PORTION OF THE HOUSE ONLY	
	Siding: Garage: \$1,500	1-Story House: \$4,500 2-Story House \$8,000			
	Windows: Scrape and paint \$100 each # windows x \$450 (big windows count 2x)	Basement glass block: \$325/each Sash/glass repair: \$100/each			
	Garage Door: 1-Car garage steel door: \$1,000 2-Car garage steel door: \$2,000	Add opener: \$500 Service door: \$500 Service only: \$250 Insulated Door: +\$500	\$500	PROGRAM NEW GARAGE DOOR OPENERS	
	Yard: Clean & landscape typical yard: \$1,500 Regrading Perimeter: \$1,000 *Watch for Retaining walls, stump removal	Replace Lawn: \$3,000 Cut down large tree: \$1,500, small: \$100 \$100 per stump removal TYPICAL: \$1,500 to \$4,500	\$2,500	GET RID OF SMALL SHRUBS FRONT AND BACK	
Interior	Misc: Porch/deck repair: \$1,500 Large stoop: \$1,500 Concrete driveways/walkways/patios: \$10/sqft (often \$2,000 minimum)	New Deck: \$3,000+ Small stoop: \$800 Mudjacking: \$500/20'LF Tuckpointing Brick Repair: \$1,000 Replace asphalt: \$5-\$10/sqft New Entry door: \$750 Patio Sliding Door: \$1,800	\$1,000	PATION SLIDING DOOR STOOP AFTER EXCAVATION	
	Demo/Clean-out: Small: \$1,500 Medium: \$4,000 (Typical House)	Large: \$10,000 (Packed/Hoarder Conditions) 40yd Dumpster: \$650	\$1,500	BASEMENT DEMO, GARAGE CLEAN OUT	
	Paint: Interior paint: \$300per area/room Paint unfinished basement walls/floors: \$1,500	TYPICAL \$500 per room/area (walls, trim, door)	\$7,000	INTERIOR PAINT, LEASE TRIM AND DOORS AS IS	
	Flooring: Refinishing Hardwood/Carpet: \$3 per sqft New LVP: \$5 per sqft New HWF: \$9 per sqft	Replace subfloor: \$3 per sqft	\$6,000	UPSTAIRS HARDWOOD, DOWNSTAIRS- LVP	
	Drywall: New drywall: \$1,500 /room or \$100 / Sheet	Remove Wallpaper: \$250/room Misc. Wall Repair: \$250/repair	\$5,000		
	Misc: New interior doors: \$250, Interior door hardware only: \$75/each Replace Trim: \$250 small room / \$500 large room	Misc: Railings, Shutters, Smokes, Doorbell: \$500 Replace register vents: \$500	\$1,000		
	Kitchen: New Kitchen Package (Same Layout): \$11,000 New Kitchen Package (New Layout): \$14,000+	Kitchen A La Carte: Granite Countertops: \$3,500 Appliances w/install: \$3,000 Open Kitchen: \$2,500 Tile Backsplash: Small \$750 Large: \$1,500	\$17,000	NEW KITCHEN W/STONE COUNTERS + BAR	
	Bath: Full Bath Package: \$4,500 Half Bath Package: \$2,000 Add Bath in Basement/Attic - Double above	Bath A La Carte: Custom tile shower: \$2,500+ Tub/Walk-in shower: \$1,200 Toilet + Vanity: \$1,500 Tub Glaze: \$300	\$15,000	2 POWDER ROOMS AS IS, 2 BATHROOMS FULL GUT	
	Basement / Utilities	HVAC: Replace 1 furnace: \$2,500 (Double if in attic) Oil tank removed: \$500 each Replace 1 hot water heater: \$1,000-\$1,500	Add/replace 1 AC Unit: \$2,500 Clean service only: \$500 Replace Boiler: \$5,000 Remove chimney: \$1,500 Add Ducts: \$2,500+	\$500	CLEAN SERVICE ONLY
		Plumbing: General plumbing repairs: \$1,000 Full re-plumb basement: \$3,000 REQUIRED MINIMUM: \$1,000	Plumbing A La Carte: Lateral cleanout: \$500 New supply: \$2,000/flr New laundry: \$1,500 Lateral repair: \$5,000+ New drains: \$2,000/flr Replace utility tub: \$500	\$3,000	
Electric: Replace light fixtures: \$100 each Add can Lights: \$500/room Replace switches, outlets, etc: \$25 each Demo and replace basement circuit: \$500		Exterior lights and switches: \$500 New service: \$2,000 New appliance circuits: \$500/each Meter update: \$500 TYPICAL: \$300 / room + circuits (if needed)	\$4,000	NEW CONTEMPORARY LIGHTS	
Foundation: Mold removal: \$2,500+ Beam only \$100/ft, or \$275 each beam Excavate and beam: \$300/ linear foot		Add sump and drain tile: \$500 + \$50/perimeter ft Add sump crock: \$2,000 Tuck Point Only: \$500 Demo basement: \$500/room	\$55,000	2 WALLS-EXCAVATION&BEAMS, DRAINTILE ALL	
Misc.	Misc: Architect design & consult: \$1,000+ Basic drawings for permit only: \$500 New attic buildout: \$25+/sqft Add 8' Dormer: \$5,000 Attic Insulation: \$500-2,000	Finish Basement: \$15-25/sqft (Typical: \$7,500) Add Egress Window: \$5,000-10,000 Room Reconfiguration: \$10,000 Pet Odor Remed.: \$2,500+ Mold Remed.: \$2,500+			
	Other:				
Preliminary Total Estimated Repair Costs (add it all up!)			\$122,500	(Automatically calculated - do NOT edit these cells!)	
Add 10% if pulling permits for a full rehab (Preliminary Repair Costs x 0.1)				(Delete these cells if this does not apply)	
Add 5% for Unforeseen Expenses (Preliminary Repair Costs x 0.05)				(Automatically calculated - do NOT edit these cells!)	
Final Total Estimated Repair Costs (add up the 3 above rows)			\$122,500	(Automatically calculated - do NOT edit these cells!)	