

# Property Repair Checklist

Address \_\_\_\_\_ Yr Built \_\_\_\_\_ Br/Ba \_\_\_\_\_ SqFt \_\_\_\_\_

- **Roof** (curled, wavy) \$ \_\_\_\_\_
- **Yard** (gutters? dead trees? junk cars? fence? landscaping, extra lot? dimensions?) \$ \_\_\_\_\_
- **Driveway** (exist? broken? shared w/neighbor [easement]?) \$ \_\_\_\_\_
- **Deck / Porch** (add: dimensions/ repair) ? \$ \_\_\_\_\_
- **Gutters** (holes, missing drain pipes, non-existent) \$ \_\_\_\_\_
- **Structural** (rotten/sagging/missing beams, piers, sill plate?) \$ \_\_\_\_\_
- **Crawl/Bsmt** Wet (seep thru found., re-slope yard/soil, leaky plumbing/HWH, furn drain line)? \$ \_\_\_\_\_
- **Heat & A/C** (furnace/compressor condition? exist? if no, electrical?) \$ \_\_\_\_\_
- **Plumbing** (galvanized/gray steel or white PVC) ? \$ \_\_\_\_\_
- **Electrical** (2-prong outlets? fuses/circ breakers? amps? skinny/thick main line?) \$ \_\_\_\_\_
- **Paint** exterior (brick?) & interior \$ \_\_\_\_\_
- **Paint** Interior \$ \_\_\_\_\_
- **Demolition** (describe and guestimate qty of dumpsters and demo labor \$10/hr ) \$ \_\_\_\_\_
- **Flooring** (wobbly/weak :structural; water/urine stains, carpet over bad hdwds? % replacing) \$ \_\_\_\_\_
- **Drywall** (qty of new walls/ceil, wall/ceil patch) ? Insulation? \$ \_\_\_\_\_
- **Carpentry Trim** (stairs? new ceil moulding, baseboards, doors/window mould) ? \$ \_\_\_\_\_
- **Kitchen** (repair/replace cabs? appliances? sinks) ? \$ \_\_\_\_\_
- **Bathrooms** (repair/replace cabs? toilet? bath/sinks) ? \$ \_\_\_\_\_
- **Lighting Fixtures** (lights, ceiling fans, security lights, smoke alarms) ? \$ \_\_\_\_\_
- **Plumbing Fixtures** (faucets, shower heads, sinks) \$ \_\_\_\_\_
- **Windows / Doors** (qty to replace/repair?) \$ \_\_\_\_\_
- **Insulation** (Check if addt'l required in attic) \$ \_\_\_\_\_
- **Addition** (size? remember to use addtl, after-addition, total sq footage in above formulas) \$ \_\_\_\_\_
- **Alarm** \$ \_\_\_\_\_
- **Cleaning & Hauling** \$ \_\_\_\_\_
- **Staging** \$ \_\_\_\_\_
  
- Grand Total** \$ \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

# Property Repair Estimator

We refer to a small house (no more than 1,200sq ft, probably worth no more than \$100k), medium house (approx. 1,300-1,800 sq. ft, worth \$100k-\$150k), and large house (approx. 1900+ sq. ft, worth \$150k ++). Most of the rehab formulas are based on the interior square footage of the house:

- **Roof:** Tear-off & re-roof = \$1.75 x sq. ft, if it has uneven decking=\$2.75 x sq. ft;
- **Landscape:** \$250-\$500 small, \$500-\$1,000 medium-large. **Fence:** \$5 / ft chain link; \$12 / ft wood/privacy ft
- **Driveway:** Concrete driveway/sidewalk runs \$5 per sq. ft (assuming normal height 2-4" pour)
- **Deck:** \$2,000 10x10, \$3,000-\$4,000 up to 15x15
- **Gutters:** \$550 small; \$800-\$1,000 mid-large
- **Structural:** Replace/repair sill plate (jack up house) = \$4000 for \*entire sill plate\* perimeter, or prorate for less. approx \$200 - \$400 / pier (brick/block/steel columns under house). Approx \$300 / 12 ft joist/beam replaced.
- **HVAC:** New HVAC & duct: \$3,500 small, \$3,500-5,000 medium-large; add A/C only: 50% of full prices
- **Plumbing:** Re-plumb (rough-in only) a whole house = \$2,500-small, \$3,000-medium, \$3,500-large Water Heater = \$300
- **Electric:** All new wire: \$3,000 small; \$3,500-\$4,000 medium-large; \$1,500 to replace main box only
- **Paint:** Interior: \$2.50/sq. ft; exterior:\$1.50/sq. ft
- **Flooring:** Carpet/linoleum/refinish hardwoods: avg. \$1.75/sq. ft; Install new hardwoods: \$6-\$6.50/sq. ft.
- **Drywall:** Whole house \$4.00/sq. ft.; additional \$1.25/sq. ft. if ceilings also
- **Trim Carpentry:** Trim interior/carpentry work runs about \$2,500 small; \$3,000-\$5,000 medium; \$5,000-\$7,000 large
- **Kitchen:** Cabinetry, countertop, sink: full parts & labor is about \$120/linear ft. of cabinets for decent kitchen, up to \$150/ft for very nice kitchen. On average, a kitchen update costs approx.: \$800-\$1,500 (re-paint/repair cabs, replace countertop); and runs about \$2,500-\$4,000 to rebuild from scratch. **Appliances:** Gas Stove/oven: \$450-\$550 Electric stove/oven: \$275-\$400 Dishwasher \$220-\$240 Refrigerator \$600-1,000
- **Bathrooms:** New: \$1,000 medium-large; \$1,500 for a nice master. Simple upgrade: \$300-\$600 Re-glaze tub \$250-\$300
- **Lighting Fixtures:** Replace all light fixtures runs about \$500 small, \$800 medium-large
- **Plumbing Fixtures:** Replace all plumbing fixtures runs about \$500 small, \$800 medium-large
- **Window/Doors:** Replace , parts & labor \$150 for avg. size double-hung window, \$100 for interior door, \$250-\$700 for exterior door
- **Insulation:** \$450-600 for attic
- **Addition:** Approx. \$15 per sq ft added to cover the "rough-in skeleton" (foundation, roofing and wall framing only)
- **Alarm:** \$400-500 depending on number of motion detectors required
- **Cleaning:** Final \$300-\$500 **Dumpster:** \$250-\$500 small jobs, \$600-\$1800 large job
- **Staging:** Varies \$400 - \$700
- **Miscellaneous:** Guesstimate hours of labor x \$10 (unskilled) or \$30-50/hr (skilled)
- **Tile:** Material: You can find liquidator products as low as \$1.50/sq. ft. An avg. price for decent tile is about \$2.50-\$4.00/sq. ft. Labor: \$6-\$10/sq.ft.