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 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(5yrds)  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:** |  |

After Repair Value $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Asking Price $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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 Water/Sewer: City Septic/Well

Heating Fuel: Oil Gas In Ground Oil Tank: Y / N

Hot Water Fuel: Gas Electricity Oil