

**12345 Alfred Neumann Dr repair cost estimate**

(4/1/2007 inspection)

<b>note</b>	<b>Repairs deemed essential for full functionality</b>	<b>low end</b>	<b>high end</b>
	yard work, tree trimming, weeding	\$200.00	\$300.00
	repair trip hazards on sidewalk and driveway, patch porch mortar	\$100.00	\$150.00
r	repair roof valleys, flashings & stack pipes	\$400.00	\$600.00
r	install new roofing on garage	\$1,000.00	\$2,000.00
	repair & clean gutters, caulk where necessary, misc. minor exterior	\$300.00	\$500.00
	install new electrical service equipment (exterior and main panel)	\$900.00	\$1,200.00
q	miscellaneous electrical (correct improper wiring, outlets, lights, etc.)	\$400.00	\$800.00
	Install dedicated 20A dining room outlet (city will probably require)	\$150.00	\$250.00
	replace window glass & repair window trim	\$150.00	\$250.00
	install risers on basement stairs (city will probably require)	\$100.00	\$150.00
	Service furnace and replace cover panel	\$150.00	\$250.00
	Install new water heater	\$500.00	\$600.00
	repair plumbing where necessary & replace bad pipe sections	\$350.00	\$500.00
	Bathroom: remove tub surround, clean & repair old tile wall	\$300.00	\$400.00
	Bathroom: repair wall & baseboard damage, paint walls	\$250.00	\$400.00
	Paint ceiling tile framing & replace ceiling tiles	\$100.00	\$150.00
	repair & paint bathroom vanity	\$50.00	\$100.00
	re-set and repair toilet, install new toilet seat	\$100.00	\$200.00
m	miscellaneous interior work	\$250.00	\$400.00
	paint interior walls	\$1,500.00	\$2,500.00
	interior cleaning	\$150.00	\$250.00
	floor coverings: re-finish wood floors and replace carpets	\$1,500.00	\$2,000.00
	<b>Total estimated essential repairs</b>	<b>\$8,900.00</b>	<b>\$13,950.00</b>
	<b>repairs that may be necessary</b>	<b>additional</b>	<b>additional</b>
	<b>(costs of similar items added to costs of lesser work above)</b>	<b>low end</b>	<b>high end</b>
h	completely update hot water supply piping	\$1,500.00	\$3,000.00
q,a	replace old AC unit	\$1,500.00	\$2,500.00
	<b>Total recommended optional repairs and improvements</b>	<b>\$3,000.00</b>	<b>\$5,500.00</b>
	<b>Recommended repairs and improvements</b>	<b>additional</b>	<b>additional</b>
	<b>(costs of similar items added to costs of lesser work above)</b>	<b>low end</b>	<b>high end</b>
	re-grade yard near the house (not necessary, but advisable for long-term)	\$100.00	\$200.00
	completely update bathroom wall and ceiling finishes	\$300.00	\$800.00
	remove improper insulation in attic (not necessary, but advisable long-term)	\$100.00	\$150.00
	<b>Total recommended optional repairs and improvements</b>	<b>\$500.00</b>	<b>\$1,150.00</b>
	<b>Total work that is recommended and may be necessary</b>	<b>\$12,400.00</b>	<b>\$20,600.00</b>

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## 12345 Alfred Neumann Dr repair cost estimate notes

r lower price likely if house and garage roof done at same time  
m doorknobs, smoke & CO detectors, registers, etc.  
h plumbing not operated due to water having been off  
q cost could vary greatly depending upon quality of materials used  
a AC system not operated due to cold weather - unit appeared OK