

Repair Estimate

4223 Brecksville Rd.
Richfield, Ohio 44286

Basement

Basement:		
	Black mold removal Replace bottom 4' of drywall, baseboards and insulation	3,000
	New carpet Finished part of basement and stairs (900 sq. ft.)	1,200
	Repair electrical outlets that shorted out (4)	500
	Replace the Hot Water Heaters (80gal.gas & 40gal. Elec.)	1,500
	Repair Furnace	500
	New Air conditioning units (3) 2 ton each	4,500
	Water Filtration System Replace Carbon Filter and Chlorine Injector pump	1,500
	New Interior doors with hardware (3)	500
	Exterior Door from basement New door lock set and replace window in door	150
	Replace broken or missing ceiling tile	100
	Painting Repair drywall and paint walls, doors and trim	350
Basement Bathroom:		
	Tub/shower, toilet, vanity with faucets Drains, trap and shut off valves	1,500
	Rough carpentry	300
	Flooring (90sq. ft.)	400
	Light fixtures	150
	Drywall	600
	Painting Walls ceiling and trim	150
	Towel bars, T.P. holder and medicine cabinet	75
	Door and hardware	100
	Exhaust fan	100
		<i>Total</i> <i>\$17,175</i>

First Floor

Kitchen:		
	Remove and install new kitchen cabinets Hardware, counter tops	15,000
	Appliances Refrigerator, Cook top, Oven, Dishwasher and Garbage disposal	4,000
	Repair buckled hardwood floor Refinish whole kitchen floor	2,500
	Replace rotted window Repair drywall and insulation under window	1,000
	Light fixtures (3)	550
	Door Hardware (3) Repair doors to close properly	450
	Painting Repair drywall and paint walls, ceiling and trim	450
		<i>Total</i> <i>\$23,950</i>

Laundry Room:		
	Install new cabinets, counter top Sink, faucet and shut off valves	3,500
	Appliances Washer and Dryer	1,500
	Light fixtures	300
	Door Hardware	150
	Painting Repair drywall and paint walls, ceiling and trim	200
		<i>Total</i> <i>\$5,650</i>

Office:		
	Door hardware	150
	New light fixture & repair phone jack	150
	Painting Repair drywall and paint walls, ceiling and trim	100
		<i>Total</i> <i>\$400</i>

Pantry:		
	Door Hardware	150
	New light fixture	100
	Shelving	800
	Painting Repair drywall and paint walls, ceiling,trim and shelves	100
		Total \$1,150

Half Bath:		
	Replace vanity, faucet, drain lines, trap and shut off valves Replace water line and shut off valve to toilet	1,000
	Door hardware	150
	Light fixture and vanity lights	250
	Towel bars and T.P. holder	75
	Painting Repair drywall and paint walls, ceiling and trim	100
		Total \$1,575

Dining Room:		
	Replace drywall and insulation under window	300
	Repair broken water line in ceiling and repair drywall	1,500
	Repair buckled hardwood floor and refinish floor	2,500
	Light fixtures	800
	Door hardware (3) Repair doors to close properly	450
	Fireplace mantel	1,500
	Painting Repair drywall and paint walls, ceiling and trim	450
		Total \$7,500

Middle Parlor:		
	Light fixture	300
	Door Hardware (4) Repair doors to close properly	600
	Painting Repair drywall and paint walls, ceiling and trim	300
	Refinish Hardwood floor	800
		Total \$2,000

North Parlor:		
	Repair broken water line in ceiling and repair drywall	1,500
	Light fixtures (2)	500
	Door hardware (3) Repair doors to close properly(3)	450
	Refinish hardwood floor	1,000
	Painting Repair drywall and paint walls, ceiling and trim	450
		Total \$3,900

South Parlor:		
	Light fixtures	500
	Door hardware (5) Repair doors to close properly (5)	750
	Refinish hardwood floor	800
	New Entry door with hardware	800
	Painting Repair drywall and paint walls, ceiling and trim	350
		Total \$3,200

Front Porch:		
	Light fixtures (7)	1,000
	Repair tile floor	500
	Front and side door hardware	300
	Replace broken window	75
	New Side Entry door with hardware	500
	Painting	500
		Total \$2,875

Foyer:		
	Repair front entry door so it closes and replace hardware	250
	Painting Repair drywall and paint walls, ceiling and trim Refinish stair railing	400
	Light fixture	300
		Total \$950

Second Floor

South Front Bedroom:		
	Light fixture	150
	Fireplace mantel and surround	1,200
	Repair doors to close properly Pocket door to bath Closet door and bedroom door Repair holes in floor	750
	Painting Repair drywall and paint walls ceiling and trim	250
Bathroom:		
	Replace bath tub, vanity and faucets	2,500
	Light fixtures Repair electrical outlet	300
	Towel bars and T.P. holder	75
	Painting Repair drywall and paint walls ceiling and trim	150
		Total \$5,375

Upper foyer:		
	Repair trim on window	150
	Light fixture	300
	Painting Repair drywall and paint walls, ceiling and trim	300
		Total \$750

North Front Bedroom:		
	Light fixture	150
	Door hardware (5) Repair doors to close properly	750
	Painting Repair drywall and paint walls, ceiling and trim	200
Bathroom:		
	New bathtub, vanity, toilet and faucets	3,500
	Light fixtures	500
	Repair floor and refinish	1,000
	Door hardware Closet door and bath door	300
	Towel bars and T.P. holder	75
	Painting Repair drywall and paint walls, ceiling and trim	150
		Total \$6,625

Middle Bedroom:		
	Light fixture	150
	Door hardware (6) Repair doors to close properly	800
	Painting Repair drywall and paint walls, ceiling and trim	250
Bathroom:		
	Repair water line to shower Repair shower tile and replace drain cover Replace shower faucet	1,000
	Replace vanity, faucet and shut off valves	750
	New medicine cabinet and light fixtures	500
	Towel bars and T.P. holder	75
	New shower door	500
	Door hardware	150
	Painting Repair drywall and paint walls, ceiling and trim	150
		Total \$4,325

Rear Hall Bath:		
	Replace Vanity with faucet Drain with trap, shut off valves and medicine cabinet	1,000
	Repair toilet base and shut off value	250
	Replace tub faucet and shut off valves	500
	Repair large hole in drywall behind tub	50
	Light fixtures (3)	500
	Door hardware (3)	450
	Towel bars and T.P. Holder	75
	Painting Repair drywall and paint walls, ceiling and trim	200
		Total \$3,025

Rear North Bedroom:		
	Repair and Refinish hardwood floor	500
	Repair large hole in drywall behind door	50
	New window hardware (3)	200
	Door hardware (2)	300
	Built-ins or closet doors in knee wall space	1,500
	Painting Repair drywall and paint walls, ceiling and trim	300
		Total \$2,850

Rear South Bedroom:		
	Repair and refinish hardwood floor Large area with very deep marks	1,500
	Fireplace mantel and surround	1,200
	Door Hardware (4)	600
	Built-ins or closet doors in knee space	1,500
	Painting Repair drywall and paint walls , ceiling and trim	300
		Total \$5,100

Miscellaneous Expenses:		
	Window treatment 33 windows Trash disposal & cleanup Clean 53 windows	Total \$5,000

Exterior

West Side Front Porch:		
	Repair and paint railing on porch roof	1,200
	Repair or replace font porch steps and stoop	500
	Side walk to front porch	750
		Total \$2,450

South Side Porch:		
	Replace rotted trim around dining room window	500
	Stone floor for stoop	500
	Repair roof and gutters	1,500
	Replace rotted wood siding Prime and paint	500
	Repair or replace steps and new sidewalk	1,500
		<i>Total</i> <i>\$4,500</i>

North Side Porch:		
	Repair and repaint porch floor	350
	Repair or replace steps	300
	Repair light Fixtures	50
	Repair rotted soffits	450
		<i>Total</i> <i>\$1,150</i>

East Side:		
	New deck with landscaping and lights	15,000
	Light fixtures on house	300
		<i>Total</i> <i>\$15,300</i>

Exterior Painting:		
	Repair, caulk, prime and paint entire house	12,000
	Repair rotted window sills	500
	Gutters and down spouts Repair, replace, clean and gutter guard	800
	Down spouts Connect to storm drains	150
		<i>Total</i> <i>\$13,450</i>

Landscaping:		
	Remove all over grown shrubs Replace with new landscaping Fill-in large holes back yard, regrade and seed Remove large dead trees and stumps (4)	20,000
	Driveway lights and landscaping lights	800
		Total \$20,800

Driveway:		
	Remove old concrete and black top Regrade low area rear of driveway Fill-in Large holes	3,500
	Remove and Replace curbing	1,500
	New pavement (400' Long x 12'wide) 12' x 30' parking area	25,000
		Total \$30,000

Out Building

Exterior:		
	Repair, caulk, prime and paint	3,500
	Replace exterior doors (2) with door hardware	800
	Add gutters and downspouts	350
	Repair roof Leaks in 2 places	1,000
	Steps south side door	300
	Repair or replace Stone & brick rear patio	3,000
	Landscaping and exterior lighting	2,500
Interior:		
	Finish remodeling inside (2000sq. ft.)	30,000
		Total \$41,450

Total Cost of Repairs \$232,475