

Property Inspection Form

Street Address: 31314 Club Vista Lane Date: 5-25-14 Inspected By: ws
 City: Bonsall CA 92123 () 2 Unit () 3 Unit () 4 Unit () Other () Vacant
 Unit 1: Bed 4 Bath 2.5 Sq. Ft _____ Rent _____ Unit 2: Bed _____ Bath _____ Sq. Ft _____ Rent _____
 Unit 3: Bed _____ Bath _____ Sq. Ft _____ Rent _____ Unit 4: Bed _____ Bath _____ Sq. Ft _____ Rent _____

Inspection Checklist	Yes	# Unit s	No	Repair Cost Calculations	Repair Cost
1. Need a roof? Tile Roof built in 2000, Need new roof	yes			(Single): \$ 6,000 Full Roof (Multi):\$9,000 1 Layer of Shingles Added: \$ 2,500-\$3000	8000
2. Exterior Paint / Siding? 1,750 paint 1700 square feet, extra \$1000 for siding on one side	yes			Paint: Sing. Fam 1500 sq ft: \$3,000 Multi 3000 sq ft :\$6000-7000 Siding (Single 1500 sq ft):\$ 7,000 3000sqft Multi:\$ 11,000 Stucco over existing \$3,000 /floor w/ minimal patch	5,000
3. Need Windows? 16 windows 250 each \$4000	yes			# of Window x \$200 (Standard installation – no exterior patch) Add \$50-\$75 per window depending on amount of exterior patch	4,000
4. Garage Need Repair?				1 Garage Door: \$550 w/ Opener Installed: \$950 1 Reframe Structure: \$1,500. Paint: 1 car=\$500. 2 car=\$1000 Roof New: \$2,000 (adjust up on all for size). Demo \$5000	2850 1500
5. Yard cleaned or landscaped? Sprinkler head				Clean Yard: Easy=\$250, Hard=\$750. TNG Sod, trees, plants=\$5000 Landscape (Easy):\$500 Landscape (Hard):\$1,000	1250
6. Heating or furnaces need replacing?				Replace 1 Hot Air Furnace: \$2,000-\$2500 depending on size Replace 1 Hot Water Heater: \$700 Replace 1 Boiler: \$1,500 Replace HVAC + ductwork \$6500. Replace air condenser \$1700	6500
7. Plumbing need repair?				Plumbing: \$ 2,500 per floor(new bathroom & kitchen fixtures incl)	1000
8. Electrical Need Repair? illegal wiring, electric meter missing, wiring to house				1 New Panel: \$1,000 - \$1,500 1 Floor Fixtures: \$200 1 New Service, Panel, Rewire House: \$4,000 per floor TNG: new panel \$2500. Plugs, lights, switches .75 sf. Rewire \$3 sf	8,400
9. Foundation need repair? NO				Reframe 1 Support Beam: \$300	0
10. Basement need repair? N/A				Seal Basement: \$ 250 Pour Concrete Floor: \$800(5yrs) 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 Add \$500-\$1000 for additional prep as needed	
12. House need carpet? YES				Quick Rule: Single Family: \$1,200 or 3 Family: \$3,000	5000
13. House need tile / vinyl? YES, Tile				Carpet Rule: Sq ft. / 9 x \$12-15 = Cost	
14. Floors need to be sanded?				Ceramic Tile: \$10 sq ft material & labor Sheet Vinyl: \$2 sq/yd Hardwood Install = \$6.00 sq/ft Sand & Refinish= \$2.00 sq/ft	
13. Unit 1 kitchen need repair?				Single Family Rental: \$2,500 3 Fam. Rental: \$6,000	8000
14. Unit 2 kitchen need repair?				Single Family Owner: \$4,500 3 Fam. Owner: \$7,500	
15. Unit 3 kitchen need repair?				Single Family Nice: \$5,500-\$6,500	
17. Kitchens need appliances? Good Refrigertaor need replacement				1 Stove: \$275-650. 1 Refrigerator: \$350-750 1 Overhead Microwave: \$100-275 1 Dishwasher: \$100-375	1900
18. Unit 1 bath need repair? YES				1 Unit Redone Complete Full Bath: \$2000-2500. Half bath \$1500	7500
19. Unit 2 bath need repair? YES				1 Unit Change Fixtures Only Full Bath \$500. Half bath \$350	
20. Unit 3 bath need repair? YES					
22. Sheetrock damaged or need replacing? NO				Single Fam Patch:\$500-1000 3 Fam Gut:\$9-10,000 (Rock&Tape) Rule of thumb 4'x8' sheet: \$40 rock & tape. #sheets=sf x 3.5 / 3	0
23. Dumpsters?				Dumpsters: \$500-600per. Sing fam patch \$1000. 3 Fam Gut \$3500	1800
24. Decks?				Decks: 10x10 = \$2,000 15x15= \$3,000	5000
25. Other: demo, reframe, door, fence, pool, septic, gutters, oil tank, drainage, driveway, termites, retain wall, mold, permits, ill room add, gas meter missing				Demo 3 Family w/ fire escape: \$5,000	
26. Miscellaneous – Remove Beehive and contact animal control to remediate bats				Repair Cost x .05 8000 for electrical?	3900
27. Comments: Car in garage could be worth \$5,000				Total Repair Cost:	75,000

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