

Estimated Repair Cost: \$39,150

Property Size: 1,420 sq ft

Bedrooms: 3

Bathrooms: 2

Estimation Date: May 13, 2025

EXTERIOR

- Installation of 300 linear feet of new gutters and downspouts.
- Fascia and soffit repairs and replacement.
- Full pressure wash of the property exterior.
- Full exterior painting including trims.
- Painting of 500 linear feet of wood fencing.
- Glass replacement in one window in the master bedroom.
- Replacement of the garage opener motor.
- Full yard cleanup and landscaping including decorative flowers and planting of 3 fruit trees.
- Replacement and repair of 30 linear feet of wooden fencing.

INTERIOR

- Full interior painting including doors, closets, and cabinets.
- Installation of 3,000 sq ft of new laminate flooring.
- Installation of 140 sq ft of ceramic shower wall tile in both bathrooms.
- Installation of 10 sq ft of kitchen backsplash.
- Kitchen renovation including new countertops, sink, and garbage disposal.
- Installation of new low-range appliances: stove, microwave, refrigerator, and dishwasher.
- Complete bathroom renovation (2 full baths):
 - * New vanity with countertop and sink.
 - * New mirrors and faucets.
 - * 2 new toilets and 2 fiberglass bathtubs.
 - * Full bathroom fixture replacement (lights, towel bars, fans, etc.).

- Replacement of all door handles and locks.
- Replacement of sliding glass patio door.
- Installation of 300 linear feet of new baseboard trims.

HVAC, ELECTRICAL & PLUMBING

- Full service of HVAC system.
- Basic electrical maintenance and potential lighting/panel upgrades.
- Full plumbing service including kitchen and bathroom connections.

DEMOLITION & PERMITS

- Light demolition work inside the property.
- Rental of up to two 40-yard dumpsters for debris.
- City remodeling permit included in scope.

EXTRAS & NOTES

- Optional termite treatment if necessary.
- Optional home staging of kitchen, bathrooms, living room, and one bedroom for an additional \$3,500.
- All materials are mid-range/economical to ensure high ROI.
- Scope designed for quick resale or long-term rental.

COSTOS DE REPARACION

Dirección: 560 Black Ave Mendota, CA 93640

Vacante: Yes

Fecha: 05/13/25

Cuartos: 3

Baño(s): 2

Sq Ft: 1,420

Inspeccionado por: CARLOS JACKEZ

*** Se necesitan citas adicionales de mediador / ingeniero / profesional:**

- Asbestos
 Buried Oil Tank
 Fire Damage
 Foundation/Structural
 Historical Home
 Lead Paint
 Mold
 Permit Check
 Pool
 Roof
 Septic System
 Sewer to Street
 Soil
 Well

EXTERIOR Part 1

Category	S/N	Repair Type	#	Unit	Cost	Total
Roof <i>*Possible additional Inspections, Quotes or Mediation needed</i>		Roof (rip and replace) - architectural shingle		sf	\$4.00	\$0
		Rollover (add a layer of shingles) - architectural shingle		sf	\$2.50	\$0
		Roof Sheathing - plywood 1/2" remove & install		sf	\$2.00	\$0
		Roof repair/patch (hard)		ea	\$900.00	\$0
		Roof repair/patch (easy)		ea	\$600.00	\$0
		Premium for 3 layer tear off		sf	\$0.35	\$0
		Premium for steep pitched roof		sf	\$0.20	\$0
		Fascia - demo & install new		lf	\$3.00	\$0
	Soffit - demo & install new		lf	\$4.00	\$0	
Gutters		Gutters & downspouts - demo & install new (Flat Cost)		sf	\$0.50	\$0
	300	Gutters & downspouts - demo & install new (linear foot)	300	lf	\$6.00	\$1,800
Finish		Demo existing finishing material		sf	\$0.75	\$0
		Stucco		sf	\$7.00	\$0
		Wood siding		sf	\$6.00	\$0
		Vinyl siding		sf	\$2.25	\$0
		Fiber cement siding		sf	\$7.00	\$0
		Plywood panel siding		sf	\$2.50	\$0
		Patch an exterior section		ls	\$500.00	\$0
1000	Power wash exterior finish	1000	sf	\$0.75	\$750	
Masonry		Fireplace/chimney, brick/stone - replace existing		ls	\$5,000.00	\$0
		Concrete block		sf	\$6.00	\$0
		Stone		sf	\$18.00	\$0
		Brick		sf	\$11.50	\$0
		Tuckpoint brick		sf	\$3.50	\$0
		Power wash exterior masonry		sf	\$0.75	\$0
Painting	4000	Painting both exterior & interior (whole property)	4000	sf	\$2.00	\$8,000
		Painting exterior only		sf	\$1.00	\$0
		Paint trim only		lf	\$1.65	\$0
		Sand & refinish deck or paint deck		sf	\$1.75	\$0
	500	Paint fence	500	sf	\$1.00	\$500
		Paint detached garage		sf	\$1.00	\$0
Windows	1	Windows, vinyl, average size	1	ea	\$250.00	\$250
		Windows, wood, restore existing wood (historical)		ea	\$450.00	\$0
		Window, large bay window - remove & replace		ea	\$850.00	\$0

COSTOS DE REPARACION

EXTERIOR Part 2						
Category	Y/N	Repair Type	#	Unit	Cost	Total
Garage		Garage Door Only - 1 Car - 9'x7' door, manual		ea	\$775.00	\$0
		Garage Door Only - 2 Car - 16' door, manual		ea	\$1,000.00	\$0
	1	Garage Door Opener Installed	1	ea	\$225.00	\$225
		Reroof detached garage (rip & replace)		sf	\$4.00	\$0
		Build new detached garage		sf	\$30.00	\$0
Landscaping		Full landscaping makeover large lot		ls	\$5,000.00	\$0
		Full landscaping makeover medium lot		ls	\$3,500.00	\$0
	1	Full landscaping makeover small lot	1	ls	\$2,000.00	\$2,000
	1	Clean up landscaping & yard only	1	ls	\$500.00	\$500
		Tree removal (per tree)		ea	\$500.00	\$0
	3	Tree Planting (per tree)	3	ea	\$130.00	\$390
Concrete/Asphalt		Demo existing concrete or asphalt		sf	\$2.00	\$0
		Concrete installed for driveway/patio/sidewalk		sf	\$7.00	\$0
		Asphalt installed in driveway		sf	\$4.00	\$0
		Gravel installed for driveway/sidewalk		sf	\$2.00	\$0
Decks		New deck 15'x15' (add permit if 30" off ground)		ea	\$3,000.00	\$0
		New deck 10'x10'		ea	\$2,000.00	\$0
		New deck - treated lumber		sf	\$15.00	\$0
		New deck - cedar material		sf	\$19.00	\$0
		Decking material replacement only		sf	\$7.00	\$0
		Sand & refinish deck only		sf	\$2.00	\$0
		New railings - wood		lf	\$20.00	\$0
		New railings - metal		lf	\$40.00	\$0
Pergola		New pergola canopy 15'x15'		ea	\$2,500.00	\$0
		New pergola canopy 10'x10'		ea	\$2,000.00	\$0
Fence	30	Wood fencing	30	lf	\$15.00	\$450
		Wrought iron fencing		lf	\$45.00	\$0
		Chain-link fence		lf	\$8.00	\$0
Pool *		Pool Completely Redone (\$10k to \$15k)		ea	\$10,000.00	\$0
	Possible add'l Inspections needed	Pool (redo plaster only)		ea	\$4,500.00	\$0
Septic *		Septic (all new system)		ea	\$15,000.00	\$0
	Possible additional Inspections, Quotes or Mediation needed	Septic (new tank only)		ea	\$5,500.00	\$0
		Septic (replace leach field only)		ea	\$3,000.00	\$0

Exterior Notes

300 linear feet of gutters will be installed with their corresponding downspouts, pressure washing will be done on the entire house exterior, the entire property will be painted on the outside, 500 feet of wooden fences will be painted, the glass of one window located in the master room will be replaced, the garage motor will be replaced, a complete clean-up of the entire yard will be done and the yard will be renovated by planting flowers and 3 fruit trees, 30 linear feet of wood on the fence will be replaced and repaired.

COSTOS DE REPARACION

INTERIOR Parte 1						
Category	Y/N	Repair Type	#	Unit	Cost	Total
Painting		Interior painting only		sf	\$1.00	\$0
		Add extra wall prep (damaged walls)		sf	\$0.50	\$0
Hardwood		Hardwood flooring - solid wood		sf	\$7.00	\$0
		Engineered hardwood flooring		sf	\$6.00	\$0
		Laminate hardwood flooring		sf	\$4.00	\$0
		Sand & refinish existing hardwood flooring		sf	\$2.00	\$0
Carpet / Vinyl		Carpet		sf	\$1.35	\$0
	3000	Vinyl or linoleum flooring	3000	sf	\$2.00	\$6,000
Tiling		Ceramic floor tile - in kitchen		sf	\$10.00	\$0
	10	Backsplash wall tile - in kitchen	10	sf	\$15.00	\$150
		Ceramic floor tile - in bathrooms		sf	\$8.00	\$0
	140	Shower wall tile - in bathrooms (70 sf usually)	140	sf	\$9.00	\$1,260
		Shower accent wall tile - in bathrooms		sf	\$16.00	\$0
	Ceramic floor tile - other areas of house		sf	\$8.00	\$0	
Kitchen - (Grouped) <small>Includes: cabinets, counter-tops, backsplash, plumbing & electrical work & fixtures in kitchen only. Excludes: appliances, flooring, paint.</small>		High end kitchen		ea	\$12,500.00	\$0
		Median kitchen		ea	\$10,500.00	\$0
		Low end kitchen		ea	\$8,500.00	\$0
		Low end kitchen - refinish existing cabinets		ea	\$6,500.00	\$0
		Kitchen extra custom items		ea	\$500.00	\$0
Appliances - (Grouped) <small>Includes: Refrigerator, range, range hood, dishwasher, microwave</small>		Luxury home appliances		ea	\$12,000.00	\$0
		High end home appliances		ea	\$7,000.00	\$0
		Median price home appliances		ea	\$4,500.00	\$0
	1	Low end home appliances	1	ea	\$2,000.00	\$2,000
Kitchen - (By Item)		Cabinets		lf	\$185.00	\$0
	15	Countertops	15	sf	\$65.00	\$975
	1	Sink	1	ea	\$350.00	\$350
		Sink Faucet		ea	\$350.00	\$0
	1	Garbage Disposal	1	ea	\$250.00	\$250
		Refrigerator		ea	\$1,200.00	\$0
		Range		ea	\$850.00	\$0
		Range Hood		ea	\$400.00	\$0
		Dishwasher		ea	\$600.00	\$0
	Microwave		ea	\$350.00	\$0	
Bathroom - (Grouped) <small>Includes: vanity, counter-top, mirror, sink, faucet, tub, surround, shower-head & faucet kit, towel bar kit fan,</small>		Large master bath - replace everything		ea	\$9,000.00	\$0
		Full bath - replace everything		ea	\$5,500.00	\$0
		Half bath - replace everything		ea	\$3,000.00	\$0
Bathroom - (By Item)	2	Vanity cabinet	2	ea	\$700.00	\$1,400
	2	Vanity countertop - granite or other hard surface	2	ea	\$150.00	\$300
	2	Vanity mirror	2	ea	\$75.00	\$150
	3	Sink	3	ea	\$125.00	\$375
	3	Sink Faucet	3	ea	\$150.00	\$450
	2	Toilet	2	ea	\$200.00	\$400
		Bathtub - fiberglass		ea	\$450.00	\$0
	2	Bathtub & shower surround - fiberglass	2	ea	\$500.00	\$1,000

COSTOS DE REPARACION

INTERIOR Parte 2						
Category	Y/N	Repair Type	#	Unit	Cost	Total
Framing		New construction framing- (includes walls, floors & roof)		sf	\$30.00	\$0
		Interior framing changes (non load barring)		sf	\$15.00	\$0
		Open load bearing/structural wall		ea	\$1,500.00	\$0
		Subfloor put in (3/4" plywood)		sf	\$1.85	\$0
Insulation		Wall insulation		sf	\$1.00	\$0
		Floor insulation		sf	\$1.25	\$0
		Attic insulation, blown-in		sf	\$0.80	\$0
Walls		Drywall, tape & skimcoat walls/ceilings in gutted house		sf	\$6.00	\$0
		Drywall, tape, & skimcoat a wall (1/2" thick)		sf	\$2.50	\$0
		Drywall, tape, & skimcoat a ceiling (1/2" thick)		sf	\$4.00	\$0
		Skimcoating/texturing walls and ceilings only		sf	\$1.00	\$0
		Patchwork section of a wall - (drywall, tape, & finish)		ea	\$500.00	\$0
Doors & Trim		New interior doors, closet doors, hardware, & trim (3000 sq ft house)		ea	\$4,000.00	\$0
		New interior doors, closet doors, hardware, & trim (1500 sq ft house)		ea	\$2,000.00	\$0
		Interior door - prehung hollow-core door		ea	\$175.00	\$0
		Interior sliding closet door		ea	\$175.00	\$0
		Exterior front door - single door w/ hardware & dead bolt		ea	\$150.00	\$0
Hardware Items(Grouped)	1	Handles - hinges - locks	1	ea	\$550.00	\$550
		Exterior french patio door - double door		ea	\$700.00	\$0
	1	Exterior sliding glass door - double door	1	ea	\$850.00	\$850
		Crown molding		lf	\$3.75	\$0
	300	New baseboard trim	300	lf	\$2.75	\$825
		Raised panel wood wainscoting		lf	\$17.50	\$0
Basement		Pour concrete floor in basement		sy	\$175.00	\$0
		Seal basement		ea	\$250.00	\$0
		Install sump pump		ea	\$1,000.00	\$0
		Install french drains (estimate depending on condition - L x W)		sf	\$125.00	\$0
		Reframe support beam		ea	\$500.00	\$0
		Replace stairs		ea	\$1,000.00	\$0
Foundation * <small>Possible additional Inspections, Quotes or Mediation needed</small>		Excavation - dig footing trenching		lf	\$20.00	\$0
		Excavation - backfill of trenches		lf	\$10.00	\$0
		New foundation - pour concrete footing		lf	\$30.00	\$0
		New foundation - pour concrete slab on grade (4" thick)		sf	\$4.00	\$0
		New foundation - pour stem wall for single story house		lf	\$100.00	\$0
		Repair existing foundation - (\$10k min - get quote)		ea	\$10,000.00	\$0
		Repair existing foundation - stair mud jacking (will vary)		ea	\$500.00	\$0
		Repair existing foundation - bowing walls support with I beams		ea	\$500.00	\$0
		Repair existing foundation - settled walls support w/piers		ea	\$850.00	\$0

Interior Notes

Painting throughout the entire property including cabinets, 3,000 square feet of laminate flooring will be installed, 10 square feet of backsplash will be installed in the kitchen, 140 square feet of tile will be installed in the shower walls of both bathrooms, brand new economy brand appliances will be installed, 15 square feet of kitchen countertops will be installed, a new sink and garbage disposal will be installed, in both bathrooms, new vanity cabinets will be installed with their countertops, mirrors, sinks, sink faucets, and 2 toilets, along with 2 new bathtubs, all door handles and locks will be replaced with new ones, the patio sliding door will be replaced, 300 feet of baseboard trims will be replaced, the hvac system will be serviced, light demolition will be done and up to 2 40-yard dumpsters will be rented, a city remodeling permit will be obtained.

COSTOS DE REPARACION

COSAS MECHANICALS

Category	Y/N	Repair Type	#	Unit	Cost	Total
HVAC		Gas fired forced hot air heating system, ac system, & ductwork		ea	\$6,000.00	\$0
		Gas fired forced hot air heating system & ductwork		ea	\$4,000.00	\$0
		Gas fired forced hot air unit only		ea	\$1,700.00	\$0
		Air conditioning unit only		ea	\$2,000.00	\$0
		Replace forced air ductwork only		ea	\$2,300.00	\$0
		Replace boiler & hot water baseboard system		ea	\$6,500.00	\$0
		Replace boiler unit only		ea	\$3,000.00	\$0
		Wall heater (install new or remove & replace)		ea	\$600.00	\$0
	1	Service heating & cooling system only	1	ea	\$500.00	\$500
Plumbing		New plumbing system in entire house (1,500 sq. ft 3/2 house)		ea	\$7,000.00	\$0
		Replace tankless hot water heater		ea	\$1,500.00	\$0
		Replace gas hot water heater - 40 gallon		ea	\$600.00	\$0
Electrical		Rewire entire house, new panel, & lighting fixtures (1,500 sqft)		ea	\$7,000.00	\$0
	1	Basic electrical work for house & lighting fixtures (1500 sq. ft)	1	ea	\$3,000.00	\$3,000
		Replace electrical panel only		ea	\$2,000.00	\$0
		Replace all lighting fixtures only (1500 sq. ft. house)		ea	\$2,000.00	\$0

OTHERS

Category	Y/N	Repair Type	#	Unit	Cost	Total
Demo & Dumpsters	2	Demolition work (cost to fill one 40 yd dumpster)	2	ea	\$500.00	\$1,000
	2	Dumpster rental (40 yard)	2	ea	\$500.00	\$1,000
Termites/Abatement * <small>Possible additional Inspections, Quotes or Mediation needed</small>		Termite fumigation & treatment		ls	\$1,000.00	\$0
		Mold removal & abatement - minimum		ls	\$2,000.00	\$0
		Asbestos removal & abatement - minimum		ls	\$1,500.00	\$0
Permits * <small>Possible additional Inspections, Quotes or Mediation needed</small>	1	Construction permits for remodel (city)	1	ea	\$1,500.00	\$1,500
		Construction permits for addition (city)		ea	\$5,000.00	\$0
		Construction permits for deck (city)		ea	\$600.00	\$0
		Construction permits over the counter		ea	\$750.00	\$0
		Construction permits for full submittal (county)		ea	\$1,500.00	\$0
		Construction permits for addition (county)		ea	\$5,000.00	\$0
		Construction permits for deck (county)		ea	\$600.00	\$0
Extra <small>Note: add anything that is not currently on the sheet</small>						\$0
						\$0
Repairs Subtotal						\$39,150
Staging		Staging (Kitchen, Baths, Living Room & 1 Bedroom)		ea	\$2,000.00	\$0
Contingency		Misc Contingency Cost (10-20% depending on unknowns)		%	\$39,150.00	
Total Repairs						\$39,150

COST ESTIMATES

Exterior Repairs	\$14,865	Mechanical Repairs	\$3,500
Interior Repairs	\$17,285	Other Repairs	\$3,500
Total Repairs	\$39,150	After Repair Value	\$39,150

* Los precios variarán según el tipo de contratistas de los que obtenga cotizaciones. Los precios también variarán según el tipo de materiales (gama baja / gama alta) que finalmente elija instalar. A medida que comience a trabajar regularmente con ciertos contratistas, querrá actualizar este estimador de reparaciones dos veces al año en función de con quién trabaje y qué precios pueda negociar. Siempre desea negociar cotizaciones que obtiene y disparar para precios al por mayor.

ea = cada uno | lf = pies lineales | ls = suma global | sf = pies cuadrados | sy = yardas cuadradas