

# Repair Item By Location

Walls Group, Inc.

**Applicant**

Joe Johnson

**File Number**

J Johnson

**Applicant's Address**

709 N Sample Ave.  
AnyTown, US 55555

**Property Address**

709 N Sample Ave.  
AnyTown, US 55555

File Number J Johnson

## 1st Floor

Qty	Repair Item	Item Total
6	<b>Bi-Fold Door(s) 2' to 3' wide (as selected by owner)</b>	\$1,860.00
	Details: Contractor shall supply and install new bi-fold doors (2' to 3' wide) at 1st floor bedroom closets where missing. Doors shall be installed per the MFG recommended installation guidelines with all hardware.	
1250	<b>Vinyl Plank Flooring</b>	\$7,625.00
	Details: Furnish and install new plank style vinyl flooring throughout both units as selected by Owner, with an allowance of \$3.50 sq/ft.	

<b>Sum Total:</b>	<b>\$9,485.00</b>
<b>% of Renovation/Rehab:</b>	<b>5.95 %</b>

## Attic

Qty	Repair Item	Item Total
1350	<b>Install Additional Insulation at Attic</b>	\$4,185.00
	Details: Provided install additional insulation at all attic areas reasonably accessible over existing insulation to provide a completed upgrade of the attic insulation system to meet current building code requirements.	

<b>Sum Total:</b>	<b>\$4,185.00</b>
<b>% of Renovation/Rehab:</b>	<b>2.63 %</b>

## Basement

Qty	Repair Item	Item Total
435	<b>Allowance for Baseboards &amp; Base Shoe</b>	\$2,392.50
	Details: BASE & BASESHOE ALLOWANCE: Contractor shall provide and install new Primed MDF baseboard and shoe throughout at 1st floor, 2nd floor and basement at all areas with finished flooring (materials allowance average \$3/LF).	
625	<b>Basement Wall Insulation R-11 Batt Contained In Bag Draped</b>	\$1,468.75
	Details: Provide and install R-11 Craft Faced Batt insulation at all areas that have been exposed as part of the mold remediation and water damage restorations at the basement walls. Note: Other areas if required by the city have not been included in these costs.	
300	<b>Ceramic Floor Tile</b>	\$4,950.00
	Details: Install new ceramic tile to reasonably match and blend in with existing basement tile at all exterior walls to the closest grout lines with an average of approx. 2' wide to infill where basement floor is cut to accommodate the installation of a new drain tile system. Tiles to be used are to be of similar sizes as existing as selected by owner from standard colors and sizes.	
145	<b>Drain Tile System with Sump Pump, etc.</b>	\$13,775.00
	Details: Cut concrete flooring at ceramic tile grout lines as cleanly as reasonably possible and remove concrete as necessary for the installation of new perimeter drain tile system at basement exterior walls with sump pit and pump.	



1850	<b>Drywall Systems - New &amp; Repairs, Complete with Mud &amp; Tape</b>	\$6,845.00
	Details: Furnish and install drywall and accessory pieces (USG or equal) at basement removed due to flood damages, and all other renovations, etc. NOTE: Purple drywall board ( moisture-, mold- and mildew-resistant) at the bottom 48" of all walls throughout the basement, standard drywall all other areas. All areas with paneling now to be drywall.	
1	<b>Install Mid-Grade Basement Escape Window with Metal Window Well</b>	\$3,950.00
	Details: Provide all materials and labor to excavate and install new egress window with metal egress size window well frame with ladder.	
1	<b>Install new gas water heater</b>	\$2,400.00
	Details: Provided install new 50 gallon water heater all piping connections, electrical requirements, etc. as necessary for a full installation.	
10	<b>Install new Pre-Hung doors with casing &amp; lockset</b>	\$3,600.00
	Details: Provide and install new mid-grade hollow core panel style interior doors with new door casings, locks and misc. hardware as required as replacements for doors removed during basement renovations / restorations.	
1	<b>Paint interior walls, ceilings, doors, and trims, etc.</b>	\$6,300.00
	Details: Provide Painting at basement and other areas affected by renovations. Painting to include but not be limited to interior walls, ceilings, doors, trims. and associated surfaces typically painted etc. with 1 coat of primer and 2 coats paint.	
1	<b>Remove &amp; Replace Bathtub</b>	\$600.00
	Details: Remove and reset existing bathtub at basement bathroom to allow for mold and water damages and the installation of a new drain tile system. Note: Ceramic tile repairs / replacements are listed separately in this SOR / BOR.	
1	<b>Repair Walls &amp; Framing</b>	\$7,500.00
	Details: Allowance for all wall framing and ceiling soffit framing repairs as necessary following selective demolition at basement areas to ready for drywall installations condition. It is assumed that there will be approximately 120 LF of wall and 400 SF of soffit required.	
1	<b>Selective Demolition</b>	\$8,000.00
	Details: Provide all Selective Demolition in conjunction with mold remediation, cleaning & sanitation throughout Basement with removal of finishes, drywall, ceramic tile, paneling trims etc. at interior walls, etc. to 48" above the basement floor. By a certified EPA mold remediation contractor.	

Sum Total: \$61,781.25

% of Renovation/Rehab: 38.78 %

**Bedroom**

Qty	Repair Item	Item Total
1	<b>Allowance - HVAC</b>	\$1,050.00
	Details: Allowance - The middle bedroom appears to have no heat source, contractor to review and determine the best means and methods to provide necessary heating and/or cooling and provide all materials and labor to supply this work.	

Sum Total: \$1,050.00

% of Renovation/Rehab: 0.66 %

**Exterior**

Qty	Repair Item	Item Total
1	<b>Caulking - General Exterior</b>	\$550.00
	Details: Provide caulking (sealant) installation at all openings, cracks or joints at the exterior of the building to reduce air infiltration and water leaks.	
650	<b>Paver Patio and Walkway, Repairs / Replacement</b>	\$4,550.00
	Details: Provide professional removal and resetting of masonry patio pavers to restore the patio to a good, stable, and aesthetically pleasing condition at the left and right side walks and rear patio of the home to provide proper water shed away from the home.	

<b>Sum Total:</b>	<b>\$5,100.00</b>
<b>% of Renovation/Rehab:</b>	<b>3.20 %</b>

**Exterior Walls**

Qty	Repair Item	Item Total
600	<b>Spot Repoint Exterior Masonry - All Areas Where Necessary</b>	\$6,900.00
	Details: Repoint and/or repair masonry brick and stonework in all areas around the home as necessary, addressing step cracking and deteriorated or washed-out mortar joints.	

<b>Sum Total:</b>	<b>\$6,900.00</b>
<b>% of Renovation/Rehab:</b>	<b>4.33 %</b>

**Fences & Gates**

Qty	Repair Item	Item Total
1	<b>Allowance for Fence Repairs and Replacements</b>	\$1,900.00
	Details: Allowance to remove existing rotting / damaged fencing wood and replace with new. Work shall also include gate repairs, straightening and securing significantly leaning fence posts and other deficiencies.	

<b>Sum Total:</b>	<b>\$1,900.00</b>
<b>% of Renovation/Rehab:</b>	<b>1.19 %</b>

**Front Entry Stairs**

Qty	Repair Item	Item Total
1	<b>Repair Exterior Stairs</b>	\$1,050.00
	Details: Provide repairs and replacement of front entry stairway tiles that have been overlayed on the concrete stairs to restore them to good, safe and serviceable condition.	

<b>Sum Total:</b>	<b>\$1,050.00</b>
<b>% of Renovation/Rehab:</b>	<b>0.66 %</b>

**General**

Qty	Repair Item	Item Total
1	<b>Allowance - General Electrical Repairs</b>	\$8,000.00
	Details: Allowance for Contractor to revise / upgrade and provide all corrections to electrical work at all areas required to meet current building code requirements as listed below:	
1	<b>Allowance for New 2 Car Garage</b>	\$16,500.00
	Details: See Architectural Drawings	
5	<b>Cleaning--General Requirement</b>	\$2,750.00
	Details: Provide general daily clean up of project during construction and removal of debris with dumpster(s) and/ or required hauling for legal disposal of general daily clean up related debris only.	
0	<b>GENERAL CONDITONS TO BE INCLUDED IN THE COSTS OF WORK ITEMS</b>	\$0.00
	Details: THE FOLLOWING GENERAL CONDITIONS ARE TO BE INCLUDED AT NO ADDITIONAL COSTS AND REVIEWED CAREFULLY AS IT APPLIES TO ALL WORK AS LISTED ABOVE IN ALL SECTIONS OF THIS SOR / BOR:	
1	<b>Vanity 24" with Solid Surface Top, Sink and Faucet Set</b>	\$13,775.00
	Details: Remove and replace damaged vanity and /or sink, etc. with new vanity with solid surface top, new faucet and drain set, new supply lines and new P-Trap and associated drain piping. All work to be preformed by qualified contractor.	
		<b>Sum Total: \$41,025.00</b>
		<b>% of Renovation/Rehab: 25.75 %</b>

**Hall Bath**

Qty	Repair Item	Item Total
80	<b>Ceramic Tile at Shower Walls and Tub Surround(s)</b>	\$1,920.00
	Details: Provide and Install ceramic tile to walls of tub and shower surrounds at bathroom(s), with tile as selected by owner from standard styles and colors. Note: Materials based on an allowance of \$5.50 SF for tile materials.	
		<b>Sum Total: \$1,920.00</b>
		<b>% of Renovation/Rehab: 1.21 %</b>

**Interior**

Qty	Repair Item	Item Total
500	<b>Allowance - Drywall Repairs</b>	\$2,250.00
	Details: Remove and replace drywall / plaster ceilings at areas in bedroom(s) and kitchen at any areas of new construction and where significant water damage has occurred to the extent to eliminate any possible mold at the attic areas and insulation in those areas. NOTE: Bathroom walls are to be drywall finishes with ceramic tile only at bathtub surround.	
		<b>Sum Total: \$2,250.00</b>
		<b>% of Renovation/Rehab: 1.41 %</b>

**Right side of building**

Qty	Repair Item	Item Total
1	<b>Masonry Paver Stairs / Steps</b>	\$4,750.00
	Details: Allowance to remove existing masonry paver stairs that are loose, damaged and deteriorated and replace with new masonry paver in style and color as selected from standard sizes and colors by owner.	
		<b>Sum Total: \$4,750.00</b>
		<b>% of Renovation/Rehab: 2.98 %</b>



**Roof - General**

Qty	Repair Item	Item Total
25	<b>Remove &amp; replace roof with 30 year shingles</b>	\$15,875.00
Details: Remove all roofing systems and replace at house and garage with with Architectural grade shingles 30 year minimum warranty shingles in color as selected by owner.		

<b>Sum Total:</b>	<b>\$15,875.00</b>
<b>% of Renovation/Rehab:</b>	<b>9.96 %</b>

**Stairs - Interior**

Qty	Repair Item	Item Total
15	<b>Install proper Handrails &amp; Railings</b>	\$375.00
Details: Allowance for Installation of proper handrails and railings at open sides of stairs at main level to lower level to meet current building codes.		

<b>Sum Total:</b>	<b>\$375.00</b>
<b>% of Renovation/Rehab:</b>	<b>0.24 %</b>

**Throughout Home**

Qty	Repair Item	Item Total
9	<b>Smoke &amp; CO Detectors (Hardwired / Bluetooth)</b>	\$1,350.00
Details: Install new Smoke and Carbon Monoxide (CO) Alarm Detectors throughout Building to replace missing, damaged and older detectors to meet current code requirements (hardwired / bluetooth detectors type are assumed to be required).		

<b>Sum Total:</b>	<b>\$1,350.00</b>
<b>% of Renovation/Rehab:</b>	<b>0.85 %</b>

**Windows**

Qty	Repair Item	Item Total
1	<b>Repair Window(s) - General Repairs</b>	\$325.00
Details: Provide general repairs and replacements (as necessary) at 2 windows including to include glass & glazing replacements at (1) window, and locking hardware repairs or replacement at (1) window to restore windows to good and serviceable condition.		

<b>Sum Total:</b>	<b>\$325.00</b>
<b>% of Renovation/Rehab:</b>	<b>0.20 %</b>

**Grand Total****\$159,321.25**