

# Property Evaluation / Repair Check List

Property Address: \_\_\_\_\_ ARV From Comps: \_\_\_\_\_

Beds: \_\_\_\_\_ Baths: \_\_\_\_\_ Sq Ft: \_\_\_\_\_ X Repair Price Per Sq Ft: \_\_\_\_\_ Core Budget: \_\_\_\_\_

Exterior		\$100	\$600	\$1,200	\$3,000		
Type	Quantity	X Small	Small	Med	Large	Notes	Est. Cost (\$)
Roof							
Gutters/Down Spouts							
Exterior Paint/Trim							
Windows							
Air Condition Unit							
Exterior Doors							
Sliding/Double Door							
Garage Door							
Chimney							
Deck/Patio							
Driveway/Sidewalks							

Big ticket Repairs		\$100	\$600	\$1,200	\$3,000		
Type	Quantity	X Small	Small	Med	Large	Notes	Est. Cost (\$)
Water Heater							
Furnace/Heating Unit							
Electrical Panel							
Electrical Wiring							
Remove Walls							
Roof							

Interior Repairs		\$100	\$600	\$1,200	\$3,000		
Type	Quantity	X Small	Small	Med	Large	Notes	Est. Cost (\$)
Sheetrock							
Floor Issues							

Extensive Repairs		\$100	\$600	\$1,200	\$3,000		
Type	Quantity	X Small	Small	Med	Large	Notes	Est. Cost (\$)
Fire Damage							
Foundation Damage							
Mold / Flood Damage							
Termite Damage							
Structural Damage							

Total added repairs: \_\_\_\_\_

Rate The Project	Poor	Fair	Good	Great
Neighborhood	1	2	3	4
Curb Appeal	1	2	3	4
Flow	1	2	3	4
Backyard	1	2	3	4
<b>Total Project Score</b>				

**Final ARV:** \_\_\_\_\_  
**Discount:** \_\_\_\_\_  
**Core Repairs:** \_\_\_\_\_  
**Added Repairs:** \_\_\_\_\_  
**Your Fee:** \_\_\_\_\_  
**Offer Price:** \_\_\_\_\_

9.5 or less = Rental Repair Budget

9.5 or Greater = flip budget or Rental

Core Budget include: Interior Paint, Flooring, Kitchen, Bathrooms, Door Package & Trim, Light Package, Basic landscape, Demo