

Repair Budget Field Form

Fat Red Marker - Cross Out Unnecessary Line Items

Skinny Green Marker - Circle Correct Description - Make Notes - Write Price

Roof		
	Repairs Only - Partial Replace - Full Replace	Price
Notes		
Chimney (x ____)		
	Minor - Moderate - Extensive	Price
Notes		
Gutters		
	Partial - Full	Price
Notes		
Windows		
	3 or less - Half - All	Price
Notes		
Exterior Doors Replacement		
	Partial - Full	Price
Notes	Includes storm doors and primary doors.	
Garage Doors & Openers Service & Replacement		
	Partial - Full	Price
Notes		
Exterior Wood Rot Repair		
	Minor - Moderate - Extensive	Price
Notes	Includes siding, moulding, trim boards, stucco repair, soffits, fascia, etc.... *Also includes complete siding replacement - check "Extensive"	
Exterior Paint		
	Partial - Full	Price
Notes		
Patio & Deck (x ____)		
	Minor - Moderate - Extensive	Price
Notes	Includes both repairs and staining/painting. *Also includes full replacement - check "Extensive"	
Air Conditioning (x ____)		
	Service - Minor Repairs - Replace	Price
Notes		

Repair Budget Field Form

Fat Red Marker - Cross Out Unnecessary Line Items

Skinny Green Marker - Circle Correct Description - Make Notes - Write Price

Grading For Proper Drainage		
Notes	Partial - Full	Price
	Putting dirt around the foundation and/or spreading dirt across the lot to level.	
Driveway & Sidewalk		
Notes	Minor - Moderate - Extensive	Price
Lawn Work		
Notes	Minor - Moderate - Extensive	Price
	Includes seed & straw and/or sod. Also includes general lawn cleanup.	
Landscaping		
Notes	Minor - Moderate - Extensive	Price
	Decorative plants, planter bed edging, mulch or rock.	
Tree Work		
Notes	Minor - Moderate - Extensive	Price
Demo / Dumpsters / Trash		
Notes		Price
	INTERIOR & EXTERIOR - This line item should include demo labor and dumpster costs for the entire property including (All rooms, basement, exterior, yard, driveway, landscaping.)	
Mold Remediation		
Notes	Minor - Moderate - Extensive	Price
Foundation Repair		
Notes	Minor - Moderate - Extensive	Price
Sewer Line Repair		
Notes	Partial - Full	Price
	Does not include anything from the main stack, upwards. Includes only repairs on the main line from the bottom of the stack to the city main.	
Furnace (x ____)		
Notes	Service - Minor Repairs - Replace	Price

Repair Budget Field Form

Fat Red Marker - Cross Out Unnecessary Line Items

Skinny Green Marker - Circle Correct Description - Make Notes - Write Price

Ductwork		
	Service - Replace	Price
Notes		
Water Heater (x ____)		
	Service - Replace	Price
Notes		
Upgrade Electrical Meter & Panel (x ____)		
	No Work - Full	Price
Notes	Includes running new service line to the house, adding new meter, meter can, breaker box, and circuit breakers.	
Electrical Re-Wire (Includes Plugs & Switches)		
	Partial - Full	Price
Notes	Includes removing old wire and adding new wiring in the ceilings, floors, walls, and landing everything on the panel. Includes rough in for can lights and other additional lighting.	
Plumbing Renovation (Drain Pipes & Water Lines)		
	Partial - Full	Price
Notes	Includes rough plumbing work only - replacing pipes, water lines, main stack, etc. Does not include plumbing fixtures like toilets and sinks.	
Framing and/or Termite Repair		
	Minor - Moderate - Extensive	Price
Notes	Does not include floor plan changes. Includes only repairs to existing framing ofr any number of reasons including termite damage repair.	
Floorplan Changes (Not Including Basement)		
	1-2 Spaces - 3-4 Spaces - 5+ Spaces	Price
Notes	Includes moving a bathroom, pantry, closet, laundry, etc. Also includes adding a room in an attic, removing walls, etc.	
Insulation		
	Minor - Moderate - Extensive - Full	Price
Notes		
Sheetrock (Not Including Basement)		
	Minor Repairs - Moderate Addition - Extensive Addition - Full Addition	Price
Notes		
Ceiling Texture (Not Including Basement)		
	Partial - Full	Price
Notes		

Repair Budget Field Form

Fat Red Marker - Cross Out Unnecessary Line Items

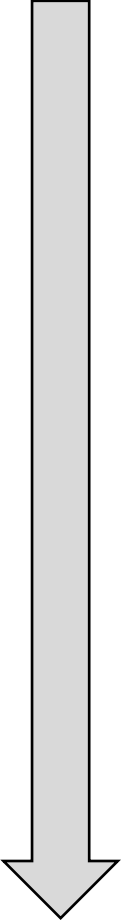
Skinny Green Marker - Circle Correct Description - Make Notes - Write Price

Interior Doors & Trim Repair / Replace (Not Including Basement)		
Notes	Partial - Full	Price
Interior Paint (Not Including Basement)		
Notes	Partial - Full	Price
Light Fixtures (Not Including Basement)		
Notes	Partial - Full	Price
Electrical Switchplate Covers Replacement		
Notes	Partial - Full	Price
	Includes adding or replacing outlet plugs, switches, switch plates, etc. Does not include electrical fixtures & lights.	
Basement Finish		
Notes	Partial - Full	Price
	Includes all trades, finishes, and scope associated with the basement. *If you plan to only paint the ceiling/walls/trim - check "Partial". *If you will be refinishing an existing finished basement - check "Partial". *If you will be fully finishing an unfinished basement - check "Full"	
Kit. (x ____)		
Notes	Cabs (No Work - Refinish - Replace) - Cab Hardware (No Work - Full Install / Replace) Counters (No Work - Concrete - Formica - Granite) Backsplash (No Work - Partial - Full) Sink & Faucet (No Work - Full Install / Replace) Appliances (No Work - New Fridge - New Oven / Range - New Microwave - New Dishwasher - New Disposal)	Price
Mst Bth (x ____)		
Notes	Vanities (No Work - Refinish - Replace) - Toilets (No Work - Service - Replace) Tub & Shower (No Work - Refinish - Replace) - Shower Walls (No Work - Refinish - Tile)	Price
Other Bthrms (x ____)		
Notes	Vanities (No Work - Refinish - Replace) - Toilets (No Work - Service - Replace) Tub & Shower (No Work - Refinish - Replace) - Shower Walls (No Work - Refinish - Tile)	Price

Repair Budget Field Form

Fat Red Marker - Cross Out Unnecessary Line Items

Skinny Green Marker - Circle Correct Description - Make Notes - Write Price

Kitchen Floor		
	New Vinyl - New Laminate - Wood Refinish - New Wood - New Tile/Plank	
Notes		
Master Bath Floor		
	Laminate/Carpet - Tile/Plank - New Wood - Refinish Wood	
Notes		
Other Bath Floor		
	Laminate/Carpet - Tile/Plank - New Wood - Refinish Wood	
Notes		
Bedroom Flooring (Not Including Basement)		
	Wood Refinish - New Wood - New Carpet - New Vinyl - New Laminate	
Notes		
Stair Flooring (Not Including Basement)		
	Wood Refinish - New Wood - New Carpet - New Vinyl - New Laminate	
Notes		
Common Area Flooring (Not Including Basement)		
	Wood Refinish - New Wood - New Carpet - New Vinyl - New Laminate	
Notes		
FLOORING - GRAND TOTAL		
	Cost Estimate	Price
Notes	Includes all flooring, labor and materials for all the rooms you selected above.	

Next Steps

1

Go To

www.northoakinvestment.com/repair-budget-form

2

Use the notes you just made to complete the form online.

We'll receive the form and will be in touch with you soon for next steps.