

REPAIR-COST REPORT

Sample Property

Brooklyn, New York · 2-family brick rowhouse, 3 stories over cellar, built about 1910

ESTIMATED REPAIRS, ALL ITEMS

\$53,100 – \$88,650

14 items priced · 4 safety or urgent · \$39,650 – \$62,850 of it is P1 and P2 work

Prepared for	Sample Buyer
Report	PEI-SAMPLE · issued Sample
Inspection	Sample · occupied, both units entered
Inspector of Record	Inspector of Record (name shown on real reports), NYS Home Inspector License No. shown on real reports
Costs prepared by	Prime Edge Consulting NYC, New York City construction cost estimating

Inside this report

Your numbers the total, the safety items, and a repair-credit worksheet for your negotiation

By building system totals per system and the trades involved

5-year repair budget what to set aside, year by year, for every unit

Repair cost schedule every item, its priority, who to call, and a cost range

Item detail what was found, and what each range does and does not cover

Contractor scope sheet your P1 and P2 items as a bid list, by trade

Public records open city violations, legal use and the water service line

How to read this report priority definitions, cost basis and limitations

YOUR NUMBERS

The building is structurally sound for its age and both units are lived in and working. The money is in three places: a roof at the end of its life, a boiler close to the end of its life, and old wiring in the upper unit. Two safety items are inexpensive and should be fixed on move-in regardless of any negotiation.

By priority

Priority	Items	Estimated range
P1 · Safety or urgent	4	\$17,650 – \$27,150
P2 · Within about a year	5	\$22,000 – \$35,700
P3 · Within 2 to 5 years	4	\$13,050 – \$24,900
P4 · Monitor / routine	1	\$400 – \$900
Total	14	\$53,100 – \$88,650

Safety or urgent (P1)

- 3.1** Flat roof membrane blistered, seams opening at the rear **\$14,500 – \$21,000**
- 5.1** Cast-iron waste stack leaking at a joint in the cellar **\$1,200 – \$2,600**
- 6.1** Ungrounded outlets and old cloth-insulated wiring, upper unit **\$1,800 – \$3,200**
- 6.2** No smoke or CO alarms on the top floor **\$150 – \$350**

Before you sign: repair-credit worksheet

P1 and P2 items are the ones to raise with the seller, because they are needed soon and are not routine upkeep. P3 and P4 items are for your own budget after closing. Whether and how to ask for a credit is a decision for you and your attorney; this worksheet gives you the numbers.

	Items	Estimated range
Near-term work: P1 + P2	9	\$39,650 – \$62,850
Planned work: P3 + P4	5	\$13,450 – \$25,800

What the inspection could not reach

- Roof surface viewed from the hatch only; the rear section was not walked.
- Inside the walls, under floor finishes, and the buried sewer line. A camera scope is offered as an add-on.

BY BUILDING SYSTEM

Where the money goes in this building. Use it to see which trades you will be calling and to group work so one contractor visit covers several items.

System	Items	P1 items	Highest priority	Estimated range
1 Site & Exterior	2	—	P2	\$3,250 – \$6,600
2 Facade	2	—	P2	\$7,200 – \$13,000
3 Roofing	2	1	P1	\$16,300 – \$24,200
5 Plumbing	2	1	P1	\$3,600 – \$6,400
6 Electrical	3	2	P1	\$10,950 – \$19,550
7 Heating	1	—	P2	\$9,000 – \$14,000
8 Interiors	2	—	P3	\$2,800 – \$4,900
Total	14	4		\$53,100 – \$88,650

Largest systems by cost: Roofing, Electrical, Heating.

5-YEAR REPAIR BUDGET

When the money is likely to be needed, for every unit in the building. P1 and P2 work falls in year one. P3 work is spread over years two to five unless an item is dated. P4 items are routine upkeep to watch.

When	What	Estimated range
Year 1	P1 + P2 · 3.1, 5.1, 6.1, 6.2, 1.1, 2.1, 3.2, 5.2, 7.1	\$39,650 – \$62,850
Year 2	P3 · share of undated P3 work	\$3,250 – \$6,200
Year 3	P3 · share of undated P3 work	\$3,250 – \$6,200
Year 4	P3 · share of undated P3 work	\$3,250 – \$6,200
Year 5	P3 · share of undated P3 work	\$3,300 – \$6,300
Five-year total	13 items	\$52,700 – \$87,750

Outside the five years

P4, routine upkeep or watch: 1 item (8.2), \$400 – \$900.

Set aside for years two to five: about \$3,250 – \$6,200 a year.

REPAIR COST SCHEDULE

Every item from the inspection that needs money spent on it, highest priority first. Ranges are planning figures for New York City, not contractor bids.

Ref	Item	Location	Priority	Who	Estimated range
3.1	Flat roof membrane blistered, seams opening at the rear	Main roof	P1	Rofer	\$14,500 – \$21,000
5.1	Cast-iron waste stack leaking at a joint in the cellar	Cellar	P1	Plumber	\$1,200 – \$2,600
6.1	Ungrounded outlets and old cloth-insulated wiring, upper unit	2nd and 3rd floors	P1	Electrician	\$1,800 – \$3,200
6.2	No smoke or CO alarms on the top floor	3rd floor	P1	Handyman	\$150 – \$350
1.1	Front stoop: cracked brownstone treads and loose railing post	Front stoop	P2	Mason	\$2,800 – \$5,200
2.1	Rear wall mortar joints eroded below the parapet	Rear facade, top 6 ft	P2	Mason	\$6,000 – \$9,500
3.2	Parapet coping stones loose at the rear corner	Rear parapet	P2	Mason	\$1,800 – \$3,200
5.2	Water heater is 14 years old with rust at the base	Cellar	P2	Plumber	\$2,400 – \$3,800
7.1	Steam boiler is about 25 years old, near the end of its life	Cellar	P2	Heating	\$9,000 – \$14,000
1.2	Rear yard drain slow, standing water at the back wall	Rear yard	P3	Plumber	\$450 – \$1,400
2.2	Window lintels: surface rust at two rear openings	Rear, 2nd floor	P3	Mason	\$1,200 – \$3,500
6.3	Upper unit rewiring, planned	2nd and 3rd floors	P3	Electrician	\$9,000 – \$16,000
8.1	Window sash cords broken, six windows do not stay open	Both units	P3	Carpenter	\$2,400 – \$4,000
8.2	Ceiling stain under the roof leak, top floor bedroom	3rd floor	P4	Handyman	\$400 – \$900

Total \$53,100 – \$88,650

ITEM DETAIL

1 Site & Exterior

1.1 Front stoop: cracked brownstone treads and loose railing post P2 · \$2,800 – \$5,200

Two treads have open cracks that hold water and will spall further each winter. The bottom railing post moves by hand.

What the range covers: Patch three treads with matching restoration mortar and reset the railing post in new grout. High end rebuilds two treads.

1.2 Rear yard drain slow, standing water at the back wall P3 · \$450 – \$1,400

What the range covers: Clear and camera the yard drain. High end replaces the grate and the first section of pipe.

2 Facade

2.1 Rear wall mortar joints eroded below the parapet P2 · \$6,000 – \$9,500

What the range covers: Repoint about 180 SF from a pipe scaffold. High end adds brick replacement at the parapet.

2.2 Window lintels: surface rust at two rear openings P3 · \$1,200 – \$3,500

What the range covers: Clean, prime and paint two lintels in place. High end replaces one lintel.

3 Roofing

3.1 Flat roof membrane blistered, seams opening at the rear P1 · \$14,500 – \$21,000

Blisters and open seams over most of the rear half, with staining on the top-floor bedroom ceiling below. Expect leaks to get worse, not better.

What the range covers: Tear off and replace about 900 SF with modified bitumen, new flashing at parapets and hatch. High end includes replacing wet roof boards.

3.2 Parapet coping stones loose at the rear corner P2 · \$1,800 – \$3,200

What the range covers: Reset four coping stones on new mortar with joint sealant.

5 Plumbing

5.1 Cast-iron waste stack leaking at a joint in the cellar P1 · \$1,200 – \$2,600

What the range covers: Cut out and replace the leaking section with a no-hub coupling. High end replaces about 6 ft of stack.

5.2 Water heater is 14 years old with rust at the base P2 · \$2,400 – \$3,800

What the range covers: Replace with a 50-gallon gas unit, permit included.

6 Electrical

6.1 Ungrounded outlets and old cloth-insulated wiring, upper unit P1 · \$1,800 – \$3,200

What the range covers: Add GFCI protection to the ungrounded circuits as a first step. Full rewiring of the unit is a separate decision priced at 6.3.

6.2 No smoke or CO alarms on the top floor P1 · \$150 – \$350

What the range covers: Install combination smoke and CO alarms in the hall and bedrooms.

6.3 Upper unit rewiring, planned P3 · \$9,000 – \$16,000

What the range covers: Rewire the unit through existing walls with fishing and patching. High end opens more plaster.

7 Heating

7.1 Steam boiler is about 25 years old, near the end of its life P2 · \$9,000 – \$14,000

What the range covers: Replace with a new gas steam boiler, chimney liner check and permit. High end includes a new chimney liner.

8 Interiors

8.1 Window sash cords broken, six windows do not stay open P3 · \$2,400 – \$4,000

What the range covers: Restrung six double-hung sashes and free painted-shut sashes.

8.2 Ceiling stain under the roof leak, top floor bedroom P4 · \$400 – \$900

What the range covers: Patch and paint after the roof is replaced. Do this last.

CONTRACTOR SCOPE SHEET

Your P1 and P2 items as a bid list, grouped by trade. Once the house is yours, send each trade's list to at least two contractors and ask for a written, itemized price for the same scope, so the bids compare like for like. Our ranges are planning figures to check the bids against.

Roofer

Ref	Item and location	Scope to price	Our range	Bid received
3.1	Flat roof membrane blistered, seams opening at the rear (Main roof)	Tear off and replace about 900 SF with modified bitumen, new flashing at parapets and hatch. High end includes replacing wet roof boards.	\$14,500 – \$21,000	

Plumber

Ref	Item and location	Scope to price	Our range	Bid received
5.1	Cast-iron waste stack leaking at a joint in the cellar (Cellar)	Cut out and replace the leaking section with a no-hub coupling. High end replaces about 6 ft of stack.	\$1,200 – \$2,600	
5.2	Water heater is 14 years old with rust at the base (Cellar)	Replace with a 50-gallon gas unit, permit included.	\$2,400 – \$3,800	

Electrician

Ref	Item and location	Scope to price	Our range	Bid received
6.1	Ungrounded outlets and old cloth-insulated wiring, upper unit (2nd and 3rd floors)	Add GFCI protection to the ungrounded circuits as a first step. Full rewiring of the unit is a separate decision priced at 6.3.	\$1,800 – \$3,200	

Handyman

Ref	Item and location	Scope to price	Our range	Bid received
6.2	No smoke or CO alarms on the top floor (3rd floor)	Install combination smoke and CO alarms in the hall and bedrooms.	\$150 – \$350	

Mason

Ref	Item and location	Scope to price	Our range	Bid received
1.1	Front stoop: cracked brownstone treads and loose railing post (Front stoop)	Patch three treads with matching restoration mortar and reset the railing post in new grout. High end rebuilds two treads.	\$2,800 – \$5,200	
2.1	Rear wall mortar joints eroded below the parapet (Rear facade, top 6 ft)	Repoint about 180 SF from a pipe scaffold. High end adds brick replacement at the parapet.	\$6,000 – \$9,500	
3.2	Parapet coping stones loose at the rear corner (Rear parapet)	Reset four coping stones on new mortar with joint sealant.	\$1,800 – \$3,200	

Heating

Ref	Item and location	Scope to price	Our range	Bid received
7.1	Steam boiler is about 25 years old, near the end of its life (Cellar)	Replace with a new gas steam boiler, chimney liner check and permit. High end includes a new chimney liner.	\$9,000 – \$14,000	

Ask each contractor for their license (NYC home improvement contractor license from DCWP; plumbing and electrical work needs a DOB-licensed master), proof of insurance, who files any permit, and what the price leaves out.

PUBLIC RECORDS SNAPSHOT

City records pulled for each real report on the day it is written. Counts and dates only; ask your attorney what any open item means for the purchase.

Legal use (city tax record)	2-family, building class B1
Open building violations (DOB)	0
Open housing violations (HPD)	2 Class B (window guards, self-closing door)
Boiler inspection filing	Filed, current
Water service line material (DEP)	Not lead (recorded)
Historic district	None

HOW TO READ THIS REPORT

Priority	What it means
P1	A risk to safety, or a failure that is happening now. Plan to fix on or soon after move-in.
P2	Failed or close to failing. Expect to fix within about a year.
P3	Wear and aging. Expect repair or replacement within about 2 to 5 years.
P4	Remaining life beyond about 5 years, routine upkeep, or something to watch.

Cost basis

Ranges are what a licensed New York City contractor would typically charge for the work, including labor, materials, permits where needed, and contractor overhead and profit. The low end prices the likely repair; the high end covers the realistic wider scope if more damage is found once work starts. They are planning figures, not bids. Get at least two written quotes before relying on any single item.

Limitations

This report covers the condition seen on the inspection day in the areas the inspector could reach. Hidden conditions, such as inside walls, under floors and in buried pipes, can change the cost of any item.

Repair ranges are planning estimates, not contractor quotes, bids or guarantees of cost. Actual prices depend on the contractor, the season and what is found once work starts.

This report does not give legal advice or an opinion on building-code or regulatory compliance, and it is not an appraisal. Open city violations are listed as recorded; ask your attorney what they mean for your purchase.

The home inspection was performed by the Inspector of Record named above under New York State law. Prime Edge Consulting NYC prepared the repair costs from that inspection.

Inspector of Record: Inspector of Record (name shown on real reports), NYS Home Inspector License No. shown on real reports. Repair costs prepared by Prime Edge Consulting NYC.