



# WERTZ CONSTRUCTION

1234 Main St.

**Inspection Date:** 03/16/2023

**Consultant:** Lewis Wertz

**Applicant:**

Bob Smith

**Property Address:**

123 Main St.,  
Hanover, Pennsylvania, 17331

**Lender:**

Fulton bank

## Construction Categories, Items & Costs (Construction Cost Estimate)

1. Masonry	Material:	Labor:	Tax:	Total:
	\$0.00	\$0.00	\$0.00	<b>\$0.00</b>

2. Siding	Material:	Labor:	Tax:	Total:
	\$0.00	\$0.00	\$0.00	<b>\$0.00</b>

3. Gutters/Downspouts	Material:	Labor:	Tax:	Total:
	\$0.00	\$0.00	\$0.00	<b>\$0.00</b>

4. Roof	Material:	Labor:	Tax:	Total:
	\$5000.00	\$14000.00	\$0.00	<b>\$19000.00</b>

Repair Item	Repair Class	M.Unit	M.Qty	M.Cost	L.Unit	L.Qty	L.Cost	Tax	Sub Total
1 Repair damaged roofing .. <b>Location:</b> Chimney <b>Repairer:</b> Contractor .. <b>Repair Notes:</b> Wood rot visible in attic all around the chimney. Rip off roofing & replace all damaged wood. Due to the age of the shingles, a complete new roof is required.	M	LS	1	5000.00	EA	1	14000.00	0.00	19000.00
<b>4. Roof Totals:</b>				<b>5000.00</b>			<b>14000.00</b>	<b>0.00</b>	<b>19000.00</b>

**Category Details**

Major wood rot found in the attic @ the chimney, active leak. Rip off & replace roofing with 30 yr GAF arch shingles. Repair & replace all damaged wood @ the chimney.

<b>5. Shutters</b>	<i>Material:</i> \$0.00	<i>Labor:</i> \$0.00	<i>Tax:</i> \$0.00	<b>Total:</b> \$0.00
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<b>6. Exteriors</b>	<i>Material:</i> \$0.00	<i>Labor:</i> \$0.00	<i>Tax:</i> \$0.00	<b>Total:</b> \$0.00
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<b>7. Walks</b>	<i>Material:</i> \$0.00	<i>Labor:</i> \$0.00	<i>Tax:</i> \$0.00	<b>Total:</b> \$0.00
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<b>8. Driveways</b>	<i>Material:</i> \$2000.00	<i>Labor:</i> \$3000.00	<i>Tax:</i> \$0.00	<b>Total:</b> \$5000.00
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Repair Item	Repair Class	M.Unit	M.Qty	M.Cost	L.Unit	L.Qty	L.Cost	Tax	Sub Total
1 Repair damaged driveway .. <b>Location:</b> Driveway <b>Repairer:</b> Contractor .. <i>Repair Notes:</i> Repair driveway adjacent to garage & front porch/ it has settled & now pitching water toward home.	M	LS	1	2000.00	EA	1	3000.00	0.00	5000.00
<b>8. Driveways Totals:</b>				<b>2000.00</b>			<b>3000.00</b>	<b>0.00</b>	<b>5000.00</b>

**Category Details**

Driveway at the overhang of the roofline has settled & is now allowing rainwater to be diverted to the home & into the block foundation. Elevate the slab to it's original height, so the rainwater has positive drainage away from the home.

<b>9. Painting (Ext.)</b>	<i>Material:</i> \$400.00	<i>Labor:</i> \$50.00	<i>Tax:</i> \$0.00	<b>Total:</b> \$450.00
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Repair Item	Repair Class	M.Unit	M.Qty	M.Cost	L.Unit	L.Qty	L.Cost	Tax	Sub Total
1 Paint a minimum of 2 coats of good quality paint. .. <b>Location:</b> Basement <b>Repairer:</b> Contractor .. <i>Repair Notes:</i> Paint 2 coats exterior semi-gloss new basement door, both sides & the frame.	M	LS	1	200.00	EA	1	25.00	0.00	225.00
2 Paint a minimum of 2 coats of good quality paint. .. <b>Location:</b> Exterior Side <b>Repairer:</b> Contractor .. <i>Repair Notes:</i> Paint 2 coats semi-gloss exterior paint to garage entry door in sun room.	M	LS	1	200.00	EA	1	25.00	0.00	225.00
<b>9. Painting (Ext.) Totals:</b>				<b>400.00</b>			<b>50.00</b>	<b>0.00</b>	<b>450.00</b>

**Category Details**

Paint garage entry door 2 coats exterior semi-gloss & frame.

<b>10. Caulking</b>				<i>Material:</i> \$1000.00	<i>Labor:</i> \$200.00	<i>Tax:</i> \$0.00	<i>Total:</i> <b>\$1200.00</b>		
Repair Item	Repair Class	M.Unit	M.Qty	M.Cost	L.Unit	L.Qty	L.Cost	Tax	Sub Total
1 Caulk all windows and door frames. .. <b>Location:</b> Outside Building 1 <b>Repairer:</b> Contractor .. <i>Repair Notes:</i> All exterior windows & doors require new Quad white caulk.	M	LS	1	1000.00	EA	1	200.00	0.00	1200.00
<b>10. Caulking Totals:</b>				<b>1000.00</b>			<b>200.00</b>	<b>0.00</b>	<b>1200.00</b>

**Category Details**

Caulk all window & door openings where windows meet brick, so as to make the windows & doors weather tight. Quad white caulk to be used.

<b>11. Fencing</b>				<i>Material:</i> \$0.00	<i>Labor:</i> \$0.00	<i>Tax:</i> \$0.00	<i>Total:</i> <b>\$0.00</b>		
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<b>12. Grading/Landscaping</b>				<i>Material:</i> \$0.00	<i>Labor:</i> \$0.00	<i>Tax:</i> \$0.00	<i>Total:</i> <b>\$0.00</b>		
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<b>13. Windows</b>				<i>Material:</i> \$6000.00	<i>Labor:</i> \$200.00	<i>Tax:</i> \$0.00	<i>Total:</i> <b>\$6200.00</b>		
Repair Item	Repair Class	M.Unit	M.Qty	M.Cost	L.Unit	L.Qty	L.Cost	Tax	Sub Total
1 Install new vinyl thermal pane double hung window w/screen .. <b>Location:</b> 1st Floor <b>Repairer:</b> Contractor	M	LS	6	1000.00	EA	1	200.00	0.00	6200.00
<b>13. Windows Totals:</b>				<b>6000.00</b>			<b>200.00</b>	<b>0.00</b>	<b>6200.00</b>

**Category Details**

6 windows in the home are broken or completely inoperable & need to be replaced. Furnish & install 6 new double pane thermal double hung windows with screens, rap & caulk exterior with aluminum metal & caulk to insure windows are weather tight.

<b>14. Weatherstrip</b>				<i>Material:</i> \$0.00	<i>Labor:</i> \$0.00	<i>Tax:</i> \$0.00	<i>Total:</i> <b>\$0.00</b>		
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<b>15. Doors (Ext.)</b>				<i>Material:</i> \$1400.00	<i>Labor:</i> \$500.00	<i>Tax:</i> \$0.00	<i>Total:</i> <b>\$1900.00</b>		
Repair Item	Repair Class	M.Unit	M.Qty	M.Cost	L.Unit	L.Qty	L.Cost	Tax	Sub Total

1	Install new basement door .. <b>Location:</b> Basement <b>Repairer:</b> Contractor .. <i>Repair Notes:</i> New fiberglass solid core insulated basement 36" door with new lock set.	M	LS	1	700.00	EA	1	250.00	0.00	950.00
2	Install garage door/doors .. <b>Location:</b> Exterior Side <b>Repairer:</b> Contractor .. <i>Repair Notes:</i> Entry door from home to garage has glass in it & does not meet fire standard & must be replaced with a new 36" solid core fiberglass door.	M	LS	1	700.00	EA	1	250.00	0.00	950.00
<b>15. Doors (Ext.) Totals:</b>					<b>1400.00</b>			<b>500.00</b>	<b>0.00</b>	<b>1900.00</b>

**Category Details**

36" side entry door to garage has glass in it & must be replaced to meet the fire standard.

16. Doors (Int.)	Material:	Labor:	Tax:	Total:
	\$0.00	\$0.00	\$0.00	\$0.00

17. Partition Wall	Material:	Labor:	Tax:	Total:
	\$0.00	\$0.00	\$0.00	\$0.00

18. Plaster/Drywall	Material:	Labor:	Tax:	Total:
	\$0.00	\$0.00	\$0.00	\$0.00

19. Decorating	Material:	Labor:	Tax:	Total:
	\$0.00	\$0.00	\$0.00	\$0.00

20. Wood Trim	Material:	Labor:	Tax:	Total:
	\$0.00	\$0.00	\$0.00	\$0.00

21. Stairs	Material:	Labor:	Tax:	Total:
	\$0.00	\$0.00	\$0.00	\$0.00

22. Closets	Material:	Labor:	Tax:	Total:
	\$0.00	\$0.00	\$0.00	\$0.00

23. Wood Floors	Material:	Labor:	Tax:	Total:
	\$0.00	\$0.00	\$0.00	\$0.00

	Material:	Labor:	Tax:	Total:

24. Finished Floors	\$0.00	\$0.00	\$0.00	<b>\$0.00</b>
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25. Ceramic Tile	Material: \$0.00	Labor: \$0.00	Tax: \$0.00	Total: <b>\$0.00</b>
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26. Bath Accessories	Material: \$0.00	Labor: \$0.00	Tax: \$0.00	Total: <b>\$0.00</b>
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27. Plumbing	Material: \$0.00	Labor: \$0.00	Tax: \$0.00	Total: <b>\$0.00</b>
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28. Electrical	Material: \$0.00	Labor: \$0.00	Tax: \$0.00	Total: <b>\$0.00</b>
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29. Heating	Material: \$0.00	Labor: \$0.00	Tax: \$0.00	Total: <b>\$0.00</b>
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30. Insulation	Material: \$1000.00	Labor: \$500.00	Tax: \$0.00	Total: <b>\$1500.00</b>
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Repair Item	Repair Class	M.Unit	M.Qty	M.Cost	L.Unit	L.Qty	L.Cost	Tax	Sub Total
1 Install insulation batts. .. <b>Location:</b> Basement <b>Repairer:</b> Contractor .. <i>Repair Notes:</i> Missing insulation basement floor system, new R-19 to be installed .	D	LS	1	1000.00	EA	1	500.00	0.00	1500.00
<b>30. Insulation Totals:</b>				<b>1000.00</b>			<b>500.00</b>	<b>0.00</b>	<b>1500.00</b>

**Category Details**

Add new R-19 insulation to basement floor system where missing, approximately 1,200 sqft.

31. Cabinetry	Material: \$0.00	Labor: \$0.00	Tax: \$0.00	Total: <b>\$0.00</b>
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32. Appliances	Material: \$0.00	Labor: \$0.00	Tax: \$0.00	Total: <b>\$0.00</b>
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	Material:	Labor:	Tax:	Total:
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<b>33. Basements</b>				\$5000.00	\$10000.00	\$0.00	<b>\$15000.00</b>		
Repair Item	Repair Class	M.Unit	M.Qty	M.Cost	L.Unit	L.Qty	L.Cost	Tax	Sub Total
1 Provide dry basement. .. <b>Location:</b> Basement <b>Repairer:</b> Contractor .. <i>Repair Notes:</i> Waterproof entire basement, install drain tile, sump pit & clean & seal block foundation.	M	LS	1	5000.00	EA	1	10000.00	0.00	15000.00
<b>33. Basements Totals:</b>				<b>5000.00</b>			<b>10000.00</b>	<b>0.00</b>	<b>15000.00</b>

**Category Details**

Musty basement with signs of water infiltration. No existing sump pit or drain till. A complete basement water proofing is required with drain tiles installed into a sump pit with a pump. Clean & seal all block foundation walls.

<b>34. Cleanup</b>				Material: \$0.00	Labor: \$0.00	Tax: \$0.00	Total: \$0.00		
<b>35. Miscellaneous</b>				Material: \$500.00	Labor: \$700.00	Tax: \$0.00	Total: \$1200.00		
Repair Item	Repair Class	M.Unit	M.Qty	M.Cost	L.Unit	L.Qty	L.Cost	Tax	Sub Total
1 Miscellaneous: .. <b>Location:</b> Basement <b>Repairer:</b> Sub-contractor .. <i>Repair Notes:</i> Radon test came back @ over 93 piC/l , mitigation of radon gas is mandated for a safe home.	R	LS	1	500.00	EA	1	700.00	0.00	1200.00
<b>35. Miscellaneous Totals:</b>				<b>500.00</b>			<b>700.00</b>	<b>0.00</b>	<b>1200.00</b>

**Category Details**

I licensed DEP radon mitigator is the only person that can install this mitigation system per state law. A new test must be included after mitigation system is installed to verify levels are below 4.0 piC/l.

Project Construction and Fee Estimate  
**1234 Main St.**

Construction Categories		Total \$
Section 1	Masonry	0.00
Section 2	Siding	0.00
Section 3	Gutters/Downspouts	0.00
Section 4	Roof	19000.00
Section 5	Shutters	0.00
Section 6	Exteriors	0.00
Section 7	Walks	0.00
Section 8	Driveways	5000.00
Section 9	Painting (Ext.)	450.00
Section 10	Caulking	1200.00
Section 11	Fencing	0.00
Section 12	Grading/Landscaping	0.00
Section 13	Windows	6200.00
Section 14	Weatherstrip	0.00
Section 15	Doors (Ext.)	1900.00
Section 16	Doors (Int.)	0.00
Section 17	Partition Wall	0.00
Section 18	Plaster/Drywall	0.00
Section 19	Decorating	0.00
Section 20	Wood Trim	0.00
Section 21	Stairs	0.00
Section 22	Closets	0.00
Section 23	Wood Floors	0.00
Section 24	Finished Floors	0.00
Section 25	Ceramic Tile	0.00
Section 26	Bath Accessories	0.00
Section 27	Plumbing	0.00
Section 28	Electrical	0.00
Section 29	Heating	0.00
Section 30	Insulation	1500.00
Section 31	Cabinetry	0.00
Section 32	Appliances	0.00
Section 33	Basements	15000.00
Section 34	Cleanup	0.00
Section 35	Miscellaneous	1200.00
<b>Section 1 - 35 Construction Cost SUBTOTAL</b>		<b>\$51450.00</b>

Fee Name	Fee Details	Total \$
<b>TOTAL</b>	Fee Grand Total	<b>\$ 0.00</b>

Sub Total Name	Notes	GRAND Total
Construction Subtotal		\$51450.00
Contingency Amount	10%	\$5145.00
Fee Total	Fee Grand Total	\$ 0.00
<b>Grand Total</b>		<b>\$ 56,595.00</b>

Date of Signature: 03-20-2023

CONSULTANT SIGNATURE:

