

Subject Property: 3014 Birchfield Lane Gastonia**Estimated Minimum Costs to Repair / Replace Items Required to Meet Minimum Housing Standards**

Estimates are based on average cost to repair or replace the items below. Estimate is also based on a 770 sqft. home and is not inclusive of all the work that needs to be completed. The cost estimates provided herein are general approximations based on publicly available data and online sources, including search engine results and AI-generated information. These figures do not constitute a formal quote, bid, or contract. The only purpose of the figures to below is to show that the cost to repair the subject property is greater than 50% of the current tax value of the property.

Item No.	Description of Work	Quantity	Est. Cost to Repair	Total Cost	Notes
1	Plumbing to be repaired and replaced throughout entire house	1	\$ 6,000.00	\$ 6,000.00	Estimated cost for full-house repiping costs are between \$4,000 and \$15,000
2	Repair and replace electrical system in the house	1	\$ 8,000.00	\$ 8,000.00	Estimated cost to upgrade electric systems in an older house range from \$8,000 to \$12,000
3	Repair or replace cooking appliances	1	\$ 1,500.00	\$ 1,500.00	average cost of a new stove
4	Repair or replace heating equipment	1	\$ 12,000.00	\$ 12,000.00	average cost of a new furnace and duct work ranges from \$12,000 to \$15,000
5	Install Smoke detectors	3	\$ 20.00	\$ 60.00	
6	Install screens	8	\$ 50.00	\$ 400.00	estimate is \$30-100 per screen
7	Installation of new windows	8	\$ 450.00	\$ 3,600.00	estimated cost per new window in NC is \$400-500
8	Foundation inspection	1	\$ 1,500.00	\$ 1,500.00	average estimate
9	Foundation repair	1	\$ 9,000.00	\$ 9,000.00	estimated between \$6,900-\$11,500
10	Septic System Inspection and Repair	1	\$ 5,500.00	\$ 5,500.00	estimated between \$3,900 and \$15,000
Total Min. Estimated Cost to Repair				\$ 47,560.00	
Total Tax Value of the Property				\$ 72,280.00	
50% Tax Value				\$ 36,140.00	
Difference of Cost to Repair and 50% Tax Value				\$ (11,420.00)	