

A Detailed Guide to using Repairbase

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A thorough Guide to Repairbase

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INTRODUCTION

Repairbase a cost estimating software made by BlueBook International, is one of the most widely used cost estimators used in in the Property Preservation Industry. Thus, it is imperative that those who are using the web based application for the first time know the correct line items to choose to estimate the price of repair work. This eBook contains thorough breakdowns of each category with examples of the correct line item to choose for most of the common repair work items, along with picture examples for some parts of a property of which the repair base line item is for. It is intended to help beginners be more familiar with the cost estimator and be able to provide accurate estimates.

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Creating New Estimates

When you login to Repairbase, the first place that you come to is the Home Page.

The screenshot shows the Repairbase Home Page. At the top is a navigation bar with links: Home, User Information, Change Password, and Log Out. Below the navigation bar, on the left, are two buttons: "Create New Estimate" (orange) and "Search Estimates" (green). On the right, there is a summary box with the following data:

Estimates this Month:	<u>66</u>
Estimates this Quarter:	<u>141</u>
Estimates this Year:	<u>1884</u>
Last Three Estimates:	<ul style="list-style-type: none">• [Redacted]• [Redacted]• [Redacted]

From here, you can create a new estimate for the property by clicking “Create New Estimate”. You will have put in the property address and all other information required.

The screenshot shows the "Estimate Address" form. It has a title "Estimate Address" and a section for required fields marked with a red asterisk. The fields are:

- First Name:
- Last Name:
- * Property Address:
- * City:
- * State:
- * Zip Code:

At the bottom of the form is a "Next" button with a green arrow icon.

The next section is to provide information regarding the house, which you should provide to make bid estimates be more accurate. The Profit and Overhead is only applicable for some as some clients will not accept you adding a Profit and Overhead, while others may accept a certain percentage.

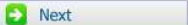
Reference #: Case #: Loan #:

Property Characteristics

Structure Type:	<input type="text" value="Single Family Residence"/>	Structure Quality:	<input type="text" value="Basic"/>		
Living Area:	<input type="text" value="1480"/> Sq. FT.	Stories:	<input type="text" value="1"/>	Year Built:	<input type="text" value="1923"/>
Bedrooms:	<input type="text" value="3"/>	Bathrooms:	<input type="text" value="1"/>		


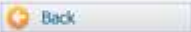
Estimate Settings

Add Profit and Overhead:

 Next

The next Section is the “Add Area” The drop down for “Area” should always be “Entire House” as otherwise all bid line items will not be present when you are trying to make the estimate.

Add Area

Area: Label:

Notes:

Area Questions

Kitchen Size
Average

Island Size
No Island

Ceilings
Standard Height

Attached Garage Size
N/A

BB Estimated Measurements

Calculate

Floor
1480
SF

Kitchen Cabinets
25
LF

Kitchen Counter Tops
30
SF

Island Cabinets
0
LF

This section has an excellent feature, after you fill up the previous section (living area, No. of stories, etc.) and this questions in the “Area Questions” in this section. You can click the calculate button beside” BB Estimated Measurements” tab to get a complete breakdown of floor, kitchen cabinet, walls, etc. sizes to help you with your estimates. Once you click save, you are ready to start adding items. Click “Submit for Calculation” once you are done to get your Repairbase estimate and download the PDF. Remember, you can edit each of your estimates only up to 25 times.

Category: Appliances

Area: Entire House

Category	Sub Category	Action
Appliances	Garbage Disposals	Remove
Awnings & Patio Covers	Dishwashers	Replace
Bathrooms Items	Ovens	Remove and Reset
Cabinets & Shelves	Stoves	Repair
Carpet & Structure Drying	Stove Tops	
Cleaning - Exterior	Washers & Dryers	
Cleaning - Interior	Water Purifiers	
Counter Tops	Trash Compactors	
Demolition	Refrigerators	
Doors	Range Hoods	
	Microwave Ovens	

The **Appliance Category** consists of 11 sub categories of which the most common ones that are used are: **Refrigerators, Stoves, Range Hoods, Microwave ovens, Dishwashers, and to a lesser extent Washers & Dryers**. All of these sub categories have 4 action tabs of which the Remove and Replace are the only ones that are mostly used.

The **Replace Action tab** has many choices, normally the “- Energy Star - Economy” lines are the ones mostly used. Some examples below:

Garbage Disposal (Each):

Replace Garbage Disposal - 1/3 hp - Economy

Dishwasher (Each):

Replace Dishwasher - Energy Star - Economy

Stoves: Freestanding – 36” should be the one used (Each):

Replace Stove - Freestanding - 36" - Economy

Washer & Dryer: Economy line items should be chosen (Each):

Replace Washer - Energy Star - Top Load - Economy

Replace Dryer - Energy Star - Top Load - Economy

Refrigerators (Each):

Replace Refrigerator - Energy Star - Top Freezer - Economy

Range Hoods: - 36” Economy Version (Each):

Replace Range Hood - Vent Not Included - 36" - Economy

Microwave (Each):

Replace Microwave Oven - Built-In - Economy

Removal line items: Mostly only one choice for all items used when the damaged/uncleanable appliance needs to be removed

Remove Microwave Built-in - Demolition Only

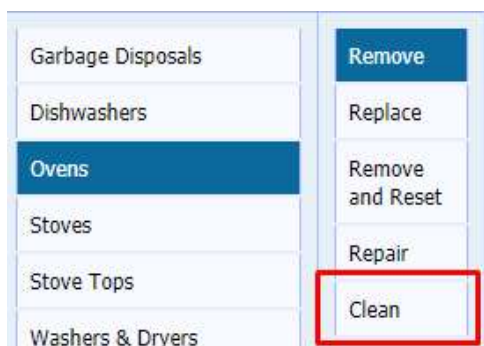
Remove Washer - Demolition Only

Remove Dryer - Demolition Only

Remove Refrigerator - Demolition Only

Remove Oven - Demolition Only

Additionally some appliances have “**Clean**” line items in the action tabs which can be used to calculate pricing (for bidding) to clean that appliance. However this should be used only when there is no allowable pricing to clean that appliance. For example, Fridge cleaning has an allowable price of \$75 for many nationals and so using Repairbase line item to calculate its pricing is not mostly necessary. Some examples below:



Ovens (Each):

Clean Oven - Single - Heavily Soiled

Stoves (Each): Interior and Exterior lines, Heavily Soiled only when it is very dirty

Clean Stove - Interior and Exterior

Clean Stove - Interior and Exterior - Heavily Soiled