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Sent:
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Total:
\$15,123.00

Attic: \$100.00

Repair attic ladder. • QTY: 1 • REF: 17.1 \$100.00

Price includes minor carpentry and/or hardware repair.

Inspection Notes: The attic pull down steps have not been properly cut to the flooring to allow for weight transfer through the wood framing. A



Crawlspace: \$6,042.00

Remove scrap materials/debris as specified. • QTY: 1 • REF: 6.2 \$200.00

Price does not include removal of debris/trash to off site dump/location. Price only includes depositing materials at street for trash pickup.

Inspection Notes: The construction debris needs to be removed from the crawlspace under home



Replace temporary support(s) with permanent pier(s). • QTY: 1 • REF: 6.6 \$717.00

Price includes installation of a concrete footer, concrete blocks stacked with hollow cells aligned vertically, and shims, if required.

Price to be adjusted per quantity required. Price subject to change per onsite conditions.

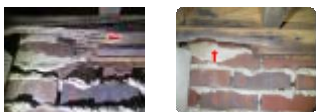
Inspection Notes: Additional support posts have been added in the crawlspace.



Replace band board(s). • QTY: 1 • REF: 6.7 \$2000.00

Price includes replacement of up to 8ft of band board. Price subject to change depending on onsite conditions. Price subject to change per onsite conditions.

Inspection Notes: Wood deterioration observed at joist floor framing members in the crawlspace near the front porch



Install/replace area(s) of batt insulation. • QTY: 1 • REF: 6.12 \$2750.00

Price subject to change depending on square footage required. Price assumes 1000 sq. ft. per quantity noted above.

Inspection Notes: The floor system in the crawlspace is not insulated



Install additional vapor barrier. • QTY: 1 • REF: 6.13 \$375.00

Price includes up to 500 sq. ft. of 6 mil poly vapor barrier extended to the edges and secured. Price is subject to change depending on actual square footage and soil needs grading to properly install barrier.

Inspection Notes: Vapor barrier coverage is partial in the crawlspace.



Electrical: \$1,895.00

Repair GFCI outlet(s). • QTY: 1 • REF: 4.10 \$112.00

Price subject to change depending on repair required.

Inspection Notes: The receptacle is inoperable at the carport, and the inspector was unable to determine if there was GFCI protection

Install/replace weatherproof cover to exterior outlet(s). • QTY: 1 • REF: 4.10 \$50.00

Inspection Notes: Receptacle cover is missing in the garage.



Replace circuit breaker(s) with breaker(s) of proper amperage. • QTY: 1 • REF: 8.3 \$150.00

If mechanical equipment requires this size breaker, wiring may have to be replaced. Price to be adjusted per quantity required.

Inspection Notes: Possible over-fusing observed in the main panel.



Repair double-tapped wires at bus bar. • QTY: 1 • REF: 8.3 \$134.00

Price assumes there is adequate room in existing electrical panel to perform repair and an additional charge will be required if a bus bar enhancement is required.

Inspection Notes: Doubled up neutrals and grounds were observed in the main panel



Evaluate and add labeling to electrical panel. • QTY: 1 • REF: 8.3 \$147.00

Inspection Notes: The circuit breakers/fuses are not labeled in the main panel

Replace outlet(s) with GFCI-protected outlet(s). • QTY: 5 • REF: 8.5 \$560.00

Price to be adjusted per quantity required.

Inspection Notes: GFCI protection is not present anywhere in the home

Install conduit to secure electrical wires. • QTY: 1 • REF: 11.3 \$183.00

Price subject to change per linear footage required.

Inspection Notes: The power supply for the water heater is not encased in a protective conduit cover



Repair GFCI outlet(s). • QTY: 1 • REF: 12.7 \$112.00

Price subject to change depending on repair required.

Inspection Notes: GFCI did not trip when tested (defective);

Repair open ground at electrical outlet(s). • QTY: 1 • REF: 12.7 \$198.00

Price subject to change depending on repair required. Price to be adjusted per quantity required.

Inspection Notes: Outlets at the front wall of the kitchen tested as being open ground or ungrounded

Repair reversed polarity at electrical outlet(s). • QTY: 1 • REF: 13.8 \$59.00

Inspection Notes: Reversed polarity receptacle detected in the shared bathroom.

Replace electrical outlet(s). • QTY: 2 • REF: 16.8 \$140.00

Price to be adjusted per quantity required.

Inspection Notes: Scorched outlet observed in the left front bedroom and master bedroom



Price includes minor repair, as needed. Estimate for additional repair or replacement provided following evaluation.

Inspection Notes: The fan blades rub the motor housing in the right front bedroom

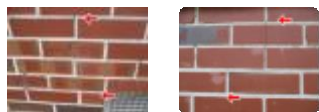
☐ Exterior: \$2,206.00

Seal crack(s) in brick. • QTY: 2 • REF: 2.3

\$234.00

Sealant to match as closely as possible to existing area. Price to be adjusted per quantity required.

Inspection Notes: Minor settlement cracking observed at the front and rear.



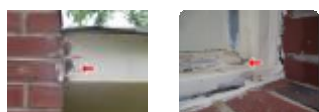
Repair area(s) of wood rot/deterioration at trim. • QTY: 2 • REF: 2.4

\$388.00

Price includes repair and spot paint of area(s) noted. Price is for area pictured and is subject to change per additional areas required.

Price subject to change per onsite conditions.

Inspection Notes: Damaged/deteriorated trim observed at the rear of home.



Install/replace railing(s) (wooden). • QTY: 2 • REF: 2.15

\$1028.00

Price includes installation of a wooden handrail with pickets spaced no greater than 4 inches apart at (1) side of referenced location up to 5 ft. in length. Price to be adjusted for additional length. Paint not included. Price to be adjusted per quantity required.

Inspection Notes: Missing guardrails observed



Install section(s) of gutter. • QTY: 1 • REF: 3.4

\$556.00

Price includes replacing up to 20 linear feet of standard, k-style, white aluminum gutter. Price to be adjusted if additional linear footage is required, if gutters require custom fabrication, and if gutter height is above 20 feet. Price to be adjusted per quantity required.

Inspection Notes: No gutter system is present



☐ HVAC: \$1,234.00

Install/replace insulation to HVAC line(s). • QTY: 1 • REF: 10.1

\$60.00

Inspection Notes: The foam sleeve on the suction line is missing/damaged in area(s) at the condensing unit.



Extend HVAC line(s) away from foundation. • QTY: 1 • REF: 10.1

\$60.00

Inspection Notes: Condensate drainpipe from the AC unit terminates near the foundation of the house.



Replace bathroom exhaust fan(s). • QTY: 1 • REF: 13.9

\$201.00

Price to be reduced if fan can be repaired instead of replaced.

Inspection Notes: Exhaust fan in the master bathroom vibrates or is excessively noisy

Install bathroom exhaust fan. • QTY: 1 • REF: 13.9

\$913.00

Price includes installation of standard fan (routed to soffit vent, ridge vent, or gable vent, not through the roof) and drywall repairs/paint following installation. Price assumes access to attic space above is not obstructed and is subject to change depending on

electrical wiring conditions.

Inspection Notes: The shared bathroom does not have an operational window or exhaust fan present.

☐ **Interior: \$1,101.00**

Secure dishwasher. • QTY: 1 • REF: 12.12

\$46.00

Inspection Notes: The dishwasher is loose and needs securing to underside of countertop (using a proper length screw).

Remediate area(s) of microbial activity. • QTY: 1 • REF: 13.14

\$132.00

Price is for area pictured and is subject to change per additional areas required.

Inspection Notes: Stains, discoloration, growth and/or evidence of moisture observed beneath the sink in the master bathroom



Seal crack(s) in fireplace (less than 1/8 inch thick). • QTY: 1 • REF: 15.10

\$166.00

Price includes sealing cracks with heat resistant sealant. Sealant to match as closely as possible to existing area.

Inspection Notes: Cracking and some deterioration observed in fireplace in the family room



Install fireplace damper. • QTY: 1 • REF: 15.10

\$412.00

Price subject to change depending on fireplace construction and repair required.

Inspection Notes: The damper was missing at the time of inspection in the fireplace located in the family room.



Sweep and inspect chimney. • QTY: 1 • REF: 15.10

\$345.00

Inspection Notes: Evidence of smoke roll-out observed at the fireplace located in the family room.



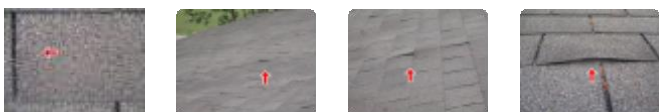
☐ **Miscellaneous: \$400.00**

Evaluate roofing system. • QTY: 1 • REF: 3.2

\$200.00

Evaluation does not include repairs, if required. PunchList does not handle full roof replacement but can provide referall, if desired.

Inspection Notes: Moderate granular loss and deterioration observed.



Evaluate electrical system. • QTY: 1 • REF: 8.3

\$200.00

Price includes evaluation of issues by a licensed electrician. Price to be adjusted depending on repairs required.

Inspection Notes: Inadequate clearance noted at the electrical panel



☐ **Plumbing: \$2,025.00**

Install backflow preventer at hose bibb(s). • QTY: 1 • REF: 2.10

\$50.00

Price to be adjusted per quantity required.

Inspection Notes: Anti-syphon device is missing at the exterior faucets

Repair water supply shut off valve(s). • QTY: 1 • REF: 7.1

\$174.00

Price subject to change if replacement is required.

Inspection Notes: Corrosion and/or leaking observed at the main shut-off valve



Install/replace support(s) to plumbing line(s). • QTY: 1 • REF: 7.1

\$110.00

Inspection Notes: When copper comes into direct contact with dissimilar metals, electrolysis occurs, causing corrosion, rust and eventually, leaks



Evaluate item (cast iron/galvanized replacement). • QTY: 1 • REF: 7.2

\$200.00

A paid site visit from a plumber will be required to determine repair(s) required as onsite conditions vary greatly, but price for single line replacement generally ranges from \$1500-3000 with whole house replacement averaging around \$15,000.

Inspection Notes: Cast iron drain lines are present.

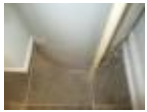


Install/replace drip pan and drain line at water heater(s). • QTY: 1 • REF: 11.6

\$383.00

Price assumes no obstructions are present preventing routing drain line to exterior.

Inspection Notes: Water heater is located indoors without an overflow pan/drain line.



Repair leak at washing machine connections. • QTY: 1 • REF: 12.16

\$160.00

Inspection Notes: The kitchen pantry appears to have once been a laundry room, and the washer connections appear to be leaking.



Repair slow drain(s). • QTY: 1 • REF: 13.10

\$110.00

Inspection Notes: Tub in the shared bathroom does not drain properly or drains slowly

Secure plumbing line(s). • QTY: 1 • REF: 13.11

\$136.00

Price subject to change if tile/drywall removal is required to properly secure line.

Inspection Notes: Shower mast in the master bathroom is loose in the wall

Seal/caulk tub surround(s). • QTY: 1 • REF: 13.11

\$55.00

Sealant to match as closely as possible to surrounding area. Price to be adjusted per quantity required.

Inspection Notes: The seams/edges of the tub/shower walls should be caulked or sealed to prevent moisture penetration

Repair drain line(s). • QTY: 1 • REF: 13.12

\$125.00

Inspection Notes: Drain line leaks in the shared bathroom.



Repair slow drain(s). • QTY: 1 • REF: 13.12

\$110.00

Inspection Notes: The sink does not drain properly or drains slowly in the shared bathroom.

Repair drain stopper(s). • QTY: 1 • REF: 13.12

\$70.00

Price subject to change if replacement is required.

Inspection Notes: Stopper to the sink in the master bathroom did not operate properly and the inspector was unable to test the sink

Secure toilet(s). • QTY: 1 • REF: 13.13

\$60.00

Price to be adjusted if flange requires replacement to secure properly. Price subject to change if additional repairs are required.

Inspection Notes: The toilet bowl is loose at floor anchor bolts in the master bathroom

Install drip pan with drain line at washing machine and route to exterior. • QTY: 1 • REF: 14.1

\$282.00

Price assumes no obstructions are present preventing routing of drain line to exterior.

Inspection Notes: Laundry room does not have a drain line for an overflow drain pan at the washing machine.

Windows/Doors: \$120.00

Repair interior door(s). • QTY: 2 • REF: 16.4

\$120.00

Price to be adjusted per quantity required.

Inspection Notes: The door in the left front bedroom rubs the floor, adjustments by a qualified contractor are needed for smooth operation. (2) The door in the right front bedroom rubs the floor and could not be closed,

Evaluate: \$0

Unfortunately, there was not enough information to give an accurate estimate for the items listed below. If desired, a PunchList Pro can complete a site visit to further evaluate these repairs for a fee, or these items can be evaluated while on-site if other repairs are requested at no additional charge. All items estimated in this category will require further approval prior to our technicians performing repairs.

Evaluate item (concrete replacement). • QTY: 1 • REF: 2.1

\$0.00

Concrete replacement will require further evaluation but averages \$10/square foot. PunchList does not handle wide-scale replacement such as whole driveways but can provide referral, if desired.

Inspection Notes: Settlement cracking with heaving observed

Evaluate item (chain link fence). • QTY: 1 • REF: 2.7

\$0.00

Further evaluation will be needed to determine extent of repair(s) required, but replacement averages around \$40-50/ linear ft.

Inspection Notes: Damaged fencing observed at the left side.



Evaluate item (moisture in crawlspace/basement/foundation). • QTY: 1 • REF: 6.2,6.3

\$0.00

The possible sources include improper grading/slop, poor gutter maintenance/configuration, a rise in the water table during a storm, etc. Improving lot grade, improving gutter system, installing drainage, sump system and dehumidification may be potential options.

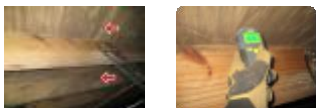
Inspection Notes: Standing water observed in the crawlspace. Efflorescence is present on the concrete block foundation wall in the crawlspace



Evaluate item(s). • QTY: 1 • REF: 6.3

\$0.00

Inspection Notes: Moisture present on the majority of the sub-floors at the time of inspection in the crawlspace



Evaluate item(s) (microbial growth). • QTY: 1 • REF: 6.3

\$0.00

Wide scale microbial remediation is out of PunchList's scope of work. If this estimate is approved, PunchList can facilitate remediation estimate on clients behalf. Typical price range for remediation is \$2.30-\$3.30 per square foot.

Inspection Notes: Stains, discoloration, growth and/or evidence of moisture observed in the majority of the sub-floor in the crawlspace



Evaluate item (appliances). • QTY: 1 • REF: 12.12

\$0.00

PunchList can only complete minor appliance repairs. Major appliance repairs will have to be addressed by an Appliance Specialist. Typical site visit fee ranges from \$70.00-\$120.00 to be paid directly to specialist.

Inspection Notes: Dishwasher was powered but inoperable at time of inspect

Evaluate item (appliances). • QTY: 1 • REF: 12.12 \$0.00

*PunchList can only complete minor appliance repairs. Major appliance repairs will have to be addressed by an Appliance Specialist.
Typical site visit fee ranges from \$70.00-\$120.00 to be paid directly to specialist.*

Inspection Notes: Soap cup lid would not latch.

Evaluate item (appliances). • QTY: 1 • REF: 12.13 \$0.00

*PunchList can only complete minor appliance repairs. Major appliance repairs will have to be addressed by an Appliance Specialist.
Typical site visit fee ranges from \$70.00-\$120.00 to be paid directly to specialist.*

Inspection Notes: The bake element was inoperable

Evaluate item (appliances). • QTY: 1 • REF: 12.15 \$0.00

*PunchList can only complete minor appliance repairs. Major appliance repairs will have to be addressed by an Appliance Specialist.
Typical site visit fee ranges from \$70.00-\$120.00 to be paid directly to specialist.*

Inspection Notes: Turntable platter was missing at the microwave

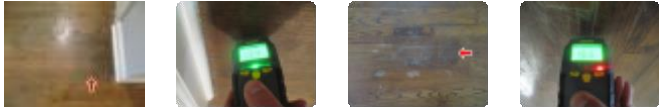
Evaluate item(s). • QTY: 1 • REF: 13.11 \$0.00

Inspection Notes: No shower was present in the shared bathroom

Evaluate item (flooring.) • QTY: 1 • REF: 15.1 \$0.00

Further evaluation will be required to determine pricing for flooring repair/replacement.

Inspection Notes: Water damaged floor observed in the family room and hallway.



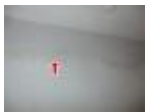
Evaluate item (bouncing, sagging, or uneven flooring) • QTY: 1 • REF: 15.1 \$0.00

Onsite evaluation will be required to determine course of action to remedy this issue. Often a drop girder is needed which is generally between \$1500-\$2000 though additional repairs may be required.

Inspection Notes: Floor is sloped/uneven throughout the home, including bedrooms, bathrooms, and common areas. Unable to determine cause

Evaluate item(s). • QTY: 1 • REF: 15.2 \$0.00

Inspection Notes: Stains observed on wall in the hallway.



Evaluate item(s). • QTY: 1 • REF: 16.2 \$0.00

Inspection Notes: Stains observed on wall in the left front bedroom closet.



Evaluate item(s). • QTY: 1 • REF: 16.6 \$0.00

Inspection Notes: The height and width of windows in the master bedroom do not meet current minimum size requirements for emergency egress

Excluded: \$0

Excluded Item(s). • QTY: 1 • REF: 6.4 \$0.00

This item is out of the scope of PunchList but can we provide a referral, if desired.

Inspection Notes: Efflorescence is present on the concrete block foundation wall in the crawlspace



- All repairs are associated with locations pictured / noted in inspection report.
- Item quantity is based on information and pictures in Inspection Report. Estimate to be modified if additional items require repairs.
- Materials (paint, grout, shingles, etc.) to match as closely as possible.
- Our inspection is limited to the visual elements present at the time of our evaluation/inspection. Damage beyond what is visible is not covered. This evaluation and letter are done with the best of our experience and ability. However, we cannot be responsible for items we may have overlooked, concealed conditions, or defects that may develop later.

Total: \$15,123.00

Includes one-year warranty

Estimate valid for 30 days