

# GRIMBALL

## CONSTRUCTION

1124 Galleon Rd., Charleston SC



### Request Information

Report Requested By: Client Name

Email clientsname@gmail.com

Reference Report Date: 1/1/2023

### About Us

Thank you for choosing Grimball Construction for your repair estimate. Grimball Construction is your trusted resource in the real estate industry. We aim to convert inspection reports to repair estimates during the time sensitive closing contract period. This empowers all parties to negotiate and settle all concerns immediately during this critical time. A range is provided due to various solutions being available or desired. We hope to save time and stress for all parties. All prices are quoted to be performed together or stand alone unless otherwise noted. To learn more visit our website at [www.GrimballConstruction.com](http://www.GrimballConstruction.com)

# Owner Acceptance

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This report is limited to the information provided in the inspection report. It is important you understand that the service provided by GrimballConstruction.com is purely for estimation and negotiation purposes. If a client wishes for Grimball Construction to perform repairs a separate work order will be entered into for the agreed upon prices. We honor our pricing for up to 45 days. If unforeseen conditions are discovered on site that were not included in the inspection report, estimates are subject to change but will be quoted prior to work commencing. Our pricing is based on average cost for a similar repair in your area, and due to unknown conditions or underlying issues that we are not privy to.



5/10/2023

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**Submitted by Sarah Marshall, Grimball Construction LLC** Date  
**South Carolina GC License #G124299**

# Sample Repair Estimate Breakdown

Item #	Section Title	Sub Heading	Description (Copied from Inspection Report Provided for Estimate);	Note from Transaction Contractor/Proposed Solution	Estimate Cost: Low Range (If Applicable)	Estimated Cost: High Range (If Applicable)	Total (Based on High Range)
							\$0.00
1.0	Roof Coverings	Repair or Replace	(1) The roof covering is nearing the end of its life cycle at the flat roof on the rear of home. Roof covering will need replacing before 5 years. A qualified roofing contractor should inspect and repair as needed.	It is difficult to determine the size of the area called for replacement It is also difficult to determine the roofing material. Since it is described as flat I will assume typical flat roofing materials.	\$4,500.00	\$6,750.00	\$6,750.00
1.0	Roof Coverings	Repair or Replace	(2) Overlying limbs can cause or contribute to premature damage to roof shingles. It is recommended to trim all overlying limbs to prolong the life span of the roof. Have a qualified contractor perform the work.	Cost for tree trimming to prevent overlay as described, in (1) location shown.	\$650.00	\$801.45	\$801.45
1.1	Flashings	Repair or Replace	The chimney flashing is loose. Failure to repair may lead to a roof leak. Repairs are needed by a qualified roofing contractor.	Cost to repair flashing, as shown, as needed.	\$470.00	\$595.80	\$595.80
1.3	Roof Drainage Systems	Repair or Replace	(1) The gutters are clogged at virtually all areas where gutters are installed. Gutters that are clogged or drain poorly can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified contractor should inspect and repair as needed.	Cost for routine gutter cleaning as shown	\$475.00	\$650.00	\$650.00
1.3	Roof Drainage Systems	Repair or Replace	(2) Downspouts are missing buried drainpipes at the front, rear and sides of home. Buried drainpipes should carry roof rain water away from the home at least 10 feet. Failure to repair may allow erosion or water penetration into the crawlspace. Repairs are needed by a qualified contractor.	Cost to bury or extend drainpipes away from the foundation as noted in (7) locations shown.	\$665.00	\$735.00	\$735.00
2.0	Wall Cladding Flashing and Trim	Repair or Replace	(1) A 1 to 2 inch gap is missing where the siding meets the roof at the right side of home and left side of home. Failure to repair may allow the siding to deteriorate in the area of concern. Repair is needed by a qualified contractor.	Cost to address siding in (1) locations shown	\$390.00	\$488.50	\$488.50
2.0	Wall Cladding Flashing and Trim	Repair or Replace	(2) The hard board siding at the exterior in areas is damaged from moisture and Also, deteriorated along bottom edge in several areas. Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.	Cost to address (10) areas shown for repair.	\$1,600.00	\$2,040.00	\$2,040.00

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2.1	Doors	Repair or Replace	(1) Door jambs and trim (exterior) are deteriorated along the bottom at the side entry door. Failure to repair may allow further deterioration. Repairs are needed by a qualified contractor.	Nature of repair is hard to determine as shown. Cost for handyman to repair is included.	\$195.00	\$290.55	\$290.55
2.1	Doors	Repair or Replace	(2) The left side entry door has a pet access door installed next to it. This can cause some heat loss in winter and loss of cool air in summer if not corrected. A qualified person should repair or replace as needed.	FYI, repair or replace as desired.	\$1,200.00	\$1,800.00	\$1,800.00
2.1	Doors	Repair or Replace	(3) The side entry door rubs at top when closing. Sometimes correcting the door opening can require door trim to be removed and painting touch up. A qualified contractor should inspect and repair as needed.	Cost for handyman to repair/adjust as needed	\$95.00	\$157.00	\$157.00
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	Repair or Replace	1) Most exterior wood decks that are more than a few years old do not meet current building code standards for deck construction. Our inspection is not for code compliance; it is for functional adequacy. If you anticipate unusually heavy loads on this deck you may want to have it checked by a decking contractor and brought up to current building code standards if needed. This is for your information.	Replacement Deck/Stairs	\$15,000.00	\$21,000.00	\$21,000.00
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	Repair or Replace	(2) The wood steps at the left side and also the deck at the rear of the home needs cleaning with a "deck wash" and sealed with a waterproof sealant. Also, do the underside of deck if accessible. This is for your information.	Cost to power wash and seal as needed.	\$490.00	\$670.00	\$670.00
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	Repair or Replace	(3) The step tread on steps under the deck at the left side and rear of the home are missing solid risers. A fall or injury could occur if not corrected. A qualified contractor should repair or replace as needed.	Cost to replace steps and risers in location shown as needed.	\$750.00	\$980.00	\$980.00

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2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS	Repair or Replace	(1) Plants are in contact with the home at the front, rear and sides of home. Cutting back plants is a good idea, especially dense foliage and ivy. Plants can hold moisture against the building, which can slow down the drying effect of circulating air, and they provide a hiding place for rodents. Cutting the plants back just a few inches is all that is needed. A qualified person should perform the work.	Cost to trim back/remove plants in (7) locations as shown.	\$665.00	\$810.40	\$810.40
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS	Repair or Replace	(2) There is a negative slope towards the front of the home at the driveway. This area does not appear to drain water away from home and needs landscaping and drainage corrected to prevent moisture intrusion at the garage walls. The moisture meter was used and did indicate moisture intrusion. I recommend a qualified landscape contractor assess and repair as needed.	The item is calling for drainage revision. It is recommended to saw cut a trench drain in the front of the garage as the most practical and cost effective solution.	\$1,650.00	\$2,190.45	\$2,190.45
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS	Repair or Replace	(3) The landscape at the front of the home may require a trench or drain if water stands or puddles after heavy rain. I am unable to determine due to no rain during inspection period.	The item is calling for drainage revision. It is recommended to saw install a trench drain away from the foundation to trap any unnecessary water and direct away	\$590.00	\$745.80	\$745.80
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS	Repair or Replace	(4) There is a negative slope towards the front of the home. This area does not appear to drain water away from home and needs landscaping and drainage corrected to prevent moisture intrusion, refer to section 5.0(2). I recommend a qualified landscape contractor assess and repair as needed.	Cost to address locations in (2) areas shown. One would require yard drains and the other an additional saw cut drain.	\$2,240.00	\$2,945.00	\$2,945.00
3.5	Garage Door Operators	Repair or Replace	1) The garage door will reverse when met with resistance. This is for your information.	FYI			\$0.00
3.5	Garage Door Operators	Repair or Replace	(2) The electric sensor(s) for the garage door at the front of the home are missing. This is considered unsafe and needs correcting. A qualified garage door contractor should repair or replace as needed.	Cost for garage door company to repair replace the missing items.	\$180.00	\$299.50	\$299.50

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4.1	Walls	Repair or Replace	The sheetrock on the wall is damaged at the kitchen. While this damage is cosmetic, it needs to be repaired. A qualified contractor should inspect and repair as needed.	Cost to repair drywall in (1) Location shown	\$145.00	\$190.00	\$190.00
4.2	Floors	Repair or Replace	The wood covering is damaged and not impervious to water at the kitchen. Failure to repair may allow damage to building components. A qualified contractor should inspect and repair as needed.	Cost to repair/patch flooring in (1) location shown. Is replacement is required a visual match is not quarunteed.	\$290.00	\$408.50	\$408.50
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	Repair or Replace	At least one riser at the stairs to the upper level (at bottom) is missing. A fall or injury could occur if not corrected. A more proper repair is needed to ensure stability or an injury might occur. A qualified contractor should inspect and repair as needed.	Cost to replace missing riser as shown in (1) locations.	\$190.00	\$270.44	\$270.44
4.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	Repair or Replace	(1) Countertop is loose, not fastened securely at the kitchen. This is a cosmetic issue for your information. Recommend repair or replace as necessary.	Cost to secure counter in (1) location shown.	\$180.00	\$277.50	\$277.50
4.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	Repair or Replace	(2) At least one base cabinetry is damaged by moisture (below sink) at the kitchen. This is a cosmetic issue for your information. Recommend repair or replace as necessary	Cost to replace (2) locations as shown, as desired.	\$250.00	\$345.40	\$345.40
4.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	Repair or Replace	(3) Countertop needs caulking with silicone along back splash at the kitchen. This is a cosmetic issue for your information. Recommend repair or replace as necessary.	Cost to caulk in locations as shown	\$125.00	\$190.00	\$190.00
4.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	Repair or Replace	(4) Countertop is loose, not fastened securely at the upstairs shared bathroom. This is a cosmetic issue for your information. Recommend repair or replace as necessary.	Cost to secure counter in (1) location shown.	\$180.00	\$277.50	\$277.50
4.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	Repair or Replace	(5) Cabinet door(s) is faded at the kitchen. This is a cosmetic issue for your information. Recommend repair or replace as necessary	FYI			\$0.00

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4.5	Doors	Repair or Replace	(1) The privacy door needs a strike and latch adjustment to shut tight at the upstairs (first bedroom door on the right). Repairs are needed. A qualified contractor should repair or replace as needed.	Cost for handyman to repair/adjust as needed	\$95.00	\$190.00	\$190.00
4.5	Doors	Repair or Replace	(2) The privacy door rubs at the trim(top) when closing at the primary bedroom. Sometimes correcting the door opening can require door trim to be removed and adjusted and repainted. A qualified contractor should inspect and repair as needed.	Cost for handyman to repair/adjust as needed	\$95.00	\$190.00	\$190.00
4.5	Doors	Repair or Replace	(3) The privacy door rubs at the trim when closing at the laundry room. Sometimes correcting the door opening can require door trim to be removed and adjusted and repainted. A qualified contractor should inspect and repair as needed.	Cost for handyman to repair/adjust as needed	\$95.00	\$190.00	\$190.00
4.5	Doors	Repair or Replace	(4) The sliding doors are difficult to operate and needs adjustment at the living room. This is for your information. A qualified person should repair or replace as needed.	Cost for handyman to repair/adjust as needed	\$140.00	\$218.40	\$218.40
4.6	Windows	Repair or Replace	Several windows are beginning to deteriorated at the sealant in most if not all rooms. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.	Cost to repair/bolster seal in (2) locations shown.	\$220.00	\$340.00	\$340.00
5.3	Floors	Inspected	The majority of the floor joists are split or cracked under the home in the crawlspace. Repairs have been made. Opinions on this type of repair will vary. A qualified licensed general contractor should inspect further and repair if needed. This is for your information.	The extent of the repair required is hard to determine. (9) locations are shown. The total number of joists is unknown. At this time repair is estimated for (9) locations.	\$2,250.00	\$2,790.00	\$2,790.00
5.5	Roof Structure and Attic	Repair or Replace	(2) The roof sheathing inside the attic has signs of a previous leak at areas. The moisture meter was used and did not indicate a leak at the time of the inspection. The water stains are old. This is for your information.	FYI			\$0.00

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5.5	Roof Structure and Attic	Repair or Replace	(3) The diagonal brace is missing front side of the home. The roof truss needs repair. Truss repairs should be approved by an engineer or qualified architect before performing the work involved.	Cost for engineer to assess and repair truss as needed.	\$1,100.00	\$1,350.00	\$1,350.00
5.5	Roof Structure and Attic	Repair or Replace	(4) H-clips are missing at the roof sheathing in the attic. H-clips increase panel stiffness by allowing distribution of weight between adjacent panels. A panel is less likely to deflect when subjected to a heavy load near its edges if it is made stiffer. Adding support where H-clips are missing may prevent a future repair. A qualified contractor should perform the work.	Cost to add H Clips and or reinforcement at (2) locations shown.	\$295.00	\$409.10	\$409.10
5.5	Roof Structure and Attic	Repair or Replace	(5) The roof sheathing around the gable vent inside the attic has signs of a moisture intrusion. The moisture meter was used and did indicate intrusion at the time of the inspection. I recommend further assessment by a qualified roofing contractor.	Cost for roofing contractor to assess and make repairs, and replace sheathing as needed.	\$945.00	\$1,325.50	\$1,325.50
6.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	Repair or Replace	(2) The temperature setting on the hot water heater is too high (134 degrees). Temperatures above 125 degrees can cause severe burning and consume energy unnecessarily. The standard recommended temperature is 120 degrees fahrenheit for adults and 100 degrees fahrenheit for small children and elderly. Repair is needed by a qualified contractor.	Cost for plumber to adjust	\$95.00	\$145.00	\$145.00
6.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	Repair or Replace	(3) The water heater does not have a pan at the base with an overflow pipe terminating outdoors. Failure to repair may allow water damage to surrounding building components in the case of an overflow. This is for you information. A qualified contractor should repair as desired.	Cost to add pan to water heater, routing overflow outside is not always feasible and will be considered as needed/possible	\$150.00	\$400.00	\$400.00



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6.3	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	Repair or Replace	(1) The toilet is loose at floor at the hall bathroom, primary bathroom and Also, at the upstairs shared bathroom. The moisture meter was used and shows an active leak. Repairs are needed to prevent costly water damage to surrounding building materials. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.	Cost for (2) toilets and leaks to be addressed. No replacement is considered, only repair.	\$345.00	\$450.70	\$450.70
6.3	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	Repair or Replace	(2) The sink drain, drains slowly at the primary bathroom sink. A cause of a slow drain can range from a simple cleaning at the stop valve or at the trap under the sink. Sometimes the drain can be partially clogged down line. I am unable to determine the cause of the slow drain. A qualified licensed plumber should repair or correct as needed.	Cost for plumber to repair	\$150.00	\$195.00	\$195.00
6.3	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	Repair or Replace	(3) The plumbing waste line has been repaired improperly (slightly higher than floor) at the primary bathroom shower. This is not considered up to today's standard. A qualified licensed plumber should repair or correct as needed.	Cost to repair and recess drain as needed. Tile may need to be revised but that cost is elective and not addressed at this time.	\$195.00	\$390.00	\$390.00
6.4	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	Repair or Replace	(2) The faucet leaks at the base when moved at the kitchen sink. Repairs are needed to prevent costly water damage to building components. A qualified plumbing contractor should repair or replace as needed.	Cost to repair leak at (1) faucet location noted.	\$175.00	\$290.00	\$290.00
6.4	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	Repair or Replace	(3) All bathroom toilets are missing silicone caulking where the base meets the floor. This area is not imperious to water and needs repair. A qualified person should perform the work.	Cost to address seal at (2) assumed locations as no quantity is included.	\$95.00	\$159.00	\$159.00

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6.4	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	Repair or Replace	(4) Tub spout and cover plate is loose in the upstairs shared hall bathroom. Failure to repair may allow water to enter behind the shower wall, which can lead to costly repairs. Repair is needed by a qualified licensed plumber.	Cost for plumber to repair as needed.	\$125.00	\$195.00	\$195.00
6.4	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	Repair or Replace	(5) Front exterior location spigot control knob is loose (missing the screw). This is cosmetic and for your information. Have a qualified person repair as desired.	Cost to resecure spout as needed	\$75.00	\$95.00	\$95.00
7.2	Connected Devices and Fixtures	Repair or Replace	(2) At least three "three prong outlets" at the kitchen are not GFCI protected. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should correct as needed.	Cost to revise (3) outlets to be GFCI protected.	\$450.00	\$575.00	\$575.00
7.2	Connected Devices and Fixtures	Repair or Replace	3) There is at least one open junction box inside the attic space that needs a cover plate. Electrical issues are considered hazardous until corrected. Have a qualified contractor install a cover plate as needed.	Cost to close (1) junction box as shown.	\$125.00	\$155.00	\$155.00
7.2	Connected Devices and Fixtures	Repair or Replace	(4) Several loose wires needs removal (if no longer in use) or placing inside a box with and cover-plate in the attic over the garage. A qualified licensed electrical contractor should perform repairs that involve wiring.	Cost to address wires in (1) location shown	\$175.00	\$245.00	\$245.00
7.2	Connected Devices and Fixtures	Repair or Replace	(5) One light fixture does not work (try bulb first) at the upstairs last room on the left, bedroom closet. This is for your information. I recommend repair as needed.	Cost to replace light bulb in (1) location.	\$75.00	\$95.00	\$95.00
7.2	Connected Devices and Fixtures	Repair or Replace	(6) One light fixture does not work (try bulb first) at the hallway to the laundry room. This is for your information. I recommend repair as needed.	Cost to replace light bulb in (1) location.	\$75.00	\$95.00	\$95.00
7.2	Connected Devices and Fixtures	Repair or Replace	(7) At least one outlet at the formal dining room tested as open ground(over the fireplace). Outlets require grounding for modern day equipment. I recommend a licensed electrician further inspect and repair or replace as needed.	Cost for electrician to review and address as needed.	\$250.00	\$295.00	\$295.00

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7.2	Connected Devices and Fixtures	Repair or Replace	(8) Several "Three prong outlets" are loose in the wall in most, if not all, rooms. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.	Cost for electrician to address (1) location shown.	\$150.00	\$175.00	\$175.00
7.3	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	Repair or Replace	2) Some labels are present, but are illegible or confusing. I recommend correcting for safety reasons.	Cost to revise labels and electrical panel as needed.	\$300.00	\$500.00	\$500.00
7.3	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	Repair or Replace	(3) Screw(s) are missing from the main circuit panel cover. All screws must be present to ensure a proper seal of this panel. This is a fire safety concern.	Cost to replace screws as needed	\$125.00	\$195.00	\$195.00
7.3	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	Repair or Replace	(4) Improper screws are present at the main circuit panel cover. The screws are not approved by the manufacturer. I recommend repairs by a licensed electrician.	Cost to replace screws as needed	\$125.00	\$195.00	\$195.00
7.3	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	Repair or Replace	(5) Problem(s) discovered in the panel such as knockouts missing. Missing knockouts are considered hazardous until corrected. I recommend a licensed electrical contractor inspect further and correct as needed.	Full replacement is considered so cost is included above, nothing is included for this item specifically.			\$0.00
7.5	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	Repair or Replace	(1) At least one outlet and one light switch at the bonus room is within 6 feet of a hot tub. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring.	Cost for outlets to removed/relocated in (2) locations	\$400.00	\$550.00	\$550.00

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7.5	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	Repair or Replace	(2) At least two "three-prong" outlets are not GFCI (ground fault circuit interrupter) protected in the primary. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should correct as needed.	Cost to revise (2) outlets to be GFCI protected.	\$297.00	\$379.50	\$379.50
8.1	Heating Equipment	Repair or Replace	(1) The air handler doors were not removed and the interior of the air handler unit was not visually inspected, (at air handler inside). I could not break free the screws to remove the doors. This is for your information(general pictures). I recommend servicing these air handlers by a qualified HVAC contractor.	This is generally an FYI but service should be performed so cost for typical servicing is included.	\$475.00	\$650.00	\$650.00
8.1	Heating Equipment	Repair or Replace	(3) The air handler shows signs of rust. This is a maintenance issue and should be repaired. A licensed HVAC contractor should service or repair unit.	Cost for routine maintenance to be performed is addressed.	\$375.00	\$550.00	\$550.00
8.4	Distribution Systems	Repair or Replace	(1) The disposable filters is missing and needs replacing. The filters at both locations need replacing. A qualified licensed HVAC (Heat/Ventilation/Air conditioning Contractor) should inspect further and repair as needed	Cost to replace filters as needed.	\$125.00	\$195.00	\$195.00
8.4	Distribution Systems	Repair or Replace	(2) The return plenum at both hvac units are showing signs of dirt and hair buildup at the return registers and also at the air handler. The ductwork needs to be cleaned. I recommend further inspection by a licensed HVAC contractor.	Cost for HVAC cleaning as needed.	\$600.00	\$800.00	\$800.00
8.4	Distribution Systems	Repair or Replace	(3) Supply ducts are sagging and not supported properly in the crawlspace. These ducts must be supported correctly to the crawlspace ceiling. Have a qualified HVAC contractor further inspect and repair as needed.	Cost to resupport duct in (3) locations shown	\$300.00	\$500.00	\$500.00

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8.9	Cooling and Air Handler Equipment	Repair or Replace	(3) Plants and leaves are in contact with the AC unit at the right side of the home. Cutting back plants and clearing leaves is a good idea, especially dense foliage and ivy. Plants can slow down the circulating air, and shorten the life of your equipment. Cutting the plants back two feet on the sides and five feet clearance above the unit is all that is needed. A qualified person should perform the work.	Cost to clean unit and trim back vegetation as necessary.	\$245.00	\$290.00	\$290.00
9.1	Insulation Under Floor System	Repair or Replace	The insulation is loose/fallen and is missing in areas in the crawlspace. Insulation that has fallen to the ground or has become damp from the ground or from condensation usually needs to be replaced with new insulation. Heat loss can occur more on this home than one that is properly insulated. A qualified contractor should inspect and repair as needed.	The amount of loose or missing insulation appears substantial. Full replacement is considered. Assumed approximately 1600sf of insulation based on the sf and layout of the overall house.	\$1,680.00	\$2,160.00	\$2,160.00
9.2	Vapor Retarders	Inspected	The vapor barrier (plastic) on the crawlspace ground is missing in areas. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. A qualified contractor should inspect and repair as needed.	Cost to re-install and replace vapor barrier as needed	\$690.00	\$845.00	\$845.00
9.3	Ventilation of Attic and Foundation Areas	Repair or Replace	Several foundation vents are closed shut at the front, sides of home. Opinions vary on whether or not your crawlspace should be ventilated. If you have some moisture entering in, then ventilation is usually recommended. Not opening the vents when moisture is present could harm your floor system or contribute to mold. A dry crawlspace that is prepared for no ventilation (other steps required) that would not use the vents. A qualified person should repair or replace as needed.	FYI			\$0.00
10.0	Dishwasher	Repair or Replace	(1) The dishwasher did not perform a high loop to create a trap under sink. A high loop helps to prevent backflow of waste water from the sink to the dishwasher. I recommend repair as necessary.	Cost to add loop as recommended	\$290.00	\$380.00	\$380.00

Item #	Section Title	Sub Heading	Description (Copied from Inspection Report Provided for Estimate);	Note from Transaction Contractor/Proposed Solution	Estimate Cost: Low Range (If Applicable)	Estimated Cost: High Range (If Applicable)	Total (Based on High Range)
10.0	Dishwasher	Repair or Replace	(2) The dishwasher is loose and needs securing to the underside of the countertop (using a proper length screw). I recommend a qualified person repair as necessary.	Cost for handyman to repair/adjust as needed	\$195.00	\$279.00	\$279.00
10.1	Ranges/Ovens/Cooktops	Repair or Replace	The light bulb (in oven) did not work when tested. I recommend repair as needed.	Cost to replace light bulb in (1) location.	\$125.00	\$185.00	\$185.00
10.4	Microwave Cooking Equipment	Repair or Replace	The over the stove microwave light did not work when tested. Check the bulb first. I recommend repair as needed.	Cost to replace light bulb in (1) location.	\$125.00	\$195.00	\$195.00
							\$0.00
						<b>TOTAL</b>	<b>\$65,714.99</b>