



# Due Diligence/Renovation Inspection

80 Colser Drive Covington, GA, 30016

Inspected on November 14, 2022 9:51 AM

Report Created on November 17, 2022 9:16 AM

## Inspector

Name: Ben Morris

Email: ben@trianglerenovations.com

## Estimated Cost

Total:	\$39829.00
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## Overview

Unit Details	80 Colser Dr Covington, GA 30016
General Comments	Single Family
Bed / Bath Count	3 bed(s) / 2.50 bath(s)
Square Footage	1524 sqft
CapEx Budget	0.00

## Property Info

Items	Values	Notes	Estimated Cost
Front of House Photo	See Photos		
Vacant / Occupied	Status: Vacant		
Inspected Bedroom Count	Bedrooms: 3		

Items	Values	Notes	Estimated Cost
Inspected Bathroom Count	Bathrooms: 2.5		
Inspected Square Footage	Number	1524	
Inspected Square Footage Notes	Notes	Na	
Tenant Rating	Rating: Good		
Utilities	Status: On		
Neighborhood Rating	Status: 4		
Pets Present	Status: No		
Pictures of Gas/ Water/Electric Meters	See Photos		
Property Info Total:			

## Photos



Front of House Photo (1/2)  
11/14/2022 9:54 AM



Front of House Photo (2/2)  
11/14/2022 9:54 AM



Pictures of Gas/Water/Electric Meters (1/4)  
11/14/2022 10:02 AM



Pictures of Gas/Water/Electric Meters (2/4)  
11/14/2022 10:03 AM



Pictures of Gas/Water/Electric Meters (3/4)  
11/14/2022 10:03 AM



Pictures of Gas/Water/Electric Meters (4/4)  
11/14/2022 10:03 AM

# Exterior

Items	Values	Notes	Estimated Cost
Lockbox [08050]	Condition: Replace		\$50.00
Smart Lock Sets [08750]	Condition: Replace	KI - added to scope. Contingency Only if not needed.	\$200.00
Painting Needed [09900]	Status: No		
Doorbell	Condition: Replace		\$80.00
Exterior Siding [07400]	Condition: Good		
Hose Bibs [15400]	Condition: Good		
GFCI - Outlet [16050]	Condition: Replace		\$55.00
Exterior Lights [16600]	Condition: Replace	Replace camera light combo	\$110.00
Driveway / Walkways [03100]	Condition: Good	Dumpster	
Trash Out [18100]	Status: Yes		\$450.00
Roof [07400]	Condition: Good		\$0.00
Gutters [18300]	Condition: Repair	Clean out , missing 3 splash blocks	\$285.00
Pressure Wash	Pressure Wash: Yes	KI - Pressure wash exterior of house, all flatwork, and garage floor.	\$500.00
Replace rotten post	\$	KI - price correction. From \$350 to \$150.  GC notes: Front porch post far one from door	\$150.00
Demo screen door	\$	In front	\$75.00
Mail box and post replace	\$	KI -Install new mailbox with house numbers and 4x4 wooden post. Set post in Quikrete.	\$150.00
Numbers replace on house	\$		\$35.00
Demo exterior wires	\$	Demo wires around exterior of house	\$150.00
Replace 2 exterior vent covers	\$	In exterior	\$75.00
Demo screen door 2	\$	On exterior in back	\$75.00
Pressure wash	\$	KI - Pressure wash exterior of house, all flatwork, and garage floor.	\$0.00
<b>Exterior Total:</b>			<b>\$2440.00</b>



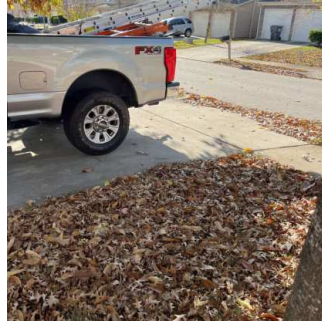
## Photos



Exterior Pics (1/16)  
11/14/2022 9:54 AM



Exterior Pics (2/16)  
11/14/2022 9:54 AM



Exterior Pics (3/16)  
11/14/2022 9:54 AM



Exterior Pics (4/16)  
11/14/2022 9:55 AM



Exterior Pics (5/16)  
11/14/2022 9:55 AM



Exterior Pics (6/16)  
11/14/2022 9:55 AM



Exterior Pics (7/16)  
11/14/2022 9:55 AM



Exterior Pics (8/16)  
11/14/2022 9:55 AM



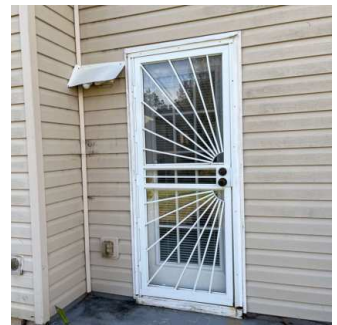
Exterior Pics (9/16)  
11/14/2022 9:55 AM



Exterior Pics (10/16)  
11/14/2022 9:55 AM



Exterior Pics (11/16)  
11/14/2022 9:55 AM



Exterior Pics (12/16)  
11/14/2022 9:55 AM



Exterior Pics (13/16)  
11/14/2022 9:55 AM



Exterior Pics (14/16)  
11/14/2022 9:55 AM



Exterior Pics (15/16)  
11/14/2022 9:55 AM

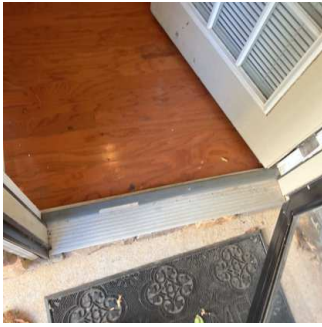


Exterior Pics (16/16)  
11/14/2022 9:56 AM

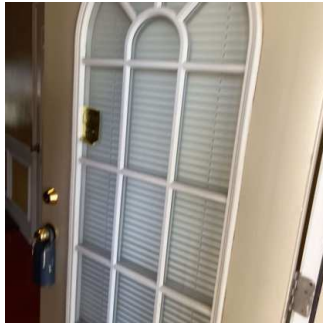




Lockbox [08050]  
11/14/2022 9:56 AM



Exterior Doors [08150] (1/3)  
11/14/2022 9:56 AM



Exterior Doors [08150] (2/3)  
11/14/2022 9:56 AM



Exterior Doors [08150] (3/3)  
11/14/2022 9:56 AM



Doorbell  
11/14/2022 9:56 AM



Exterior Siding [07400] (1/6)  
11/14/2022 9:57 AM



Exterior Siding [07400] (2/6)  
11/14/2022 9:57 AM



Exterior Siding [07400] (3/6)  
11/14/2022 9:57 AM



Exterior Siding [07400] (4/6)  
11/14/2022 9:57 AM



Exterior Siding [07400] (5/6)  
11/14/2022 9:57 AM



Exterior Siding [07400] (6/6)  
11/14/2022 9:57 AM



Hose Bibs [15400]  
11/14/2022 9:57 AM



GFCI - Outlet [16050]  
11/14/2022 9:59 AM



Exterior Lights [16600] (1/4)  
11/14/2022 9:57 AM



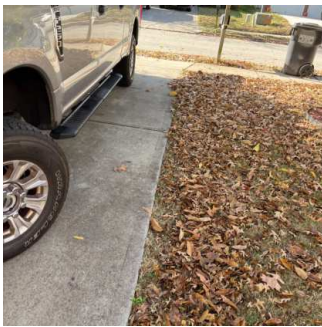
Exterior Lights [16600] (2/4)  
11/14/2022 10:00 AM



Exterior Lights [16600] (3/4)  
11/14/2022 10:00 AM



Exterior Lights [16600] (4/4)  
11/14/2022 10:00 AM



Driveway / Walkways [03100] (1/4)  
11/14/2022 9:57 AM



Driveway / Walkways [03100] (2/4)  
11/14/2022 9:57 AM



Driveway / Walkways [03100] (3/4)  
11/14/2022 9:57 AM





Driveway / Walkways [03100] (4/4)  
11/14/2022 9:57 AM



Roof [07400] (1/2)  
11/14/2022 9:58 AM



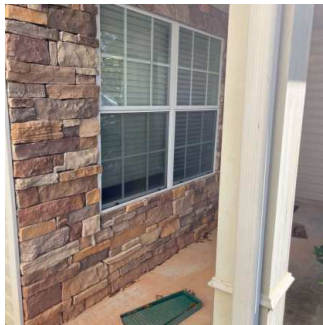
Roof [07400] (2/2)  
11/14/2022 9:58 AM



Gutters [18300]  
11/14/2022 9:58 AM



Pressure Wash (1/4)  
11/14/2022 9:58 AM



Pressure Wash (2/4)  
11/14/2022 9:58 AM



Pressure Wash (3/4)  
11/14/2022 9:59 AM



Pressure Wash (4/4)  
11/14/2022 9:59 AM



Replace rotten post (1/3)  
11/14/2022 9:59 AM



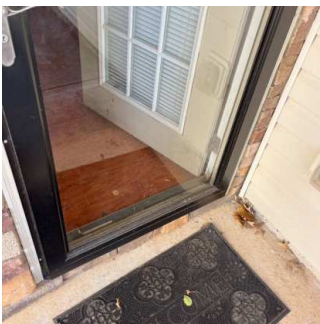
Replace rotten post (2/3)  
11/14/2022 9:59 AM



Replace rotten post (3/3)  
11/14/2022 9:59 AM



Demo screen door (1/2)  
11/14/2022 10:00 AM



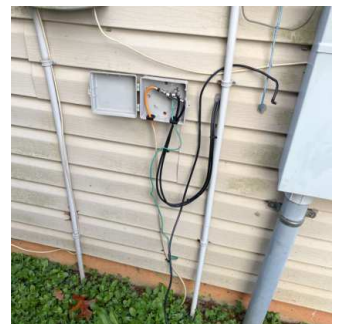
Demo screen door (2/2)  
11/14/2022 10:00 AM



Mail box and post replace (1/2)  
11/14/2022 10:01 AM



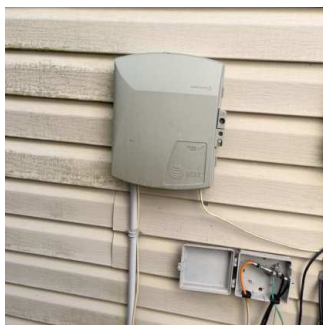
Mail box and post replace (2/2)  
11/14/2022 10:01 AM



Demo exterior wires (1/3)  
11/14/2022 10:03 AM



Demo exterior wires (2/3)  
11/14/2022 10:03 AM



Demo exterior wires (3/3)  
11/14/2022 10:03 AM



Replace 2 exterior vent covers (1/2)  
11/14/2022 10:04 AM



Replace 2 exterior vent covers (2/2)  
11/14/2022 10:04 AM



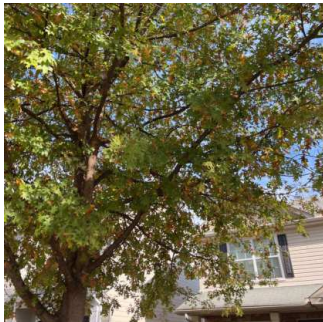


Demo screen door 2  
11/14/2022 10:04 AM

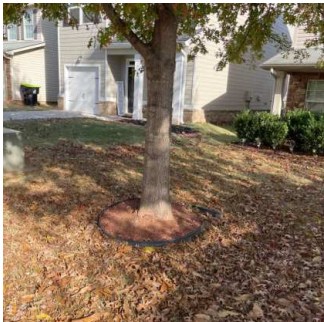
## Landscaping

Items	Values	Notes	Estimated Cost
Landscape Package [02900]	Condition: Replace		\$375.00
Tree Trimming [02900]	Condition: Good		
Deck [06300]	Condition: NA		
Fence [02950]	Condition: NA		
Shed [02950]	Condition: NA		
Flat work (concrete)	Condition: Good		\$0.00
Landscaping Total:			\$375.00

## Photos



Tree Trimming [02900] (1/2)  
11/14/2022 10:01 AM



Tree Trimming [02900] (2/2)  
11/14/2022 10:01 AM



Flat work (concrete) (1/5)  
11/14/2022 10:02 AM



Flat work (concrete) (2/5)  
11/14/2022 10:02 AM

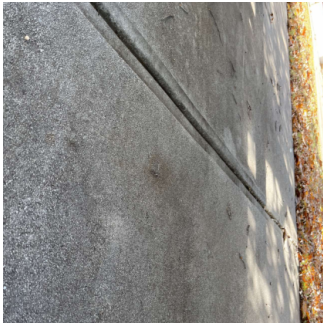




Flat work (concrete) (3/5)  
11/14/2022 10:02 AM



Flat work (concrete) (4/5)  
11/14/2022 10:02 AM

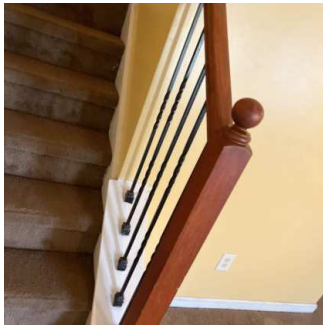


Flat work (concrete) (5/5)  
11/14/2022 10:02 AM

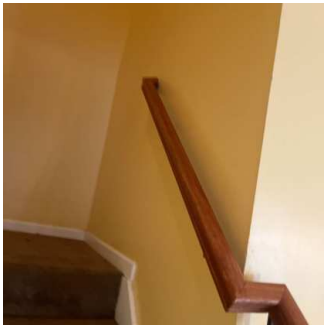
# Interior: Paint

Items	Values	Notes	Estimated Cost
Total Paint (Walls, ceilings, doors and trim)	Pressure Wash: Yes		\$3000.00
Drywall Repair [09700]	Status: Yes	Whole house drywall repairs and touch up , needed before painting	\$400.00
Paint stairs railings	Status: No	KI - DO NOT PAINT oak wood handrails baluster or metal balusters. Only paint white trim with interior paint.	
Primer	Status: Yes		\$1524.00
Interior: Paint Total:			\$4924.00

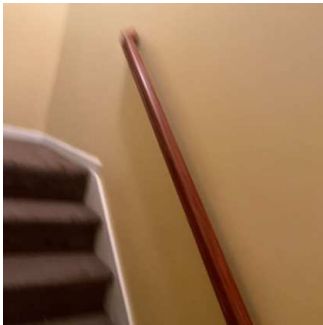
# Photos



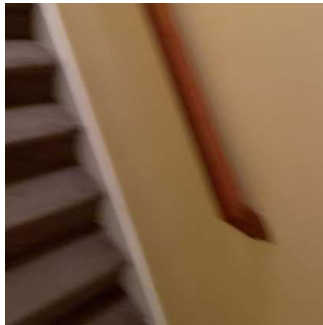
Paint stairs railings (1/6)  
11/14/2022 10:31 AM



Paint stairs railings (2/6)  
11/14/2022 10:31 AM



Paint stairs railings (3/6)  
11/14/2022 10:31 AM



Paint stairs railings (4/6)  
11/14/2022 10:32 AM



Paint stairs railings (5/6)  
11/14/2022 10:32 AM



Paint stairs railings (6/6)  
11/14/2022 10:32 AM

## Interior: Flooring

Items	Values	Notes	Estimated Cost
Vinyl Plank [09600]	Condition: Replace	<p>KI - CONTINGENCY ONLY. Install Interlocking LVP flooring. Price includes quarter round, toilet pull, removal of any existing flooring. Approx. 1200sqft (bed 1 and 2 excluded) \$5100</p> <p>KI - Interior Staircase - Remove any existing carpet, tack strips, and nails if present. Trim or cut existing nosing to fit new LVP tread. Install new LVP treads on stairs. Paint risers and stringers white. \$1200</p> <p>GC Notes: Replace flooring in baths , hallways , and main rooms , living room, laundry room , dining room, bed 3</p>	\$6300.00
Carpet [09625]	Condition: NA	KI - STOP SCOPING CARPET PLEASE.	
Tile [09300]	Condition: NA		
Transitions	Condition: NA		
Carpet stairs	Condition: NA		
Quarter round	Condition: NA	Replace with flooring	
Floor demo/ floor prep	Condition: NA	Floor prep for flooring	
Interior: Flooring Total:			\$6300.00

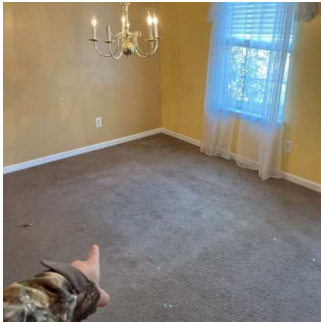
Photos



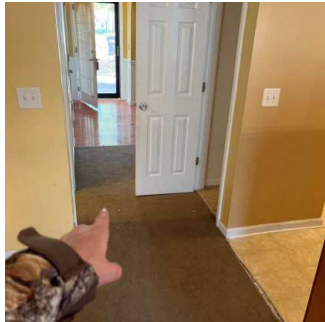
Vinyl Plank [09600] (1/11)  
11/14/2022 10:08 AM



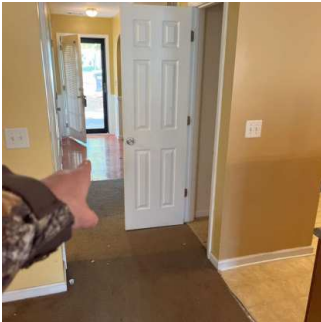
Vinyl Plank [09600] (2/11)  
11/14/2022 10:08 AM



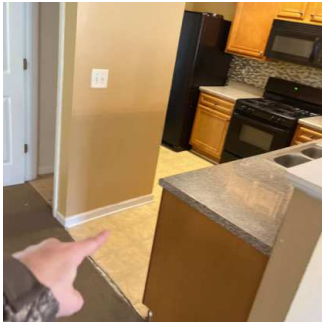
Vinyl Plank [09600] (3/11)  
11/14/2022 10:08 AM



Vinyl Plank [09600] (4/11)  
11/14/2022 10:08 AM



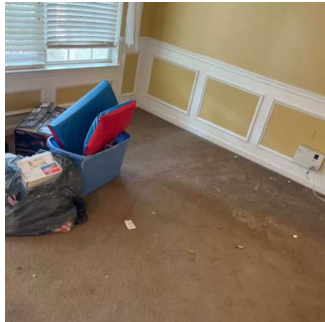
Vinyl Plank [09600] (5/11)  
11/14/2022 10:08 AM



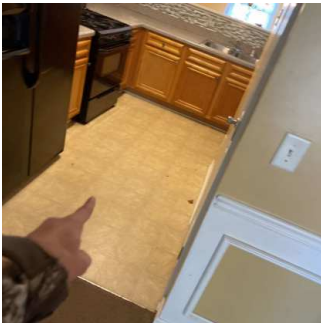
Vinyl Plank [09600] (6/11)  
11/14/2022 10:08 AM



Vinyl Plank [09600] (7/11)  
11/14/2022 10:08 AM



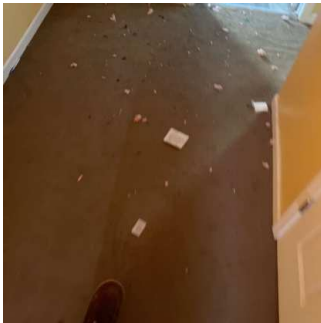
Vinyl Plank [09600] (8/11)  
11/14/2022 10:09 AM



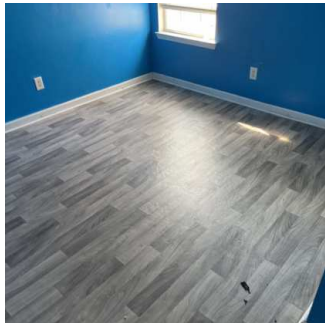
Vinyl Plank [09600] (9/11)  
11/14/2022 10:09 AM



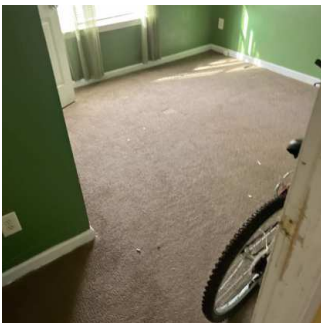
Vinyl Plank [09600] (10/11)  
11/14/2022 10:09 AM



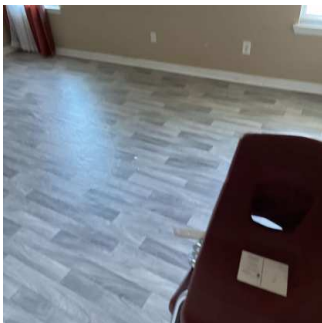
Vinyl Plank [09600] (11/11)  
11/14/2022 10:09 AM



Carpet [09625] (1/3)  
11/14/2022 10:09 AM



Carpet [09625] (2/3)  
11/14/2022 10:09 AM



Carpet [09625] (3/3)  
11/14/2022 10:09 AM



# Interior: Miscellaneous

Items	Values	Notes	Estimated Cost
Completion Package [15300]	Status: Yes	KI - Install door stops on all doors, cut interior cable wires, and provide cover plates. Caulk and seal all wet areas, install batteries, light bulbs, 3 air fresheners. Install one new HVAC filter and leave one on site	\$250.00
Sales Clean [18100]	Status: Yes		\$350.00
Pest Control [10290]	Status: Yes		\$150.00
Snake Drains [15400]	Status: Yes	KI - removed from scope. This is not necessary on every scope if the GC is testing the sinks during inspection.	\$0.00
Trash Out [18100]	Status: Yes		\$450.00
Windows [08500]	Condition: Repair	Whole House window Service - Open and close all windows , some windows open slower than others , grease windows /springs	\$175.00
Mold [13280]	Status: No		
Smokes [13850]	Status: Yes	In all hallways bedrooms and main rooms	\$300.00
Fireplace Gas	Status: Yes	Start and key leave on fire place	\$75.00
Ozone treatment	Status: Yes	CONTINGENCY ONLY. PM to validate if this is necessary. No description or feedback provided as to why this is needed.	\$150.00
Interior: Miscellaneous Total:			\$1900.00

# Kitchen

Items	Values	Notes	Estimated Cost
Room Measurements		12x10	
Tile [09300]	Condition: NA		
Plank [09600]	Condition: Replace		\$0.00
Walls [09700]	Condition: Repair	KI - price correction from \$500 to \$100. Demo peel and stick Kitchen Backsplash and repair drywall to paint condition. Excessive pricing.  GC Notes: Take down and replace , 20 ft , back splash peeling off	\$100.00
Ceiling [09700]	Condition: Good		
Switches / Outlets [16050]	Condition: Replace		\$100.00

Items	Values	Notes	Estimated Cost
GFCI [16050]	Condition: Replace		\$100.00
Light	Condition: Replace	Update 4ft light - LED	\$150.00
Windows [08500]	Condition: NA		
Blinds [08560]	Condition: NA		
Door(s) [08175]	Condition: Good		
Door Hardware [08750]	Condition: Good		
Sink [15400]	Condition: Good		
Faucet [15400]	Condition: Replace		\$195.00
Plumbing [15400]	Condition: Replace	KI - remove disposal, update plumbing	\$0.00
Cabinets [17100]	Condition: Repair	KI - Paint existing Kitchen cabinets white semi-gloss, inside and outside all sides and surfaces. All hinges and hardware to be removed and reinstalled, not painted over.  GC Notes: Paint cabinets	\$675.00
Countertops [17125]	Condition: Repair	Fresh caulk needed on joints	\$0.00
Stove / Range [11465]	Condition: Replace	If replacement, add color of appliance priced.	\$850.00
Microwave [11465]	Condition: Replace	If replacement, add color of appliance priced.	\$300.00
Vent Hood [11465]	Condition: NA		
Refrigerator [11465]	Condition: Replace	Replace, damaged	\$1100.00
Dishwasher [11465]	Condition: Replace	KI - replace, added to scope. PM to validate.	\$450.00
Garbage Disposal [11465]	Condition: Remove	KI - remove disposal, update plumbing, added to scope	\$100.00
Kitchen sink floor replace	Condition: Replace	KI - Remove and replace damaged cabinet bottom. price corrected.	\$150.00
Knobs replace	Condition: Replace		\$115.00
<b>Kitchen Total:</b>			<b>\$4385.00</b>

## Photos



Room Measurements (1/14)  
11/14/2022 10:20 AM



Room Measurements (2/14)  
11/14/2022 10:20 AM



Room Measurements (3/14)  
11/14/2022 10:20 AM



Room Measurements (4/14)  
11/14/2022 10:20 AM



Room Measurements (5/14)  
11/14/2022 10:20 AM



Room Measurements (6/14)  
11/14/2022 10:20 AM



Room Measurements (7/14)  
11/14/2022 10:20 AM



Room Measurements (8/14)  
11/14/2022 10:20 AM



Room Measurements (9/14)  
11/14/2022 10:20 AM



Room Measurements (10/14)  
11/14/2022 10:20 AM



Room Measurements (11/14)  
11/14/2022 10:20 AM



Room Measurements (12/14)  
11/14/2022 10:20 AM



Room Measurements (13/14)  
11/14/2022 10:21 AM



Room Measurements (14/14)  
11/14/2022 10:21 AM



Plank [09600] (1/2)  
11/14/2022 10:21 AM



Plank [09600] (2/2)  
11/14/2022 10:21 AM





Ceiling [09700] (1/2)  
11/14/2022 10:22 AM



Ceiling [09700] (2/2)  
11/14/2022 10:22 AM



Switches / Outlets [16050] (1/7)  
11/14/2022 10:22 AM



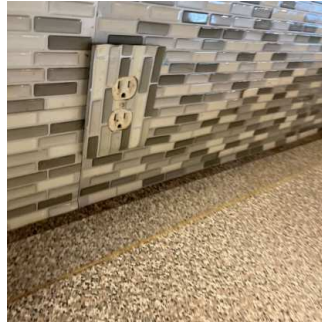
Switches / Outlets [16050] (2/7)  
11/14/2022 10:22 AM



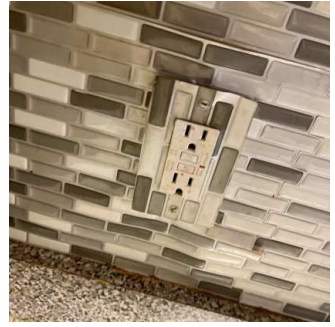
Switches / Outlets [16050] (3/7)  
11/14/2022 10:22 AM



Switches / Outlets [16050] (4/7)  
11/14/2022 10:22 AM



Switches / Outlets [16050] (5/7)  
11/14/2022 10:22 AM



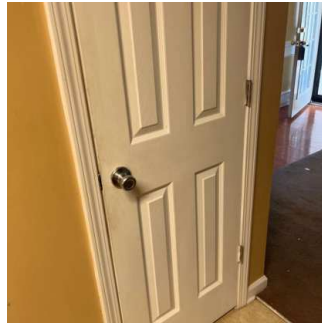
Switches / Outlets [16050] (6/7)  
11/14/2022 10:22 AM



Switches / Outlets [16050] (7/7)  
11/14/2022 10:22 AM



Light  
11/14/2022 10:23 AM



Door(s) [08175]  
11/14/2022 10:23 AM



Door Hardware [08750]  
11/14/2022 10:23 AM



Sink [15400] (1/2)  
11/14/2022 10:23 AM



Sink [15400] (2/2)  
11/14/2022 10:23 AM



Faucet [15400] (1/2)  
11/14/2022 10:23 AM



Faucet [15400] (2/2)  
11/14/2022 10:23 AM



Countertops [17125] (1/5)  
11/14/2022 10:24 AM



Countertops [17125] (2/5)  
11/14/2022 10:24 AM



Countertops [17125] (3/5)  
11/14/2022 10:24 AM



Countertops [17125] (4/5)  
11/14/2022 10:24 AM





Countertops [17125] (5/5)  
11/14/2022 10:24 AM



Stove / Range [11465] (1/3)  
11/14/2022 10:24 AM



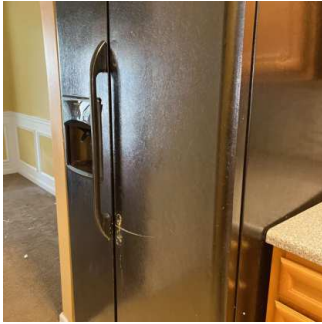
Stove / Range [11465] (2/3)  
11/14/2022 10:24 AM



Stove / Range [11465] (3/3)  
11/14/2022 10:24 AM



Microwave [11465]  
11/14/2022 10:24 AM



Refrigerator [11465] (1/5)  
11/14/2022 10:25 AM



Refrigerator [11465] (2/5)  
11/14/2022 10:25 AM



Refrigerator [11465] (3/5)  
11/14/2022 10:25 AM



Refrigerator [11465] (4/5)  
11/14/2022 10:25 AM



Refrigerator [11465] (5/5)  
11/14/2022 10:25 AM



Kitchen sink floor replace (1/3)  
11/14/2022 10:25 AM



Kitchen sink floor replace (2/3)  
11/14/2022 10:25 AM



Kitchen sink floor replace (3/3)  
11/14/2022 10:25 AM

# Living Room

Items	Values	Notes	Estimated Cost
Room Measurements		26x15	

Items	Values	Notes	Estimated Cost
Plank [09300]	Condition: Replace		\$0.00
Carpet [09625]	Condition: NA		
Walls [09700]	Condition: Good		
Switches / Outlets [16050]	Condition: Replace	Update and replace	\$150.00
Windows [08500]	Condition: Good		
Blinds [08560]	Condition: Replace		\$150.00
Light / Fan [16500]	Condition: Replace		\$200.00
Door(s) [08175]	Condition: Good		
Door Hardware [08750]	Condition: Replace	Update	\$75.00
Fireplace [10300]	Condition: Repair	Check and start	\$0.00
<b>Living Room Total:</b>			<b>\$575.00</b>

## Photos



Room Measurements (1/15)  
11/14/2022 10:26 AM



Room Measurements (2/15)  
11/14/2022 10:26 AM



Room Measurements (3/15)  
11/14/2022 10:26 AM



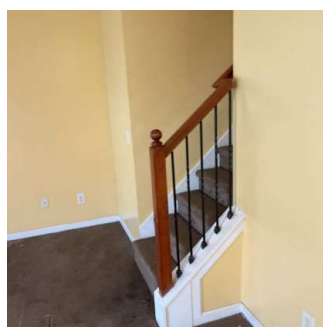
Room Measurements (4/15)  
11/14/2022 10:26 AM



Room Measurements (5/15)  
11/14/2022 10:26 AM



Room Measurements (6/15)  
11/14/2022 10:26 AM



Room Measurements (7/15)  
11/14/2022 10:26 AM



Room Measurements (8/15)  
11/14/2022 10:26 AM





Room Measurements (9/15)  
11/14/2022 10:26 AM



Room Measurements (10/15)  
11/14/2022 10:26 AM



Room Measurements (11/15)  
11/14/2022 10:26 AM



Room Measurements (12/15)  
11/14/2022 10:26 AM



Room Measurements (13/15)  
11/14/2022 10:26 AM



Room Measurements (14/15)  
11/14/2022 10:26 AM



Room Measurements (15/15)  
11/14/2022 10:26 AM



Plank [09300] (1/3)  
11/14/2022 10:28 AM



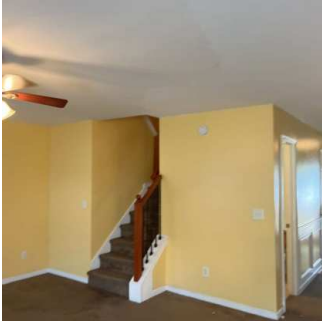
Plank [09300] (2/3)  
11/14/2022 10:28 AM



Plank [09300] (3/3)  
11/14/2022 10:28 AM



Walls [09700] (1/5)  
11/14/2022 10:28 AM



Walls [09700] (2/5)  
11/14/2022 10:28 AM



Walls [09700] (3/5)  
11/14/2022 10:28 AM



Walls [09700] (4/5)  
11/14/2022 10:28 AM



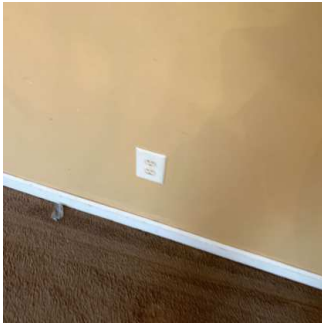
Walls [09700] (5/5)  
11/14/2022 10:28 AM



Switches / Outlets [16050] (1/11)  
11/14/2022 10:28 AM



Switches / Outlets [16050] (2/11)  
11/14/2022 10:28 AM



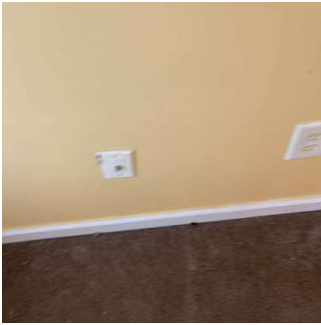
Switches / Outlets [16050] (3/11)  
11/14/2022 10:28 AM



Switches / Outlets [16050] (4/11)  
11/14/2022 10:28 AM



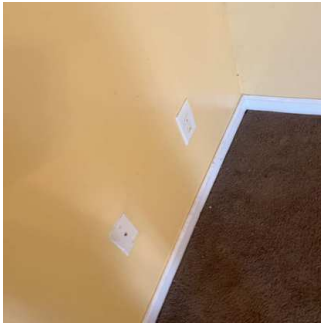
Switches / Outlets [16050] (5/11)  
11/14/2022 10:29 AM



Switches / Outlets [16050] (6/11)  
11/14/2022 10:29 AM



Switches / Outlets [16050] (7/11)  
11/14/2022 10:29 AM



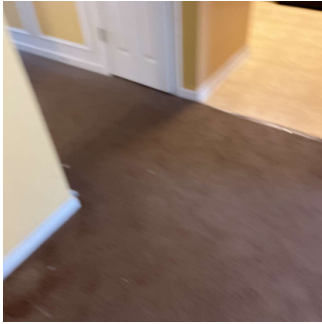
Switches / Outlets [16050] (8/11)  
11/14/2022 10:29 AM



Switches / Outlets [16050] (9/11)  
11/14/2022 10:29 AM



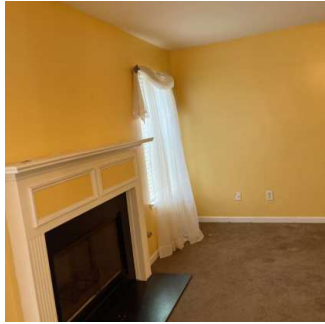
Switches / Outlets [16050] (10/11)  
11/14/2022 10:29 AM



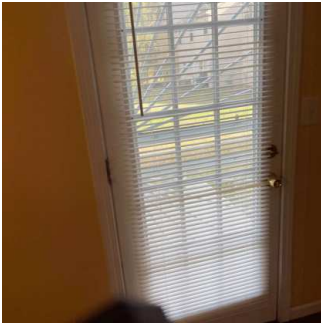
Switches / Outlets [16050] (11/11)  
11/14/2022 10:29 AM



Windows [08500] (1/2)  
11/14/2022 10:29 AM



Windows [08500] (2/2)  
11/14/2022 10:29 AM



Blinds [08560] (1/3)  
11/14/2022 10:29 AM



Blinds [08560] (2/3)  
11/14/2022 10:29 AM



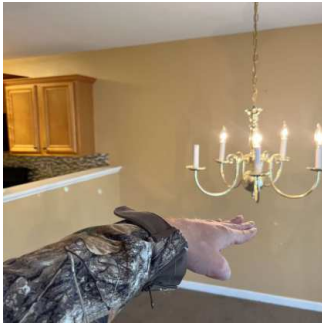
Blinds [08560] (3/3)  
11/14/2022 10:29 AM



Light / Fan [16500] (1/3)  
11/14/2022 10:29 AM



Light / Fan [16500] (2/3)  
11/14/2022 10:30 AM



Light / Fan [16500] (3/3)  
11/14/2022 10:30 AM



Door(s) [08175]  
11/14/2022 10:29 AM



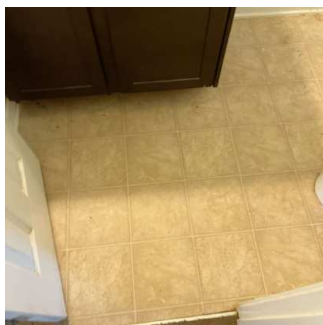
Door Hardware [08750]  
11/14/2022 10:29 AM

# Half Bathroom

Items	Values	Notes	Estimated Cost
Room Measurements		8x5	

Items	Values	Notes	Estimated Cost
Plank [09300]	Condition: Replace		\$0.00
Walls [09700]	Condition: Good		
Switches / Outlets [16050]	Condition: Replace		\$80.00
Windows [08500]	Condition: NA		
Blinds [08560]	Condition: NA		
Light / Fan [16500]	Condition: Good		
Door(s) [08175]	Condition: Good		
Door Hardware [08750]	Condition: Good		
Sink [15400]	Condition: Good		
Faucet [15400]	Condition: Good		
Toilet [15400]	Condition: Replace	Replace	\$250.00
Countertops [17175]	Condition: Good		
Cabinets [17200]	Condition: Good		
Plumbing [15400]	Condition: Replace	Update flex plumbing , replace flex plumbing	\$75.00
Accessories	Condition: Replace	3 piece bath set	\$75.00
Mirror	Condition: Replace	Update	\$100.00
<b>Half Bathroom Total:</b>			<b>\$580.00</b>

## Photos



Room Measurements (1/13)  
11/14/2022 10:16 AM



Room Measurements (2/13)  
11/14/2022 10:16 AM



Room Measurements (3/13)  
11/14/2022 10:16 AM



Room Measurements (4/13)  
11/14/2022 10:16 AM





Room Measurements (5/13)  
11/14/2022 10:16 AM



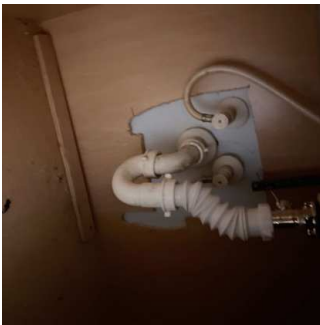
Room Measurements (6/13)  
11/14/2022 10:16 AM



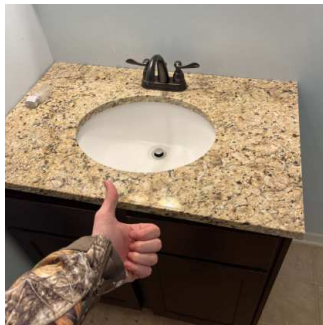
Room Measurements (7/13)  
11/14/2022 10:16 AM



Room Measurements (8/13)  
11/14/2022 10:16 AM



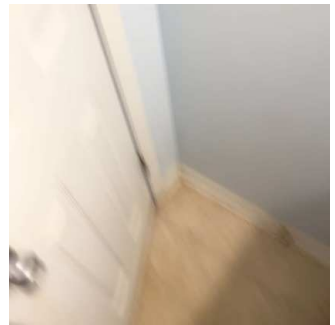
Room Measurements (9/13)  
11/14/2022 10:16 AM



Room Measurements (10/13)  
11/14/2022 10:16 AM



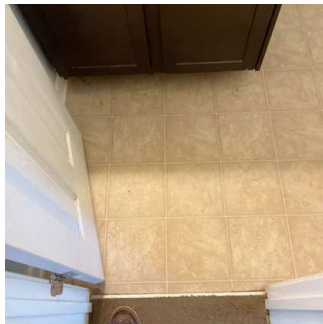
Room Measurements (11/13)  
11/14/2022 10:16 AM



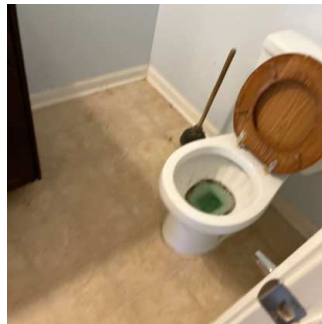
Room Measurements (12/13)  
11/14/2022 10:16 AM



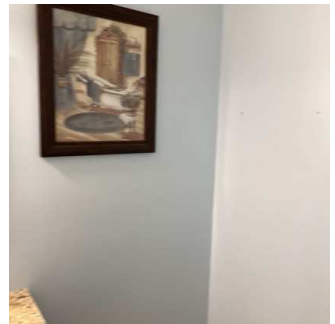
Room Measurements (13/13)  
11/14/2022 10:17 AM



Plank [09300] (1/2)  
11/14/2022 10:18 AM



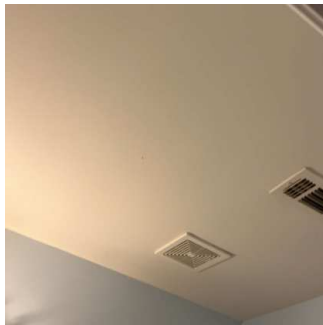
Plank [09300] (2/2)  
11/14/2022 10:18 AM



Walls [09700] (1/3)  
11/14/2022 10:18 AM



Walls [09700] (2/3)  
11/14/2022 10:18 AM



Walls [09700] (3/3)  
11/14/2022 10:18 AM



Switches / Outlets [16050] (1/2)  
11/14/2022 10:18 AM



Switches / Outlets [16050] (2/2)  
11/14/2022 10:18 AM



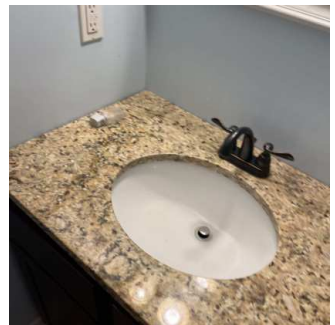
Light / Fan [16500] (1/2)  
11/14/2022 10:18 AM



Light / Fan [16500] (2/2)  
11/14/2022 10:18 AM



Door(s) [08175]  
11/14/2022 10:18 AM



Sink [15400] (1/2)  
11/14/2022 10:18 AM



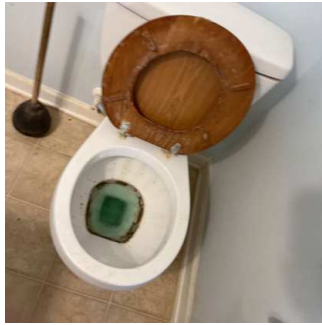
Sink [15400] (2/2)  
11/14/2022 10:18 AM



Faucet [15400] (1/2)  
11/14/2022 10:18 AM



Faucet [15400] (2/2)  
11/14/2022 10:18 AM



Toilet [15400]  
11/14/2022 10:19 AM



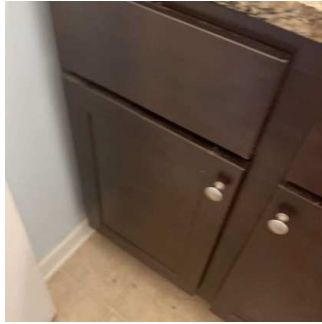
Countertops [17175] (1/3)  
11/14/2022 10:19 AM



Countertops [17175] (2/3)  
11/14/2022 10:19 AM



Countertops [17175] (3/3)  
11/14/2022 10:19 AM



Cabinets [17200] (1/5)  
11/14/2022 10:19 AM



Cabinets [17200] (2/5)  
11/14/2022 10:19 AM



Cabinets [17200] (3/5)  
11/14/2022 10:19 AM



Cabinets [17200] (4/5)  
11/14/2022 10:19 AM



Cabinets [17200] (5/5)  
11/14/2022 10:19 AM

# Dining Room

Items	Values	Notes	Estimated Cost
Room Measurements		11x10	
Walls [09700]	Condition: Repair	repair	\$0.00
Switches / Outlets [16050]	Condition: Replace		\$55.00
Windows [08500]	Condition: Good		
Blinds [08560]	Condition: Replace		\$100.00
Light / Fan [16500]	Condition: Replace	Damaged replace	\$150.00
Door(s) [08175]	Condition: NA		
Door Hardware [08750]	Condition: NA		



Dining Room Total:

\$305.00

## Photos



Room Measurements (1/13)  
11/14/2022 10:11 AM



Room Measurements (2/13)  
11/14/2022 10:11 AM



Room Measurements (3/13)  
11/14/2022 10:11 AM



Room Measurements (4/13)  
11/14/2022 10:11 AM



Room Measurements (5/13)  
11/14/2022 10:11 AM



Room Measurements (6/13)  
11/14/2022 10:11 AM



Room Measurements (7/13)  
11/14/2022 10:11 AM



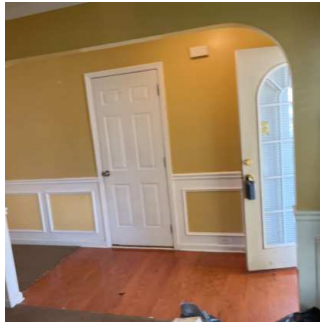
Room Measurements (8/13)  
11/14/2022 10:12 AM



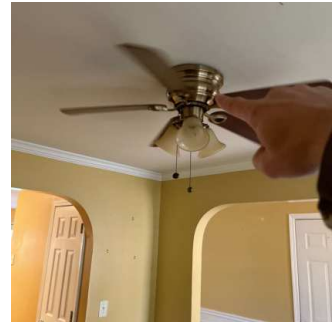
Room Measurements (9/13)  
11/14/2022 10:12 AM



Room Measurements (10/13)  
11/14/2022 10:12 AM



Room Measurements (11/13)  
11/14/2022 10:12 AM



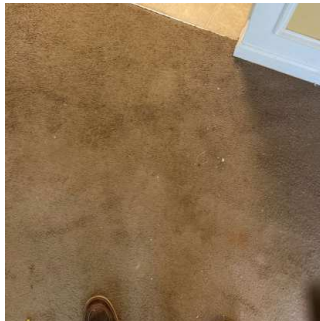
Room Measurements (12/13)  
11/14/2022 10:12 AM



Room Measurements (13/13)  
11/14/2022 10:12 AM



Plank [09300] (1/2)  
11/14/2022 10:12 AM



Plank [09300] (2/2)  
11/14/2022 10:12 AM



Walls [09700] (1/2)  
11/14/2022 10:12 AM





Walls [09700] (2/2)  
11/14/2022 10:12 AM



Switches / Outlets [16050] (1/5)  
11/14/2022 10:12 AM



Switches / Outlets [16050] (2/5)  
11/14/2022 10:12 AM



Switches / Outlets [16050] (3/5)  
11/14/2022 10:12 AM



Switches / Outlets [16050] (4/5)  
11/14/2022 10:13 AM



Switches / Outlets [16050] (5/5)  
11/14/2022 10:13 AM



Windows [08500] (1/3)  
11/14/2022 10:13 AM



Windows [08500] (2/3)  
11/14/2022 10:13 AM



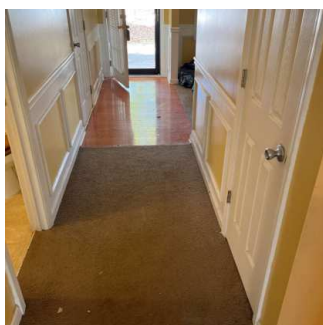
Windows [08500] (3/3)  
11/14/2022 10:13 AM

# Hallway

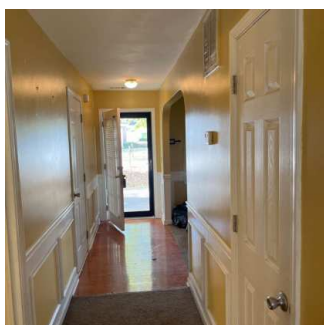
Items	Values	Notes	Estimated Cost
Room Measurements		17x5	
Walls [09700]	Condition: Good		
Switches / Outlets [16050]	Condition: Replace		\$50.00
Windows [08500]	Condition: NA		
Blinds [08560]	Condition: NA		
Light / Fan [16500]	Condition: NA		
Surface Mounted Light	Condition: Replace		\$50.00

Items	Values	Notes	Estimated Cost
Door Hardware [08750]	Condition: Replace	Update	\$75.00
Smoke / CO Detector [13850]	Condition: Replace		\$55.00
Demo alarm	Condition: Replace	KI - item pictured is a thermostat. removed from budget.	\$0.00
<b>Hallway Total:</b>			<b>\$230.00</b>

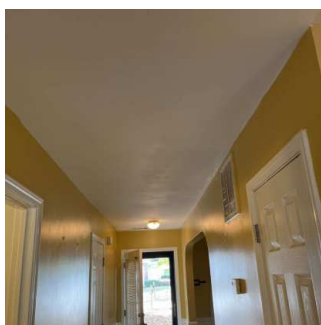
## Photos



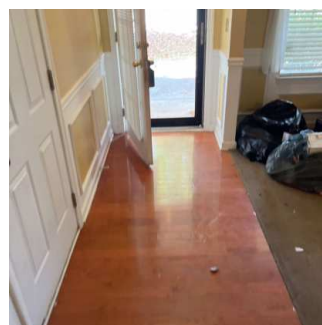
Room Measurements (1/14)  
11/14/2022 10:13 AM



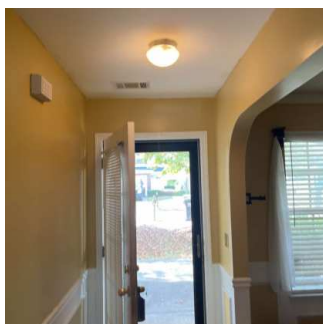
Room Measurements (2/14)  
11/14/2022 10:13 AM



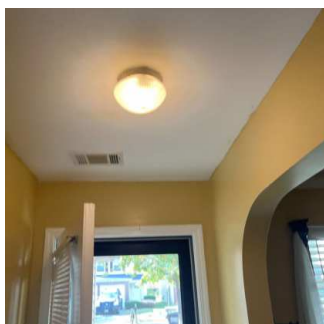
Room Measurements (3/14)  
11/14/2022 10:13 AM



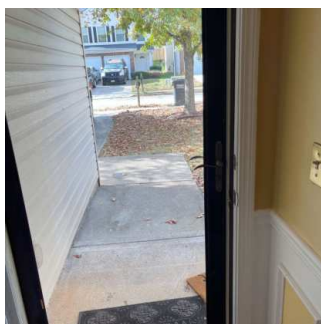
Room Measurements (4/14)  
11/14/2022 10:13 AM



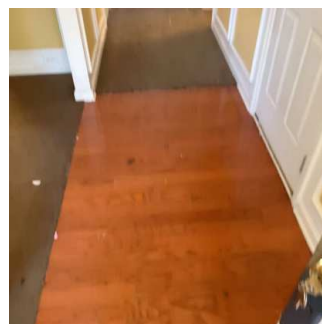
Room Measurements (5/14)  
11/14/2022 10:13 AM



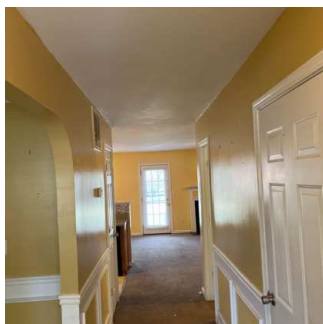
Room Measurements (6/14)  
11/14/2022 10:13 AM



Room Measurements (7/14)  
11/14/2022 10:13 AM



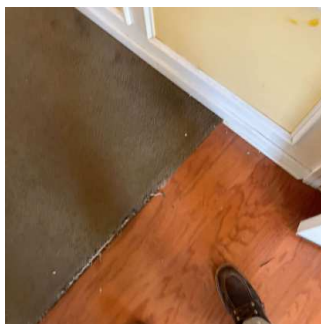
Room Measurements (8/14)  
11/14/2022 10:13 AM



Room Measurements (9/14)  
11/14/2022 10:13 AM



Room Measurements (10/14)  
11/14/2022 10:13 AM

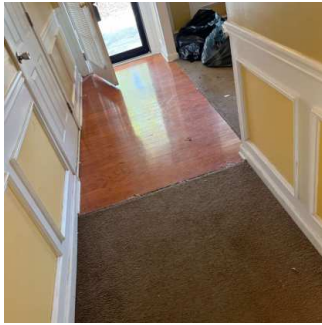


Room Measurements (11/14)  
11/14/2022 10:13 AM



Room Measurements (12/14)  
11/14/2022 10:13 AM





Room Measurements (13/14)  
11/14/2022 10:14 AM



Room Measurements (14/14)  
11/14/2022 10:14 AM



Plank [09300] (1/2)  
11/14/2022 10:14 AM



Plank [09300] (2/2)  
11/14/2022 10:14 AM



Switches / Outlets [16050] (1/2)  
11/14/2022 10:14 AM



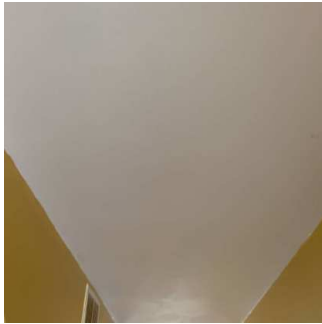
Switches / Outlets [16050] (2/2)  
11/14/2022 10:14 AM



Surface Mounted Light  
11/14/2022 10:14 AM



Door Hardware [08750]  
11/14/2022 10:15 AM



Smoke / CO Detector [13850]  
11/14/2022 10:15 AM



Demo alarm  
11/14/2022 10:16 AM

# Master Bedroom

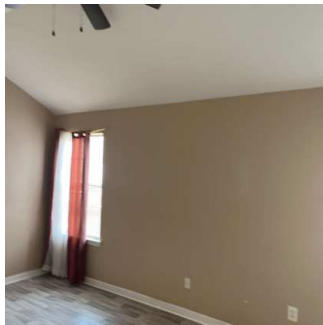
Items	Values	Notes	Estimated Cost
Room Measurements		17x11	
Plank [09300]	Condition: Replace	keep plank as-is	\$0.00
Carpet [09625]	Condition: NA		
Walls [09700]	Condition: Good		
Switches / Outlets [16050]	Condition: Replace		\$75.00
Windows [08500]	Condition: Repair	Lube windows in this room	\$0.00
Blinds [08560]	Condition: Replace		\$100.00
Surface Mounted Light	Condition: NA		

Items	Values	Notes	Estimated Cost
Light / Fan [16500]	Condition: Replace		\$150.00
Smoke / CO Detector [13850]	Condition: NA		
Door(s) [08175]	Condition: Good		
Door Hardware [08750]	Condition: Replace		\$35.00
Closet / Door [10900]	Condition: Good	Update	
Closet Shelving / Rod [10900]	Condition: Good		
<b>Master Bedroom Total:</b>			<b>\$360.00</b>

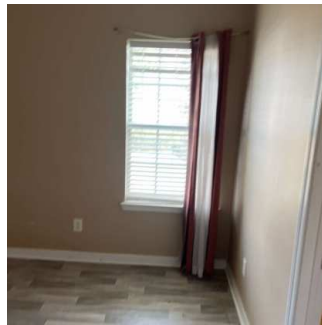
## Photos



Room Measurements (1/15)  
11/14/2022 10:46 AM



Room Measurements (2/15)  
11/14/2022 10:46 AM



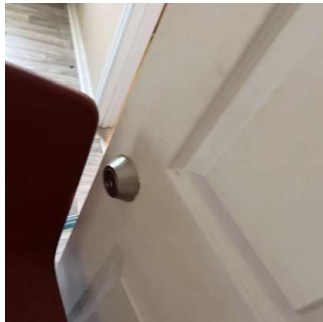
Room Measurements (3/15)  
11/14/2022 10:46 AM



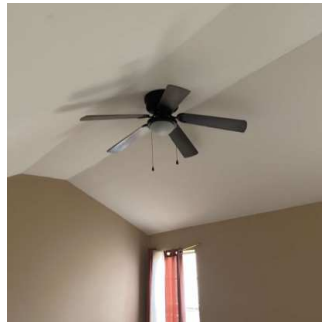
Room Measurements (4/15)  
11/14/2022 10:46 AM



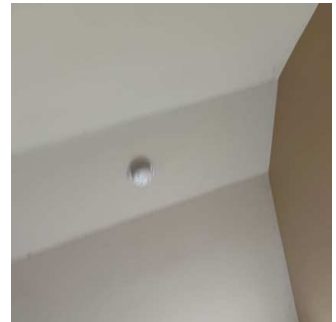
Room Measurements (5/15)  
11/14/2022 10:46 AM



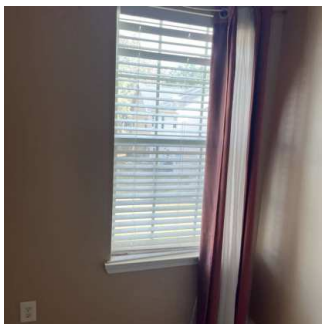
Room Measurements (6/15)  
11/14/2022 10:46 AM



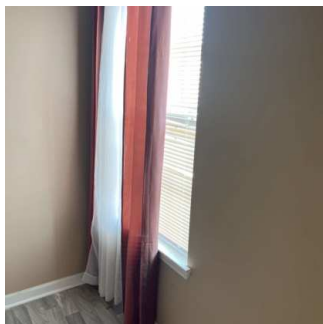
Room Measurements (7/15)  
11/14/2022 10:46 AM



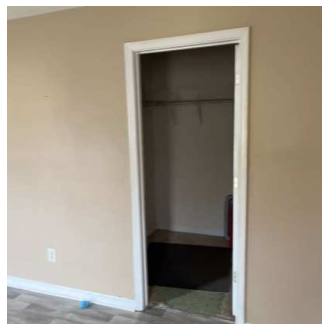
Room Measurements (8/15)  
11/14/2022 10:46 AM



Room Measurements (9/15)  
11/14/2022 10:46 AM



Room Measurements (10/15)  
11/14/2022 10:46 AM



Room Measurements (11/15)  
11/14/2022 10:46 AM



Room Measurements (12/15)  
11/14/2022 10:46 AM

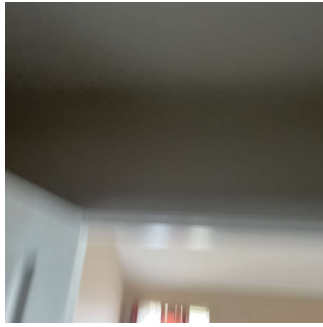




Room Measurements (13/15)  
11/14/2022 10:46 AM



Room Measurements (14/15)  
11/14/2022 10:46 AM



Room Measurements (15/15)  
11/14/2022 10:46 AM



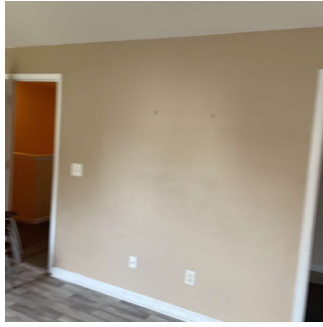
Plank [09300] (1/3)  
11/14/2022 10:47 AM



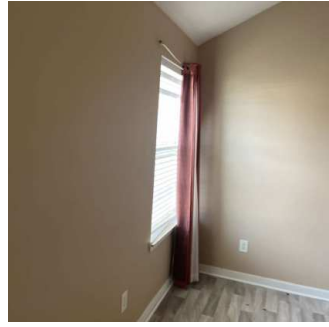
Plank [09300] (2/3)  
11/14/2022 10:47 AM



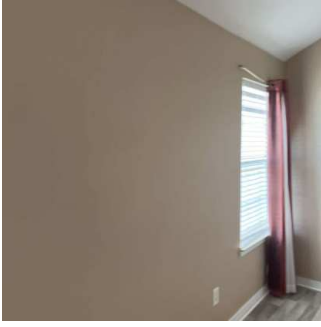
Plank [09300] (3/3)  
11/14/2022 10:47 AM



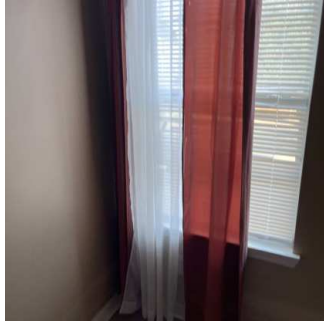
Walls [09700] (1/4)  
11/14/2022 10:47 AM



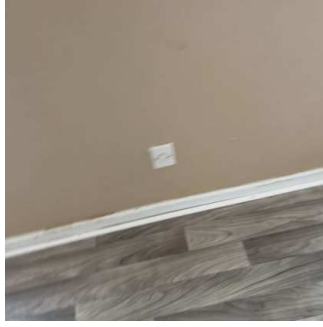
Walls [09700] (2/4)  
11/14/2022 10:47 AM



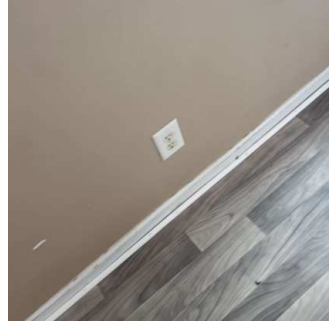
Walls [09700] (3/4)  
11/14/2022 10:47 AM



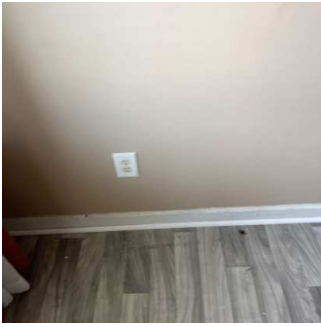
Walls [09700] (4/4)  
11/14/2022 10:47 AM



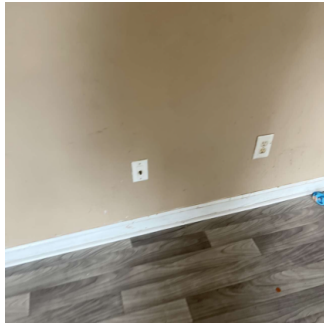
Switches / Outlets [16050] (1/7)  
11/14/2022 10:47 AM



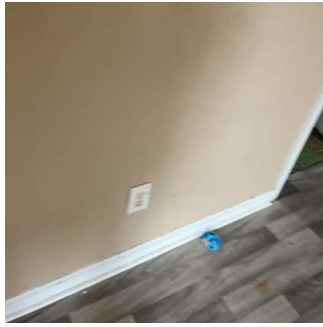
Switches / Outlets [16050] (2/7)  
11/14/2022 10:47 AM



Switches / Outlets [16050] (3/7)  
11/14/2022 10:47 AM



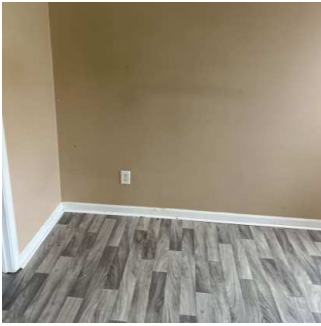
Switches / Outlets [16050] (4/7)  
11/14/2022 10:47 AM



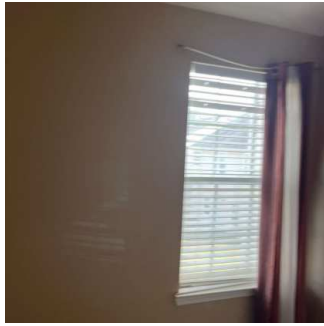
Switches / Outlets [16050] (5/7)  
11/14/2022 10:47 AM



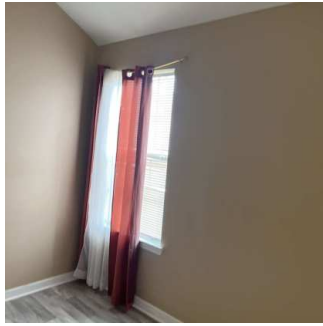
Switches / Outlets [16050] (6/7)  
11/14/2022 10:47 AM



Switches / Outlets [16050] (7/7)  
11/14/2022 10:47 AM



Blinds [08560] (1/2)  
11/14/2022 10:47 AM



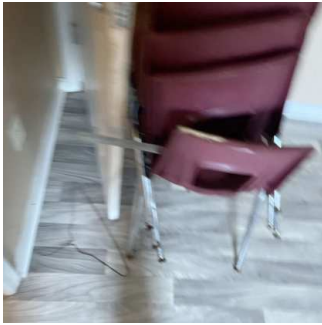
Blinds [08560] (2/2)  
11/14/2022 10:47 AM



Light / Fan [16500]  
11/14/2022 10:48 AM



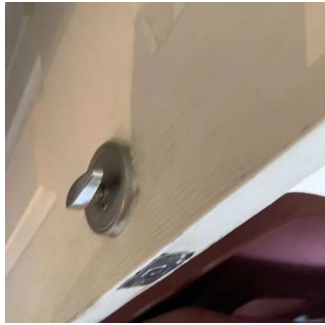
Door(s) [08175] (1/3)  
11/14/2022 10:48 AM



Door(s) [08175] (2/3)  
11/14/2022 10:48 AM



Door(s) [08175] (3/3)  
11/14/2022 10:48 AM



Door Hardware [08750] (1/2)  
11/14/2022 10:48 AM



Door Hardware [08750] (2/2)  
11/14/2022 10:48 AM

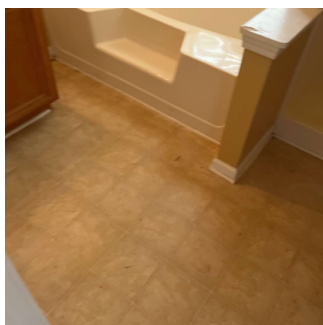
# Master Bathroom

Items	Values	Notes	Estimated Cost
Room Measurements		9x12	
Plank [09300]	Condition: Replace		\$0.00
Walls [09700]	Condition: Good		
Switches / Outlets [16050]	Condition: Replace	Replace / update	\$65.00
GFCI [16050]	Condition: Replace	Update	\$50.00
Blinds [08560]	Condition: Replace		\$50.00
Light / Fan [16500]	Condition: Good		
Door(s) [08175]	Condition: Good		
Door Hardware [08750]	Condition: Good		
Tub / Shower [15400]	Condition: Repair	KI - CONTINGENCY ONLY. PM to validate if glazing is necessary.  GC NOTES: Paint shower, paint tub, two different items in bathroom ,	\$1200.00
Sink [15400]	Condition: Replace	Replace	\$0.00
Faucet [15400]	Condition: Replace	Replace	\$90.00

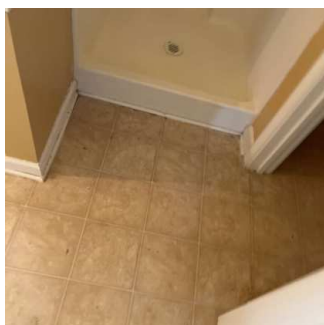


Items	Values	Notes	Estimated Cost
Toilet [15400]	Condition: Replace	Replace	\$250.00
Countertops [17175]	Condition: Replace	Replace with granite	\$0.00
Cabinets [17200]	Condition: Replace	KI - KI - Remove existing and install new single bowl vanity w/Cultured Marble top and sink - 36" White. Includes new stop valves, water lines and connecting water supply and sink drains.  GC Notes: Replace , replace other actions hall , replace this one to match also	\$600.00
Plumbing [15400]	Condition: Repair	Update under sink	\$0.00
Miscellaneous	\$	3 piece bath set	\$75.00
Tub stopper	\$		\$50.00
<b>Master Bathroom Total:</b>			<b>\$2430.00</b>

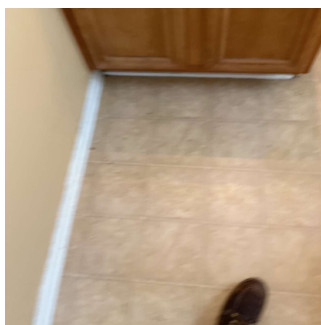
## Photos



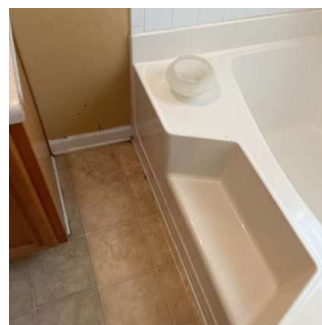
Room Measurements (1/16)  
11/14/2022 10:48 AM



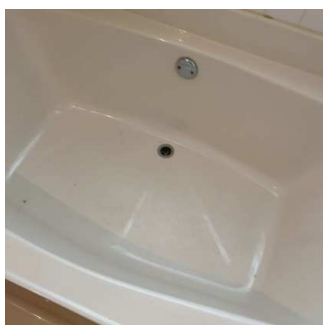
Room Measurements (2/16)  
11/14/2022 10:48 AM



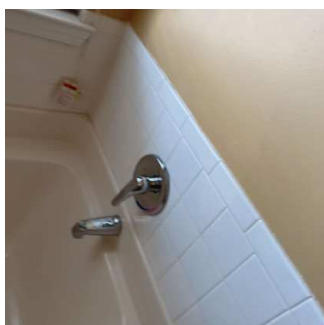
Room Measurements (3/16)  
11/14/2022 10:48 AM



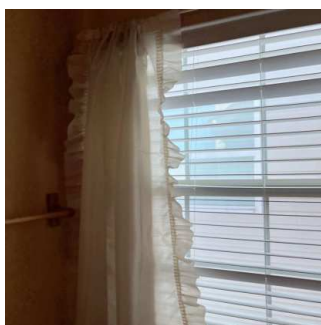
Room Measurements (4/16)  
11/14/2022 10:48 AM



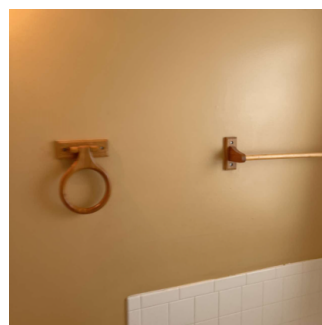
Room Measurements (5/16)  
11/14/2022 10:48 AM



Room Measurements (6/16)  
11/14/2022 10:48 AM



Room Measurements (7/16)  
11/14/2022 10:48 AM



Room Measurements (8/16)  
11/14/2022 10:48 AM



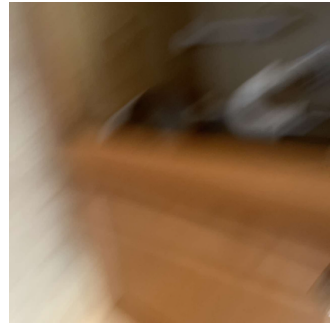
Room Measurements (9/16)  
11/14/2022 10:48 AM



Room Measurements (10/16)  
11/14/2022 10:48 AM



Room Measurements (11/16)  
11/14/2022 10:48 AM



Room Measurements (12/16)  
11/14/2022 10:48 AM



Room Measurements (13/16)  
11/14/2022 10:48 AM



Room Measurements (14/16)  
11/14/2022 10:49 AM



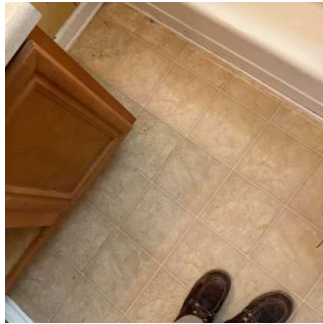
Room Measurements (15/16)  
11/14/2022 10:49 AM



Room Measurements (16/16)  
11/14/2022 10:49 AM



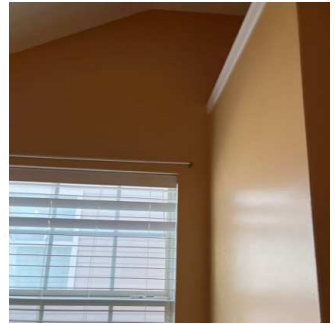
Plank [09300] (1/2)  
11/14/2022 10:49 AM



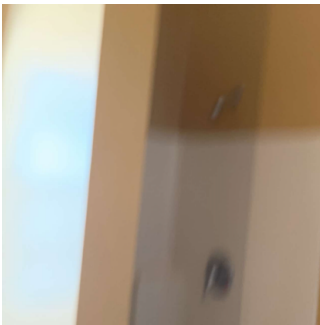
Plank [09300] (2/2)  
11/14/2022 10:49 AM



Walls [09700] (1/3)  
11/14/2022 10:49 AM



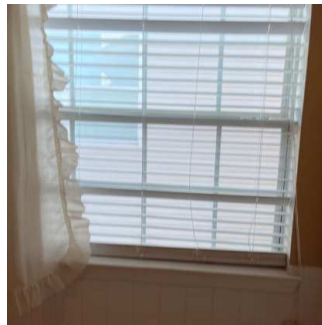
Walls [09700] (2/3)  
11/14/2022 10:49 AM



Walls [09700] (3/3)  
11/14/2022 10:49 AM



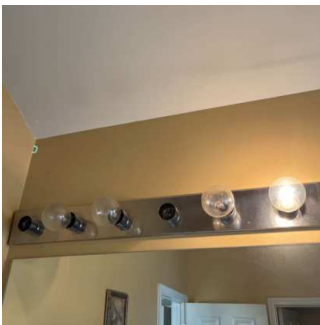
GFCI [16050]  
11/14/2022 10:49 AM



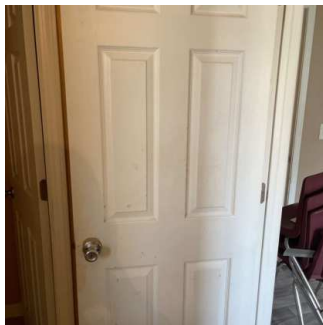
Windows [08500]  
11/14/2022 10:50 AM



Blinds [08560]  
11/14/2022 10:50 AM



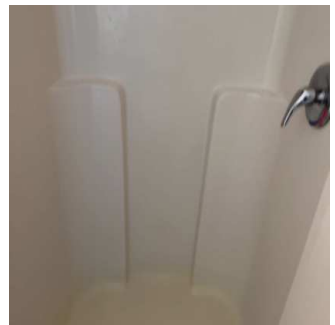
Light / Fan [16500]  
11/14/2022 10:50 AM



Door(s) [08175] (1/2)  
11/14/2022 10:50 AM



Door(s) [08175] (2/2)  
11/14/2022 10:50 AM



Tub / Shower [15400] (1/3)  
11/14/2022 10:50 AM





Tub / Shower [15400] (2/3)  
11/14/2022 10:50 AM



Tub / Shower [15400] (3/3)  
11/14/2022 10:50 AM



Sink [15400] (1/2)  
11/14/2022 10:53 AM



Sink [15400] (2/2)  
11/14/2022 10:53 AM



Faucet [15400]  
11/14/2022 10:53 AM



Countertops [17175] (1/2)  
11/14/2022 10:53 AM



Countertops [17175] (2/2)  
11/14/2022 10:53 AM



Cabinets [17200] (1/4)  
11/14/2022 10:52 AM



Cabinets [17200] (2/4)  
11/14/2022 10:52 AM



Cabinets [17200] (3/4)  
11/14/2022 10:52 AM



Cabinets [17200] (4/4)  
11/14/2022 10:52 AM



Miscellaneous (1/2)  
11/14/2022 10:51 AM



Miscellaneous (2/2)  
11/14/2022 10:51 AM



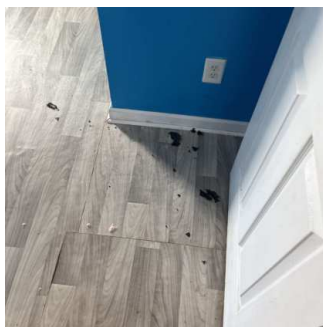
Tub stopper  
11/14/2022 10:51 AM

## Bedroom 2

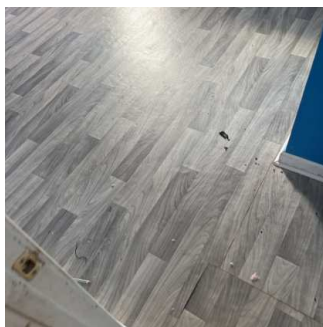
Items	Values	Notes	Estimated Cost
Room Measurements		13x11	

Items	Values	Notes	Estimated Cost
Plank [09300]		keep plank as-is	
Carpet [09625]	Condition: Replace		\$0.00
Walls [09700]	Condition: Repair	Repair hole	\$0.00
Switches / Outlets [16050]	Condition: Replace		\$75.00
Windows [08500]	Condition: Replace	Hard to open might possible be damaged	\$450.00
Blinds [08560]	Condition: Replace		\$50.00
Surface Mounted Light	Condition: Replace		\$50.00
Light / Fan [16500]	Condition: NA		
Smoke / CO Detector [13850]	Condition: NA		
Door(s) [08175]	Condition: Good		
Door Hardware [08750]	Condition: Replace	Replace	\$35.00
Closet Shelving / Rod [10900]	Condition: Good		
<b>Bedroom 2 Total:</b>			<b>\$660.00</b>

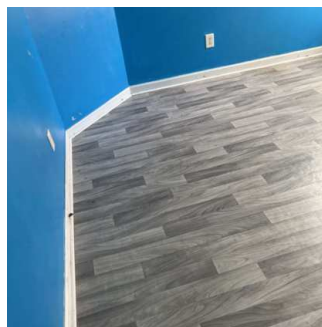
## Photos



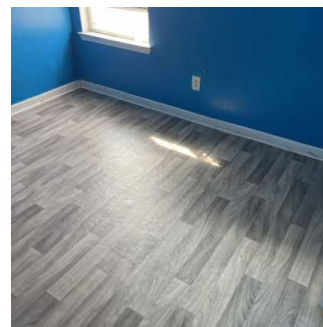
Room Measurements (1/12)  
11/14/2022 10:36 AM



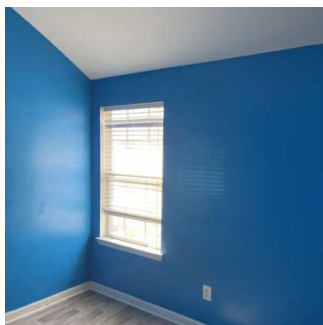
Room Measurements (2/12)  
11/14/2022 10:36 AM



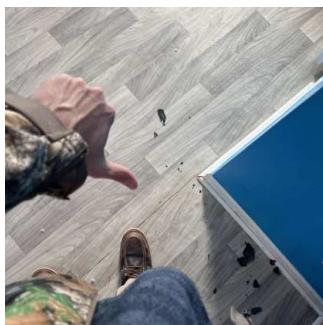
Room Measurements (3/12)  
11/14/2022 10:36 AM



Room Measurements (4/12)  
11/14/2022 10:36 AM



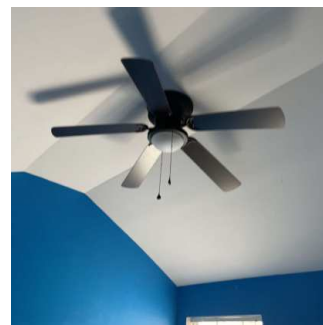
Room Measurements (5/12)  
11/14/2022 10:36 AM



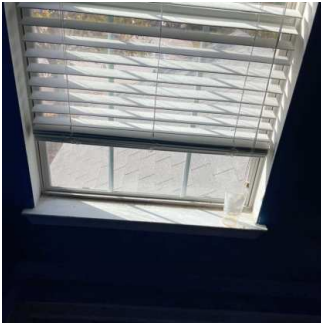
Room Measurements (6/12)  
11/14/2022 10:36 AM



Room Measurements (7/12)  
11/14/2022 10:36 AM



Room Measurements (8/12)  
11/14/2022 10:36 AM



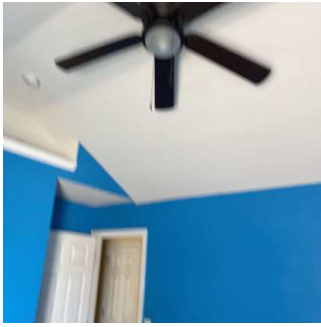
Room Measurements (9/12)

11/14/2022 10:36 AM



Room Measurements (10/12)

11/14/2022 10:36 AM



Room Measurements (11/12)

11/14/2022 10:36 AM



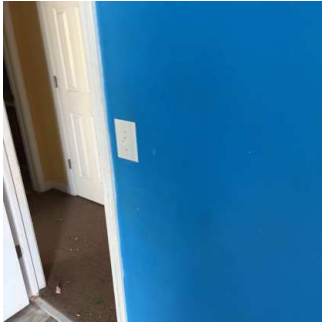
Room Measurements (12/12)

11/14/2022 10:37 AM



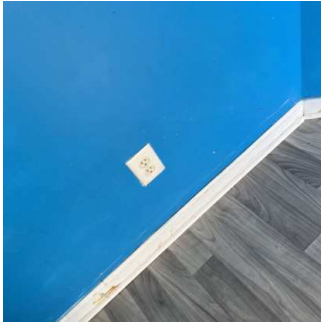
Walls [09700]

11/14/2022 10:37 AM



Switches / Outlets [16050] (1/5)

11/14/2022 10:37 AM



Switches / Outlets [16050] (2/5)

11/14/2022 10:37 AM



Switches / Outlets [16050] (3/5)

11/14/2022 10:37 AM



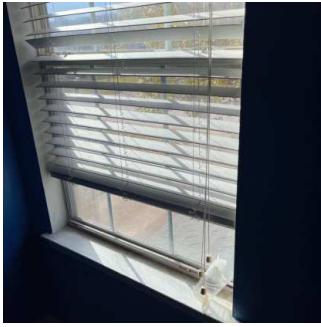
Switches / Outlets [16050] (4/5)

11/14/2022 10:37 AM



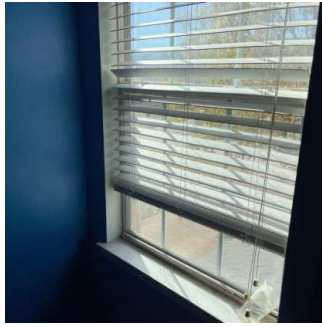
Switches / Outlets [16050] (5/5)

11/14/2022 10:37 AM



Windows [08500]

11/14/2022 10:38 AM



Blinds [08560]

11/14/2022 10:38 AM



Surface Mounted Light

11/14/2022 10:38 AM



Door(s) [08175] (1/2)

11/14/2022 10:38 AM



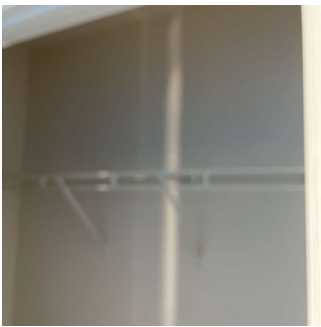
Door(s) [08175] (2/2)

11/14/2022 10:38 AM



Door Hardware [08750]

11/14/2022 10:38 AM



Closet Shelving / Rod [10900]

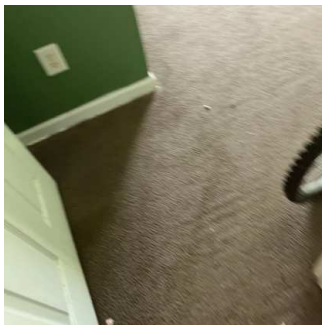
11/14/2022 10:38 AM



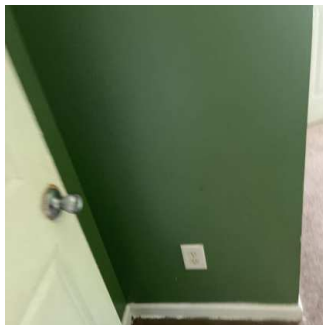
## Bedroom 3

Items	Values	Notes	Estimated Cost
Room Measurements		11x13	
Carpet [09625]	Condition: Replace		\$0.00
Walls [09700]	Condition: Good		
Switches / Outlets [16050]	Condition: Replace		\$75.00
Windows [08500]	Condition: Good		
Blinds [08560]	Condition: Replace		\$100.00
Surface Mounted Light	Condition: Replace		\$50.00
Light / Fan [16500]	Condition: NA		
Smoke / CO Detector [13850]	Condition: NA		
Door(s) [08175]	Condition: Replace	Closet door damaged	\$200.00
Door Hardware [08750]	Condition: Good		
Closet / Door [10900]	Condition: Good		
Closet Shelving / Rod [10900]	Condition: Good		
<b>Bedroom 3 Total:</b>			<b>\$425.00</b>

## Photos



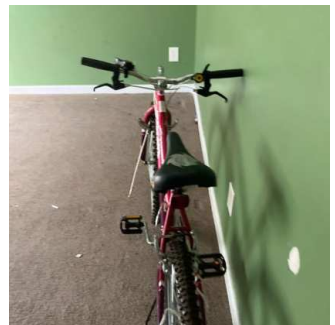
Room Measurements (1/8)  
11/14/2022 10:39 AM



Room Measurements (2/8)  
11/14/2022 10:39 AM



Room Measurements (3/8)  
11/14/2022 10:39 AM



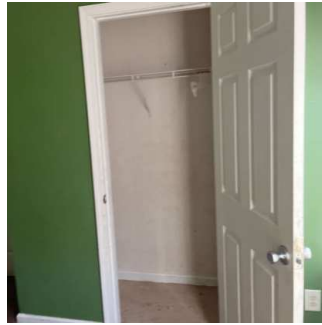
Room Measurements (4/8)  
11/14/2022 10:39 AM



Room Measurements (5/8)  
11/14/2022 10:39 AM



Room Measurements (6/8)  
11/14/2022 10:39 AM



Room Measurements (7/8)  
11/14/2022 10:39 AM



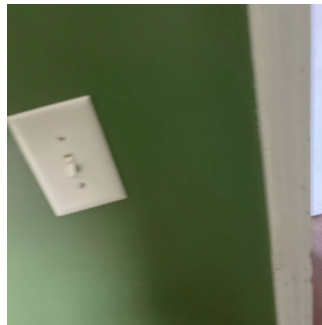
Room Measurements (8/8)  
11/14/2022 10:39 AM



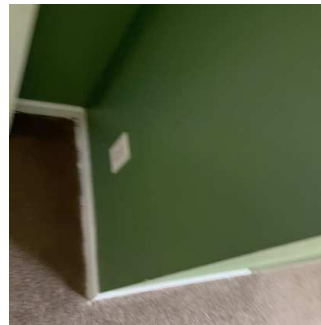
Carpet [09625] (1/2)  
11/14/2022 10:39 AM



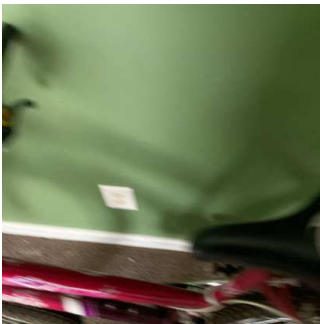
Carpet [09625] (2/2)  
11/14/2022 10:39 AM



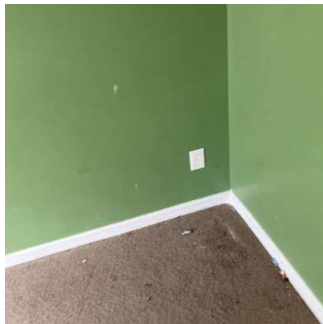
Switches / Outlets [16050] (1/5)  
11/14/2022 10:39 AM



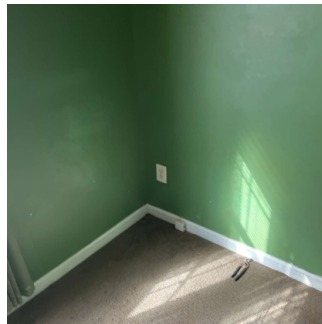
Switches / Outlets [16050] (2/5)  
11/14/2022 10:39 AM



Switches / Outlets [16050] (3/5)  
11/14/2022 10:39 AM



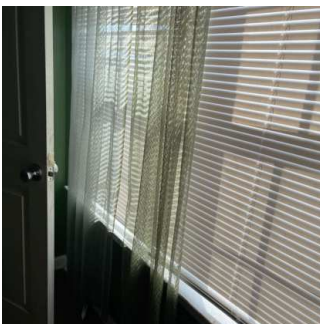
Switches / Outlets [16050] (4/5)  
11/14/2022 10:39 AM



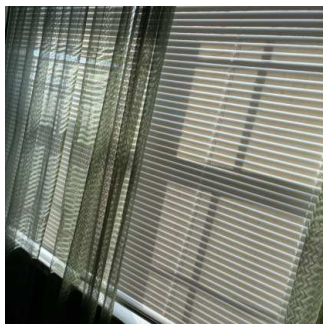
Switches / Outlets [16050] (5/5)  
11/14/2022 10:39 AM



Windows [08500] (1/2)  
11/14/2022 10:40 AM



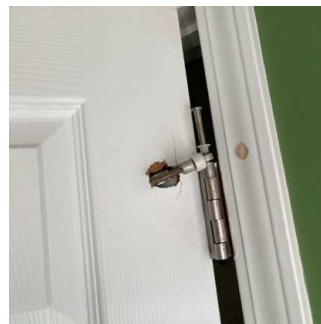
Windows [08500] (2/2)  
11/14/2022 10:40 AM



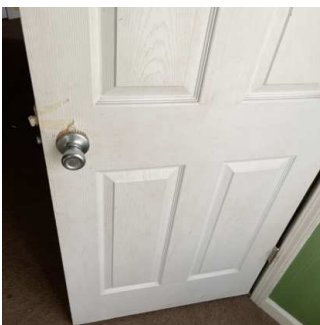
Blinds [08560]  
11/14/2022 10:40 AM



Surface Mounted Light  
11/14/2022 10:40 AM



Door(s) [08175] (1/2)  
11/14/2022 10:40 AM



Door(s) [08175] (2/2)  
11/14/2022 10:40 AM

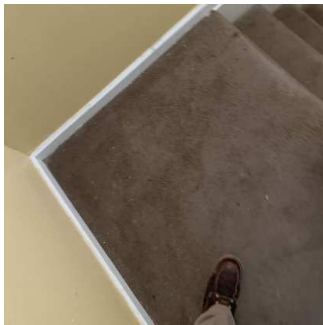


Closet Shelving / Rod [10900]  
11/14/2022 10:41 AM

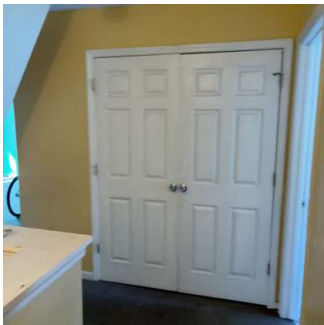
# Hallway 2

Items	Values	Notes	Estimated Cost
Room Measurements		10x11	
Plank [09300]	Condition: Replace		\$0.00
Walls [09700]	Condition: Good		
Switches / Outlets [16050]	Condition: Replace		\$50.00
Windows [08500]	Condition: NA		
Blinds [08560]	Condition: NA		
Light / Fan [16500]	Condition: NA		
Surface Mounted Light	Condition: Replace		\$100.00
Door(s) [08175]	Condition: NA		
Door Hardware [08750]	Condition: NA		
Smoke / CO Detector [13850]	Condition: NA	In overall 5 total for house	
Hallway 2 Total:			\$150.00

## Photos



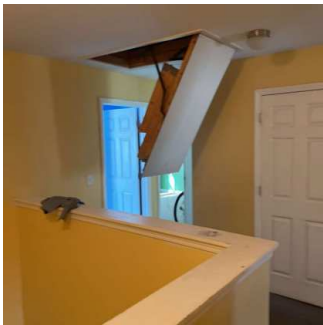
Room Measurements (1/13)  
11/14/2022 10:32 AM



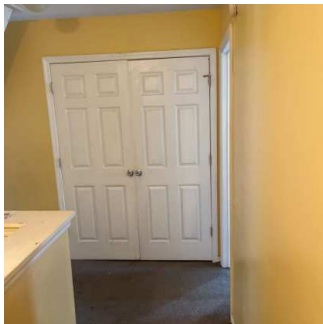
Room Measurements (2/13)  
11/14/2022 10:32 AM



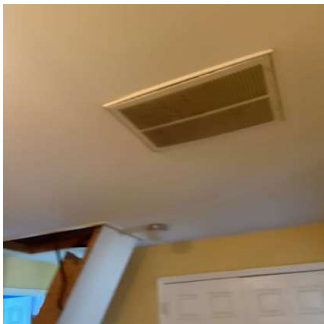
Room Measurements (3/13)  
11/14/2022 10:32 AM



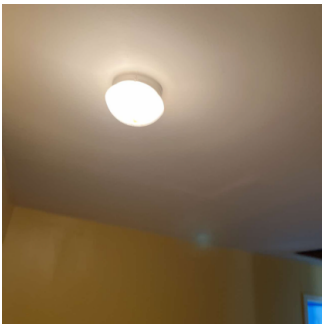
Room Measurements (4/13)  
11/14/2022 10:32 AM



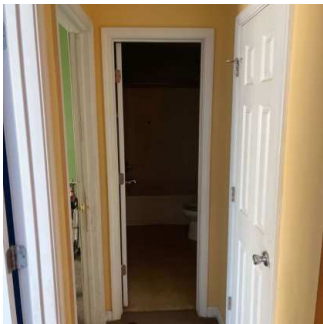
Room Measurements (5/13)  
11/14/2022 10:32 AM



Room Measurements (6/13)  
11/14/2022 10:32 AM



Room Measurements (7/13)  
11/14/2022 10:32 AM



Room Measurements (8/13)  
11/14/2022 10:32 AM





Room Measurements (9/13)  
11/14/2022 10:32 AM



Room Measurements (10/13)  
11/14/2022 10:32 AM



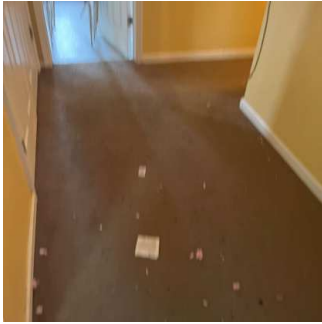
Room Measurements (11/13)  
11/14/2022 10:33 AM



Room Measurements (12/13)  
11/14/2022 10:33 AM



Room Measurements (13/13)  
11/14/2022 10:33 AM



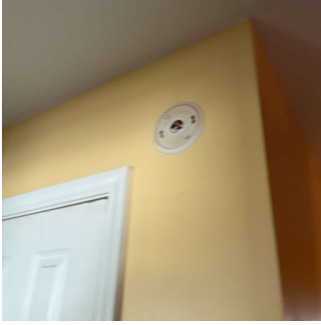
Plank [09300] (1/3)  
11/14/2022 10:33 AM



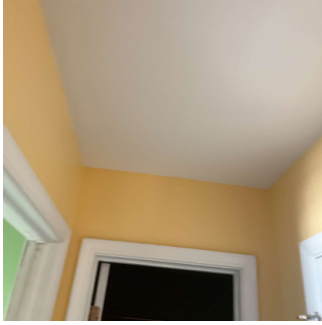
Plank [09300] (2/3)  
11/14/2022 10:33 AM



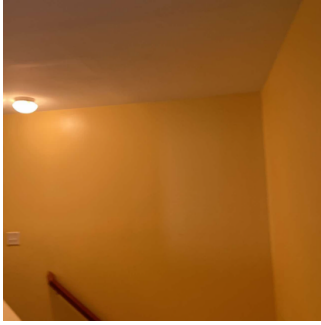
Plank [09300] (3/3)  
11/14/2022 10:33 AM



Walls [09700] (1/3)  
11/14/2022 10:33 AM



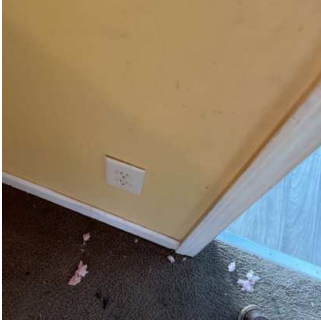
Walls [09700] (2/3)  
11/14/2022 10:33 AM



Walls [09700] (3/3)  
11/14/2022 10:33 AM



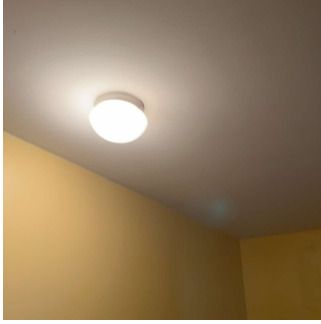
Switches / Outlets [16050] (1/3)  
11/14/2022 10:33 AM



Switches / Outlets [16050] (2/3)  
11/14/2022 10:33 AM



Switches / Outlets [16050] (3/3)  
11/14/2022 10:33 AM



Surface Mounted Light (1/2)  
11/14/2022 10:34 AM



Surface Mounted Light (2/2)  
11/14/2022 10:34 AM

# Hallway Bathroom

Items	Values	Notes	Estimated Cost
Room Measurements		8x5	

Items	Values	Notes	Estimated Cost
Plank [09300]	Condition: Replace		\$0.00
Walls [09700]	Condition: Good		
Switches / Outlets [16050]	Condition: Replace		\$50.00
GFCI [16050]	Condition: Replace		\$50.00
Windows [08500]	Condition: NA		
Blinds [08560]	Condition: NA		
Light / Fan [16500]	Condition: Replace		\$75.00
Door(s) [08175]	Condition: Good		
Door Hardware [08750]	Condition: Good		
Tub / Shower [15400]	Condition: Replace	Floor rotten underneath replace shower , something is leaking causing the floor to bubble and rot	\$1600.00
Sink [15400]	Condition: Replace		\$0.00
Faucet [15400]	Condition: Replace	Replace outdated	\$90.00
Toilet [15400]	Condition: Replace	Replace with new	\$250.00
Countertops [17175]	Condition: Replace	Replace	\$0.00
Cabinets [17200]	Condition: Replace	KI - Remove existing and install new single bowl vanity w/Cultured Marble top and sink - 36" White. Includes new stop valves, water lines and connecting water supply and sink drains.  GC Notes: Replace , heavy damage	\$600.00
Plumbing [15400]	Condition: Replace	Update when replacing sink	\$0.00
Miscellaneous	\$	3 piece bath set	\$75.00
Three piece shower set	\$	KI - Install new trim kit only includes shower head, faucet, handles. New trim should match existing plumbing fixtures	\$200.00
Floor /sub floor rot repairs	\$	Sub floor rot repair near bath , repalce shower , fix sub floor that is rotten	\$0.00
<b>Hallway Bathroom Total:</b>			<b>\$2990.00</b>

## Photos



Room Measurements (1/16)  
11/14/2022 10:41 AM



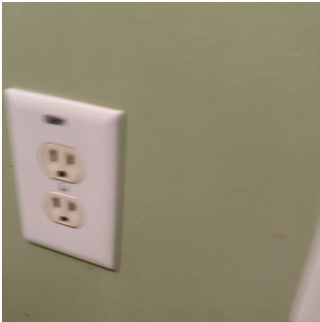
Room Measurements (2/16)  
11/14/2022 10:41 AM



Room Measurements (3/16)  
11/14/2022 10:41 AM



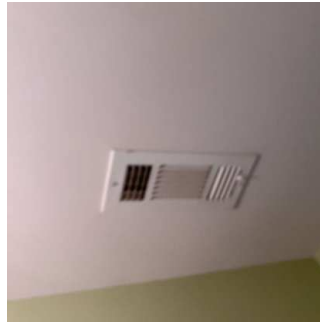
Room Measurements (4/16)  
11/14/2022 10:41 AM



Room Measurements (5/16)  
11/14/2022 10:41 AM



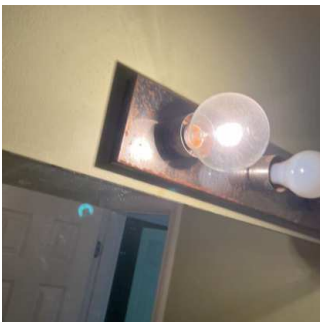
Room Measurements (6/16)  
11/14/2022 10:41 AM



Room Measurements (7/16)  
11/14/2022 10:41 AM



Room Measurements (8/16)  
11/14/2022 10:41 AM



Room Measurements (9/16)  
11/14/2022 10:41 AM



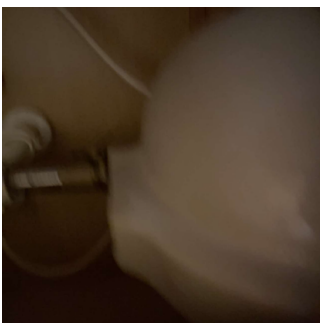
Room Measurements (10/16)  
11/14/2022 10:41 AM



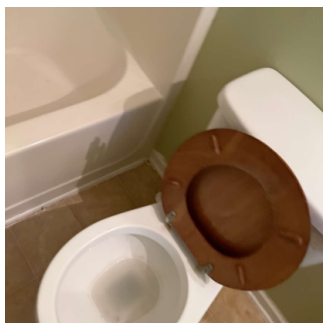
Room Measurements (11/16)  
11/14/2022 10:41 AM



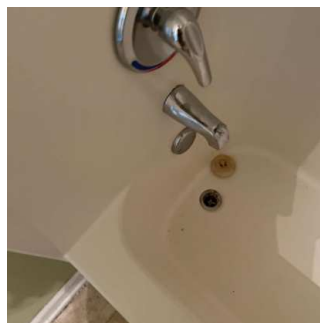
Room Measurements (12/16)  
11/14/2022 10:41 AM



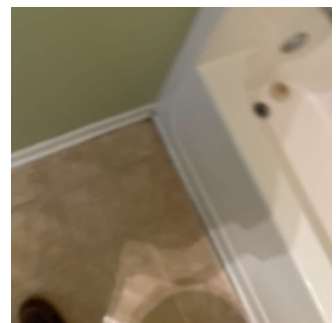
Room Measurements (13/16)  
11/14/2022 10:41 AM



Room Measurements (14/16)  
11/14/2022 10:41 AM



Room Measurements (15/16)  
11/14/2022 10:41 AM



Room Measurements (16/16)  
11/14/2022 10:41 AM





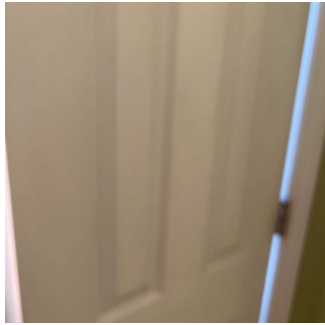
Plank [09300]  
11/14/2022 10:42 AM



Light / Fan [16500] (1/2)  
11/14/2022 10:45 AM



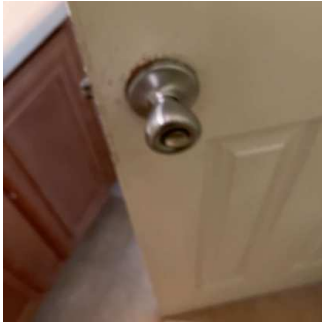
Light / Fan [16500] (2/2)  
11/14/2022 10:45 AM



Door(s) [08175]  
11/14/2022 10:43 AM



Door Hardware [08750] (1/2)  
11/14/2022 10:43 AM



Door Hardware [08750] (2/2)  
11/14/2022 10:43 AM



Sink [15400]  
11/14/2022 10:45 AM



Countertops [17175] (1/2)  
11/14/2022 10:44 AM



Countertops [17175] (2/2)  
11/14/2022 10:44 AM



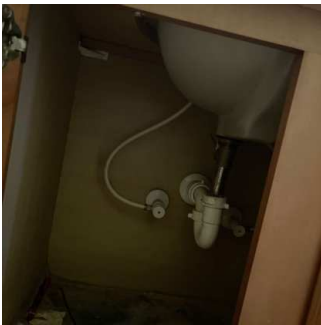
Cabinets [17200] (1/3)  
11/14/2022 10:44 AM



Cabinets [17200] (2/3)  
11/14/2022 10:44 AM



Cabinets [17200] (3/3)  
11/14/2022 10:44 AM



Plumbing [15400]  
11/14/2022 10:43 AM

# Utility / Laundry Room

Items	Values	Notes	Estimated Cost
Room Measurements		6x6	

Items	Values	Notes	Estimated Cost
Plank [09300]	Condition: Replace		\$0.00
Walls [09700]	Condition: Good		
Switches / Outlets [16050]	Condition: NA		
GFCI [16050]	Condition: NA		
Washer Box [15400]	Condition: Replace	KI - Install new washer box with quarter turn shut off valves.  GC Notes: Update box and valves	\$175.00
Dryer Vent [10200]	Condition: Replace		\$25.00
Light / Fan [16500]	Condition: NA		
Windows [08500]	Condition: NA		
Blinds	Condition: NA		
Door(s) [08175]	Condition: Good		
Door Hardware [08750]	Condition: Good		
Shelf	Condition: Good		
<b>Utility / Laundry Room Total:</b>			<b>\$200.00</b>

## Photos



Plank [09300] (1/3)  
11/14/2022 10:35 AM



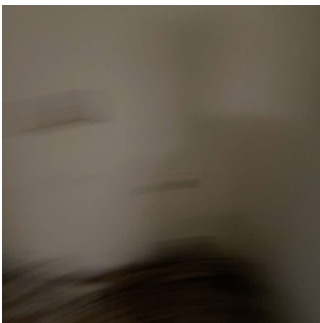
Plank [09300] (2/3)  
11/14/2022 10:35 AM



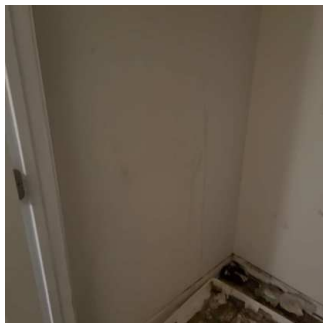
Plank [09300] (3/3)  
11/14/2022 10:35 AM



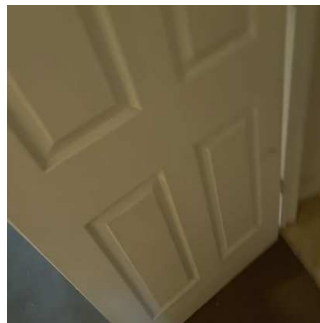
Walls [09700] (1/3)  
11/14/2022 10:35 AM



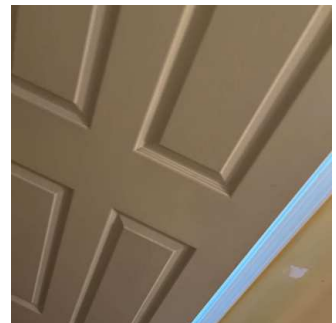
Walls [09700] (2/3)  
11/14/2022 10:35 AM



Walls [09700] (3/3)  
11/14/2022 10:35 AM



Door(s) [08175] (1/4)  
11/14/2022 10:35 AM



Door(s) [08175] (2/4)  
11/14/2022 10:35 AM



Door(s) [08175] (3/4)  
11/14/2022 10:35 AM



Door(s) [08175] (4/4)  
11/14/2022 10:36 AM



Shelf (1/2)  
11/14/2022 10:36 AM



Shelf (2/2)  
11/14/2022 10:36 AM

# Garage

Items	Values	Notes	Estimated Cost
Garage Flooring [09300]	Condition: Needs Cleaning	KI - Pressure wash exterior of house, all flatwork, and garage floor.	\$0.00
Walls [09700]	Condition: Repair	Drywall repairs	\$0.00
Windows [08500]	Condition: NA		
Blinds [08560]	Condition: NA		
Light [16500]	Condition: NA		
Door(s) [08175]	Condition: Replace	KI - CONTINGENCY ONLY. Pricing is excessive. Single car garage door replacement should not exceed \$800.  GC Notes: Garage door damaged, replace	\$1200.00
Garage Door Opener [08200]	Condition: Replace	KI - CONTINGENCY ONLY. Replace only if non working. replace remotes as needed. PM to validate.	\$450.00
Seal concrete cracks	Condition: Repair	KI - price corrected from \$500 to \$150	\$150.00
Garage Total:			\$1800.00

# Photos



Room Measurements (1/6)  
11/14/2022 10:59 AM



Room Measurements (2/6)  
11/14/2022 10:59 AM



Room Measurements (3/6)  
11/14/2022 10:59 AM



Room Measurements (4/6)  
11/14/2022 10:59 AM





Room Measurements (5/6)  
11/14/2022 10:59 AM



Room Measurements (6/6)  
11/14/2022 11:00 AM



Garage Flooring [09300] (1/3)  
11/14/2022 11:00 AM



Garage Flooring [09300] (2/3)  
11/14/2022 11:00 AM



Garage Flooring [09300] (3/3)  
11/14/2022 11:00 AM



Garage Door Opener [08200]  
11/14/2022 11:00 AM



Paint garage floor (1/3)  
11/14/2022 11:02 AM



Paint garage floor (2/3)  
11/14/2022 11:02 AM



Paint garage floor (3/3)  
11/14/2022 11:02 AM



Seal concrete cracks (1/4)  
11/14/2022 11:02 AM



Seal concrete cracks (2/4)  
11/14/2022 11:02 AM



Seal concrete cracks (3/4)  
11/14/2022 11:03 AM



Seal concrete cracks (4/4)  
11/14/2022 11:03 AM

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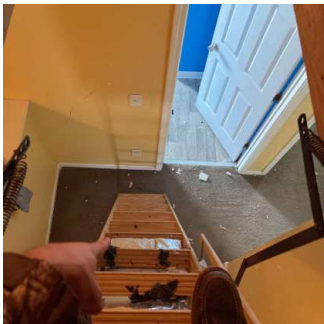
# Attic

Items	Values	Notes	Estimated Cost
Attic Access - Ladder/Panel	Condition: Replace	KI - Install attic pull down steps. Includes framing if needed.  GC Notes: Take out attic access , flip around and install new one , this ladder hits the wall when trying to pull down , definitely will cause drywall damage in future, not easily accessible	\$450.00
Insulation / Type	Condition: Replace	KI - CONTINGENCY ONLY. GC to Install (400) sq ft blown insulation to bring to R30 level (10-12"). Insulation already exists in 2-story attic and only needs to be topped off. Price is excessive. cost should not exceed \$600.  GC Notes: Missing a lot of insolation not deep enough, add insolation to attic to regulate air better	\$2000.00
Attic Total:			\$2450.00

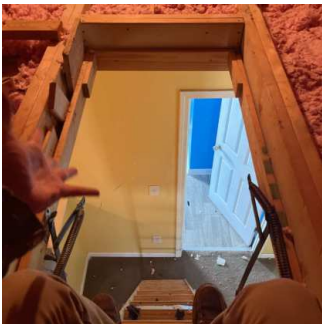
## Photos



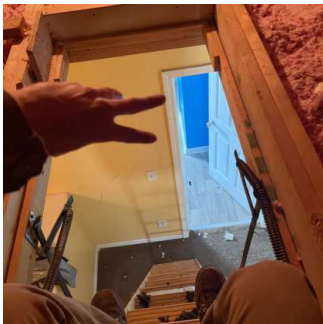
Attic Access - Ladder/Panel (1/4)  
11/14/2022 10:54 AM



Attic Access - Ladder/Panel (2/4)  
11/14/2022 10:54 AM



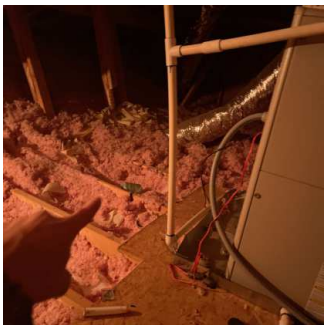
Attic Access - Ladder/Panel (3/4)  
11/14/2022 10:54 AM



Attic Access - Ladder/Panel (4/4)  
11/14/2022 10:54 AM



Insulation / Type (1/9)  
11/14/2022 10:56 AM



Insulation / Type (2/9)  
11/14/2022 10:56 AM



Insulation / Type (3/9)  
11/14/2022 10:56 AM



Insulation / Type (4/9)  
11/14/2022 10:56 AM



Insulation / Type (5/9)  
11/14/2022 10:56 AM



Insulation / Type (6/9)  
11/14/2022 10:56 AM



Insulation / Type (7/9)  
11/14/2022 10:56 AM



Insulation / Type (8/9)  
11/14/2022 10:56 AM



Insulation / Type (9/9)  
11/14/2022 10:56 AM

## Miscellaneous Items

Items	Values	Notes	Estimated Cost
Crawlspace Access Door	Condition: NA		
Crawlspace Vapor Barrier	Condition: NA		
Crawlspace Insulation	Condition: NA		
Crawlspace Ventilation	Condition: NA		
Miscellaneous Items Total:			



# Mechanical / Electrical / Plumbing

Items	Values	Notes	Estimated Cost
HVAC Complete System [15700]	Condition: Replace	KI - replace full HVAC System. Install 14 SEER, R-410A, 3 Ton System Replacement per local code standard. Replacement includes condenser and furnace, non-programmable digital thermostat, drain pan, float switch, condensate drain pump, filters, condenser pad, clean drain line, all fittings required.  GC Notes: Replace compressor	\$5200.00
HVAC Outside [15700]	Condition: Replace		\$0.00
HVAC Inside [15700]	Condition: Replace		\$0.00
NON-Programmable Thermostat [15700]	Condition: Replace		\$0.00
Water Heater & Age	Condition: Replace	KI - GC to install new 40 or 50 gallon Gas water heater w/expansion tank per local code standard	\$1150.00
Expansion tank addition	Condition: Replace		\$0.00
Mechanical / Electrical / Plumbing Total:			\$6350.00

## Photos



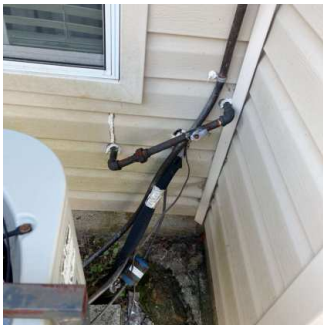
HVAC Complete System [15700] (1/6)  
11/14/2022 10:05 AM



HVAC Complete System [15700] (2/6)  
11/14/2022 10:05 AM



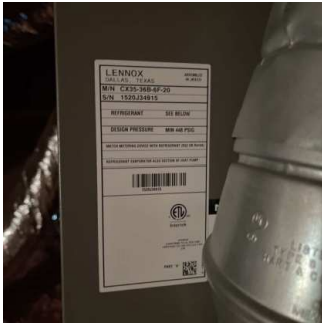
HVAC Complete System [15700] (3/6)  
11/14/2022 10:05 AM



HVAC Complete System [15700] (4/6)  
11/14/2022 10:05 AM



HVAC Complete System [15700] (5/6)  
11/14/2022 10:54 AM



HVAC Complete System [15700] (6/6)  
11/14/2022 10:54 AM



Electric Service Panel [16050] (1/3)  
11/14/2022 11:01 AM



Electric Service Panel [16050] (2/3)  
11/14/2022 11:01 AM



Electric Service Panel [16050] (3/3)  
11/14/2022 11:01 AM



Water Heater & Age (1/4)  
11/14/2022 11:01 AM



Water Heater & Age (2/4)  
11/14/2022 11:01 AM



Water Heater & Age (3/4)  
11/14/2022 11:01 AM



Water Heater & Age (4/4)  
11/14/2022 11:01 AM

# Estimated Cost

Total:	\$39829.00
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