

# PUNCHLIST

PunchList, Inc. - Charleston  
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#17324

Total: \$4237.00

APPROVE

Repair Estimate Prepared For

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Charleston, SC 29412  
  
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tim@punchlistusa.com

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## Repair Estimate

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

ELECTRICAL (5) ▾

\$615.00

» -- Evaluate electrical system.  
Quantity: 1 **Included In Price**  
*Price includes evaluation of issues by a licensed electrician. Price to be adjusted depending on repairs required.*

ACTIONS ▾

Inspection Location: Basement  
Inspection Notes: The electrical panel requires more than 6 breakers to turn off all the power to the home, which is contrary to accepted practice. This is a safety hazard.




» -- Install junction box cover plate(s).  
Quantity: 1 **Included In Price**

ACTIONS ▾

Inspection Location: Basement

Inspection Notes: There are missing cover plates, which defeats the enclosure's fire rating and permits contact with energized components. This is a safety concern.




»» -- Evaluate electrical system.

Quantity: 1 Included In Price

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

Inspection Location: Basement

Inspection Notes: There is single strand aluminum wiring present on 120V circuits. This wiring has an established history loose connections, arcing, overheating, and fires. This is a safety hazard.

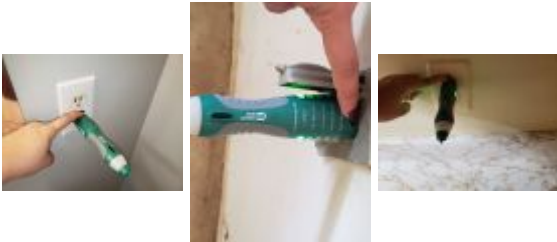


»» -- Replace outlet(s) with GFCI-protected outlet(s).

Quantity: 1 Included In Price

Inspection Location: Multiple Locations

Inspection Notes: There is a standard receptacle installed in a location that currently mandates a GFCI device. While this may not have been required at installation, it is a safety concern.




»» -- Replace electrical outlet(s).

Quantity: 1 Included In Price

Inspection Location: Multiple Locations

Inspection Notes: The receptacle is painted, which affects proper electrical contact. This is a safety concern.



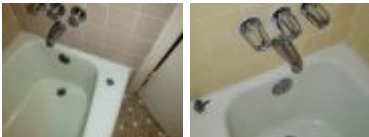
»» -- Seal/caulk tub surround(s).

Quantity: 1 Included In Price

Sealant to match as closely as possible to surrounding area.

Inspection Location: Multiple Locations

Inspection Notes: Caulk or grout is deteriorated or missing at the tub/shower area. This may permit water penetration and damage.



» -- Repair slow drain(s).  
Quantity: 1   Included In Price

ACTIONS ▾

Inspection Location: Bathroom  
Inspection Notes: The tub/shower is slow to drain. This prevents proper function.



» -- Repair drain line(s).  
Quantity: 1   Included In Price

ACTIONS ▾

Inspection Location: Basement Bathroom  
Inspection Notes: The sink drain is leaking. This may permit water damage.



» -- Repair faucet(s)/fixture(s).  
Quantity: 1   Included In Price

ACTIONS ▾

Inspection Location: Basement Bathroom  
Inspection Notes: The sink faucet is leaking. This may permit water damage.



» -- Secure faucet(s)/fixture(s).  
Quantity: 1   Included In Price  
*Price subject to change if tile/drywall need to be removed to properly secure fixture.*

ACTIONS ▾

Inspection Location: Bathroom  
Inspection Notes: The sink faucet is loose. This affects proper function and may permit water damage.



» -- Install loop at dishwasher drain line.  
Quantity: 1   Included In Price

ACTIONS ▾

Inspection Location: Kitchen  
Inspection Notes: The dishwasher does not have an anti-siphon device on the drain line. An air gap or a "high loop" in the drain line prevents wastewater from entering the dishwasher and water supply. This is a health concern.



HVAC (1) ▾

» -- Replace dryer exhaust duct.

Quantity: 1 **Included In Price**

*Price assumes replacing up to 20ft. of duct.*

ACTIONS ▾

Inspection Location: Laundry Room

Inspection Notes: The dryer's vent is an improper material. This is a fire and safety concern.



WINDOWS/DOORS (3) ▾

\$720.00

» -- Replace door hinge(s) with self-closing hinge(s).

Quantity: 1 **Included In Price**

ACTIONS ▾

Inspection Location: Garage

Inspection Notes: The door between the living space and the garage does not have a self-closer. This is a safety concern.



» -- Replace interior door (hollow core).

Quantity: 1 **Included In Price**

*Price assumes existing hardware can be used for replacement. Paint to match as closely as possible to existing.*

ACTIONS ▾

Inspection Location: Bedroom

Inspection Notes: The door is damaged. This affects proper function.



» -- Replace window screen(s).

Quantity: 1 **Included In Price**

*Price does not include replacement of screen frame.*

ACTIONS ▾

Inspection Location: Multiple Locations

Inspection Notes: The window screen is damaged.



EXTERIOR (5) ▾

\$360.00

» -- Seal crack(s) in concrete (under 1/4" width).  
Quantity: 1 **Included In Price**  
*Sealant to match as closely as possible to existing concrete.*

ACTIONS ▾

Inspection Location: Right Side  
Inspection Notes: The driveway is cracked. Cracks may permit moisture to enter which may cause further damage to the driveway.



» -- Seal void(s) in mortar.  
Quantity: 1 **Included In Price**  
*Sealant to match as closely as possible to existing mortar.*

ACTIONS ▾

Inspection Location: Multiple locations  
Inspection Notes: There are deteriorated mortar joints in the siding. This permits moisture penetration and may cause further damage.



» -- Repair area(s) of wood rot/deterioration at trim.  
Quantity: 1 **Included In Price**  
*Price includes repair and spot paint of area(s) noted.*

ACTIONS ▾

Inspection Location: Front  
Inspection Notes: The paint on the trim is peeling or blistering. This implies that moisture has penetrated behind the finishes.



» -- Seal void(s) in mortar.  
Quantity: 1 **Included In Price**  
*Sealant to match as closely as possible to existing mortar.*

ACTIONS ▾

Inspection Location: Left Side  
Inspection Notes: There are deteriorated mortar joints at the chimney. This permits water penetration and further damage.



» -- Install/replace downspout extension(s).  
Quantity: 1 **Included In Price**

ACTIONS ▾

Inspection Location: Rear  
Inspection Notes: The downspout extension is missing. Downspout extensions are required to carry away roof run-off water from the foundation.



»» -- Repair area(s) of firewall.  
Quantity: 1   Included In Price

ACTIONS ▾

Inspection Location: Garage  
Inspection Notes: There is a breach (hole, damage or opening) in the fire-rated wall. This is a safety concern.



»» -- Repair area(s) of firewall.  
Quantity: 1   Included In Price

ACTIONS ▾

Inspection Location: Garage  
Inspection Notes: There is a breach (hole, damage or opening) in the fire-rated ceiling. This is a safety hazard.

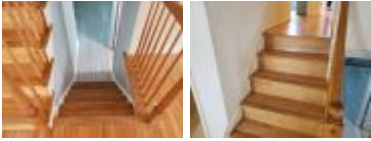


»» -- Install/replace railing(s) (wooden).  
Quantity: 1   Included In Price

ACTIONS ▾

*Price includes installation of a wooden handrail with pickets spaced no greater than 4 inches apart at (1) side of referenced location up to 7ft in length. Painting not included.*

Inspection Location: Multiple Locations  
Inspection Notes: The handrail is missing. This is a safety concern.



»» -- Sweep and inspect chimney.  
Quantity: 1   Included In Price

ACTIONS ▾

Inspection Location: Basement  
Inspection Notes: There is creosote build-up in the firebox, damper and at the smoke shelf above the firebox. This is a safety hazard.



ROOF (5) ▾

\$732.00

»» -- Clean area(s) of growth on roofing.  
Quantity: 1   Included In Price  
*Price subject to change depending on size of area.*

ACTIONS ▾

Inspection Location: Rear  
Inspection Notes: There is moss, mold, or other biological build-up on the roof covering. The growth may damage the roof covering and cause premature deterioration or failure.





» -- Remove satellite mounts and repair roofing below as needed.  
Quantity: 1   Included In Price

ACTIONS ▾

Inspection Location: Rear  
Inspection Notes: There is a satellite dish or TV antenna attached directly to the roof covering. This may damage the roofing and permit water penetration.



» -- Install kick out flashing.  
Quantity: 1   Included In Price

ACTIONS ▾

Inspection Location: Wall  
Inspection Notes: The kickout flashing is missing at the juncture of an exterior wall and roof. This may permit water penetration.



» -- Install area(s) of flashing  
Quantity: 1   Included In Price

ACTIONS ▾

Inspection Location: Multiple Locations  
Inspection Notes: The flashing is missing. This permits water penetration.



» -- Repair area(s) of flashing.  
Quantity: 1   Included In Price

ACTIONS ▾

Inspection Location: Vent Pipe  
Inspection Notes: The flashing is improperly installed. This may permit water penetration.



Evaluation Site Visit ⓘ:  
**Total:**

\$0.00  
**\$4237.00**

APPROVE

Further Evaluation Required

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

Evaluation items below and the range total are not included in the actual estimate price. All of these are informative prices but require more information. The projected range costs are based on the current inspection information on hand.

EVALUATION (12) ▾

» -- Evaluate item(s).

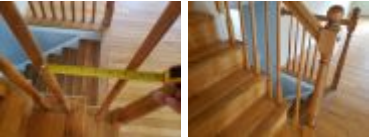
ACTIONS ▾

Inspection Location: Front  
Inspection Notes: The walk is settled or heaved. Uneven walking surfaces may cause someone to trip and fall. This is a safety concern.

» -- Evaluate item(s).

ACTIONS ▾

Inspection Location: Front  
Inspection Notes: The balusters are improperly spaced at the handrail. The opening between balusters should not exceed 4". This is a safety concern.



» -- Evaluate item(s).

ACTIONS ▾

Inspection Location: Multiple locations  
Inspection Notes: There is evidence of rodent activity within the home. This is a health and safety concern.



» -- Evaluate item(s).

ACTIONS ▾

Inspection Location: Rear  
Inspection Notes: The patio is settled and heaved, which may permit water penetration into the structure. This also is a trip hazard.

» -- Evaluate item(s).

ACTIONS ▾

Inspection Location: Multiple locations  
Inspection Notes: The masonry veneer siding does not have weep holes. These are installed to relieve trapped moisture, and are generally required at the base of the framed wall and above window and door openings.





» -- Evaluate item(s).

ACTIONS ▾

Inspection Location: Left Side

Inspection Notes: There is an antenna mounted on the chimney. Wind pushing and pulling on the antenna may weaken the chimney.



» -- Evaluate item(s) (garage door).

*PunchList can only complete minor garage door repairs. Major garage door repairs will have to be addressed by a specialist/garage door contractor. Typical site visit fee ranges from \$70.00-\$100.00 to be paid directly to specialist.*

ACTIONS ▾

Inspection Location: Attached Garage

Inspection Notes: The vehicle door frame is damaged. There could be hidden damage.



» -- Evaluate item(s).

ACTIONS ▾

Inspection Location: Lower basement

Inspection Notes: There are water stains in the basement. This implies conditions conducive to mold formation and damage.



» -- Evaluate item(s).

ACTIONS ▾

Inspection Location: Rear

Inspection Notes: There is buckled or sagging sheathing. This affects the strength of the sheathing and the proper installation of the roofing materials.



» -- Evaluate item(s).

ACTIONS ▾

Inspection Location: Living Room

Inspection Notes: The interior wall is water damaged. Testing with a moisture meter indicates low moisture content (dry).



» -- Evaluate item(s).

ACTIONS ▾

Inspection Location: Living Room

Inspection Notes: There is cracking at the interior wall that is larger than what would be expected with typical settlement. This may be a structural issue.



» -- Evaluate item(s).

ACTIONS ▾

Inspection Location: Multiple locations  
Inspection Notes: There is dead wood on the property. This invites wood destroying organisms.

