



**John Smith**  
655 Pillar Ave.  
Charleston, SC 29412

✉ Mail:  
jsmith@example.com

📧 Sent:  
April 26, 2023

**Total:**  
\$3,698.16

### ⚡ Electrical: \$228.00

**Repair/replace electrical outlet** · QTY:  \$108.00

**Inspection Location:** Kitchen

**Inspection Notes:** There are loose electrical outlets at the junction box. Loose outlets will increase safety risks. An electrician should be used for needed repairs to ensure outlets are secured and safety risks reduced.



**Install/replace electrical cover** · QTY:  \$20.00

**Inspection Location:** Exterior Right

**Inspection Notes:** There are exterior outlets at the house that do not have exterior grade covers installed. This can allow moisture and pests to enter the electrical outlets and increase the safety risks. An electrician should be used for needed repairs to promote safety.



**Replace detector** · QTY:  \$100.00

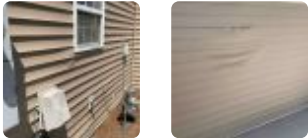
**Inspection Notes:** The subject house has fuel fired appliances ( example: stove/furnace/gas fireplace) and/or an attached garage but there is no permanently installed CO monitor for safety. A CO monitor should be installed per manufacturers instructions in the house to reduce safety risks associated with exhaust fumes and CO gases.

### 🏠 Exterior: \$1,100.00

**Repair area of exterior cladding (per 4 sq ft section)** · QTY:  \$250.00

**Inspection Location:** Exterior Right

**Inspection Notes:** Damaged vinyl was noted at the patio area. A siding company should be used for needed repairs.



**Repair area of exterior cladding (per 4 sq ft section)** · QTY:  \$250.00

**Inspection Location:** Exterior Front

**Inspection Notes:** Missing vinyl siding was noted at the front exterior, at the fireplace. This has left exposed wood. A siding company should be used for needed installation.

**Repair area of exterior cladding (per 4 sq ft section)** · QTY:  \$250.00

**Inspection Location:** Exterior Right

**Inspection Notes:** There is water damaged wood at the patio door. Water damaged wood will continue to deteriorate unless repairs are made and this can result in moisture penetration to the house. A contractor should be used for needed repairs to reduce risk of further deterioration.



**Repair gutter** · QTY:  \$175.00

**Inspection Location:** Exterior Left

**Inspection Notes:** A damaged gutter was noted at the exterior left side. A gutter company should be used for needed repairs.



Repair gutter · QTY:

\$175.00

**Inspection Location:** Exterior Front

**Inspection Notes:** The gutter downspouts need drain piping installed to direct the water discharge away from the foundation areas of the house. The roof water runoff at the downspout discharge areas will erode the soil and possibly cause settlement at the footer and foundation wall cracks to develop. Recommend a gutter company be used to evaluate further and to install a proper drainage system to direct the roof runoff water away from the homes foundation.



 HVAC: \$600.00

Service HVAC · QTY:

\$200.00

*Service includes a visual inspection of the entire system, checking drain lines/pans, thermostat settings, electrical connections, pressure lines/connections, coils, motors, levels (if needed). Additional repairs are not included in service.*

**Inspection Notes:** When testing the AC system, the temperature differential between the supply and return air was below expected levels. This is typically an indication of the need for service to the unit. Recommend a HVAC company be used to service the unit to ensure full intended operation.

Service HVAC · QTY:

\$200.00

*Service includes a visual inspection of the entire system, checking drain lines/pans, thermostat settings, electrical connections, pressure lines/connections, coils, motors, levels (if needed). Additional repairs are not included in service.*

**Inspection Notes:** When testing the furnace system, the unit failed to respond. The cause of this is not known. A HVAC company should be used for further evaluation and needed repairs or replacement to restore full operation.

Service HVAC · QTY:

\$200.00

*Service includes a visual inspection of the entire system, checking drain lines/pans, thermostat settings, electrical connections, pressure lines/connections, coils, motors, levels (if needed). Additional repairs are not included in service.*

**Inspection Notes:** Rusting was noted inside the casing of the furnace. Rusting is an indication of moisture penetration or leaking which can result in system failure. A HVAC company should be used for further evaluation and needed repairs to reduce risk of associated issues.

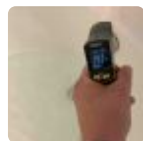


 Plumbing: \$753.22

Adjust hot water temperature. · QTY:

\$44.00

**Inspection Notes:** The water temperature at fixtures were above 140°. This can be a scald hazard. Temperatures can be adjusted at the gas water heater to your desired temperature.



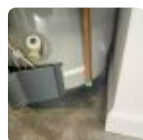
Repair T&P relief discharge valve. · QTY:

\$137.50

*Price to be adjusted if replacement is required.*

**Inspection Location:** Garage

**Inspection Notes:** Water is leaking from the temperature pressure relief valve on the water heater. This is typically an indication of a damaged valve or seals at the valve. Water leaks can cause deterioration and promote fungus growth. A plumber should be used for needed repairs or replacement to stop this from leaking.



Repair faucet/fixture · QTY:

\$75.00

**Inspection Location:** 2nd Floor Hall Bathroom

**Inspection Notes:** The 2nd floor hallway sink fixture has lower than normal water pressure. A plumber should be used for further evaluation and repairs.

Repair faucet/fixture · QTY:  \$75.00

**Inspection Location:** Half Bathroom, 2nd Floor Hall Bathroom

**Inspection Notes:** The sink stoppers did not operate as intended. In this condition you can not retain water in the sink. A plumber can make needed repairs to restore intended operation.

Replace garbage disposal. · QTY:  \$421.72

*Price to be reduced if disposal can be repaired instead of replaced.*

**Inspection Location:** Kitchen

**Inspection Notes:** The garbage disposal is seized. A plumber should be used for needed repairs or replacement to restore full intended operation.

**🏠 Windows/Doors: \$775.00**

Replace window · QTY:  \$550.00

**Inspection Notes:** There are windows around the house that are showing signs of damaged thermal seals. Windows with damaged thermal seals will start to fog over, condensation will build between the panes of glass and the insulation value will be reduced. A window company should be used for evaluation and repairs to restore intended thermal seals. \* 2nd floor hallway \* dining room



Repair/replace screen(s) · QTY:  \$75.00

**Inspection Notes:** Several window screens around the house show signs of deterioration and are torn. This can allow insect entry into the house when the windows are in the open position. A window company can be used for needed repairs to ensure the screens functions as intended.

Repair door · QTY:  \$75.00

**Inspection Location:** Garage

**Inspection Notes:** The garage door wall opener is loose. A hand should be used for needed repairs.

Repair door · QTY:  \$75.00

**Inspection Notes:** The left front bedroom door does not latch. The hallway closet door is off the track. A handyman could be used for needed adjustments or repairs.

<b>Sub Total:</b>	\$3,456.22
<b>Taxes (7.00%):</b>	\$241.94
<b>Total:</b>	\$3,698.16

- This estimate has been provided solely to help you negotiate and plan home repairs. BOSSCAT does not provide or facilitate repair services in your area at this time. However, we are expanding and look forward to offering repair services for your area in the future.

**Total: \$3,698.16**