



**PROPERTY INSPECTION / CONTRACTOR BID**



**RESIDENTIAL PROPERTY**

**LOCATED AT:**

1234 Easy Street  
Wilmington, NC 28411

**DATE OF BID:**

04/25/2011

**CONTRACTOR:**

A2Z CONSTRUCTION CO., INC.



### Broker Inspection/Contractor Bid Form

**Brokers** - Use this form to mark recommended repair items. Give the form to at least **two (2) "general" contractors** from which to bid. Check **"Yes"** if the repair is needed for financing.

**Contractors** - Bid on the scope of work as determined by the broker or field rep. Communicate any oversights to the broker for consideration. All materials, equipment, appliances, etc, must be new. Obtain permits as required.

Vendor: A2Z CONSTRUCTION CO., INC.  
 Phone: 1-800-235-1600  
 Address: Oleander Drive  
 City: Wilmington  
 ST/Zip: North Carolina / 28412  
 Cell: \_\_\_\_\_  
 Tax ID #: 56-1112356

Asset #: RE045678  
 Property Address: 1234 Easy Street  
Wilmington, NC 28411  
 Listing Broker: James Smith  
 Broker Phone: 910-200-1600

Utilities On? Yes  Rekeyed? Yes   
 Trashed Out? Yes

## 1) FLOORING

**Flooring Replacement:** Bid neutral colors (gray or beige). List flooring removal and prep separately under "other" in this section.  
 Always replace doorstop and shoe molding.

### (A) CARPET:

- |  |    |        |
|--|----|--------|
| 1. Carpet Replace (list yardage _____ & price/yd. _____ "installed") | \$ |        |
| 2. Carpet Pad (list yardage _____ & price per yd. _____ )            | \$ |        |
| 3. Carpet Cleaning (clean, stretch, deodorize): <u>Clean</u>         | \$ | 400.00 |
| 4. Carpet Repair (describe): _____                                   | \$ |        |
| 5. Other: _____  | \$ |        |

**TOTAL CARPET:**

\$ 400.00

### (B) VINYL / OTHER FLOORING:

- |   |    |        |
|---|----|--------|
| 1. Vinyl Replace (list yardage _____ & price/yd. _____ "installed") | \$ |        |
| 2. Vinyl Repair (describe): <u>Repair Kitchen Vinyl</u>             | \$ | 300.00 |
| 3. Other Flooring Repair/Replace: _____                             | \$ |        |
| 4. Subfloor Repair/Replace (See Termite Report, if avail.): _____   | \$ |        |
| 5. Other: _____   | \$ |        |

**TOTAL VINYL/OTHER:**

\$ 300.00

## 2) WALLPAPER/SHEETROCK/MIRRORS

Drywall repair to match existing finish. Wallpaper removal price includes re-texture. Bid here - not in paint bid.  
 Bid to replace missing or broken mirrors.

- |   |    |        |
|---|----|--------|
| 1. Drywall Repair/Replace: _____              | \$ |        |
| 2. Wallpaper Removal: _____                   | \$ |        |
| 3. Mirror (Medicine Cabinets): <u>Replace</u> | \$ | 200.00 |
| 4. Other (Describe): _____                    | \$ |        |

**TOTAL WALLPAPER/SHEETROCK/MIRRORS:**

\$ 200.00

## 3) PAINT

**Interior.** Use **one** neutral color, medium grade paint or better, enamel on kitchen and bath walls. Remove hooks and nails.  
 Place window coverings in attic. **Exterior:** Use semi-gloss latex. Check HOA rules. Includes switch plates as needed.

### (A) INTERIOR PAINT: (See Section 2 for prep items)

- |  |    |         |
|--|----|---------|
| 1. Complete Interior (all previous painted surfaces):              | \$ |         |
| 2. Walls Only: <u>Kitchen, Bedrooms, Foyer, Living Area, Baths</u> | \$ | 1500.00 |
| 3. Doors, Trim, Cabinets Only: _____                               | \$ |         |
| 4. Ceilings Only: _____  | \$ |         |
| 5. Other (Describe): _____   | \$ |         |

**TOTAL INTERIOR PAINT:**

\$ 1500.00

### (B) EXTERIOR PAINT:

- |   |    |        |
|---|----|--------|
| 1. Complete Exterior (all previously painted surfaces):               | \$ |        |
| 2. Doors (includes garage doors) & Trim only (including eaves): _____ | \$ |        |
| 3. Siding Only: _____   | \$ |        |
| 4. Decks: <u>Degrease/acid wash and paint w/deck stain (400 sq')</u>  | \$ | 625.00 |
| 5. Other (Describe): _____  | \$ |        |

**TOTAL EXTERIOR PAINT:**

\$ 625.00

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**4) APPLIANCES**

**Replacement:** Bid to include installation and disposal. Bid only builder grade, unless instructed otherwise. State brand style and size. State reason for replacement (missing, inoperable, aged). **Repair:** Describe repair needed.

- |                          |  |       |    |        |
|--------------------------|--|-------|----|--------|
| 1. Range/ Cook Top/Oven: | Repair <input type="checkbox"/> /Replace <input checked="" type="checkbox"/> | _____ | \$ | 700.00 |
| 2. Vent Hood:            | Repair <input type="checkbox"/> /Replace <input type="checkbox"/>            | _____ | \$ |        |
| 3. Disposal (1/3 HP):    | Repair <input type="checkbox"/> /Replace <input checked="" type="checkbox"/> | _____ | \$ | 150.00 |
| 4. Dishwasher:           | Repair <input type="checkbox"/> /Replace <input type="checkbox"/>            | _____ | \$ |        |
| 5. Water Heater(s):      | Repair <input type="checkbox"/> /Replace <input type="checkbox"/>            | _____ | \$ |        |
| 6. Other (Describe):     |  | _____ | \$ |        |

**TOTAL APPLIANCES:**

\$ 850.00

**5) ELECTRICAL**

Address illegal splicing, missing wires, etc. Specify if fixtures are inoperable or missing and give number of fixtures to replace (prices include new bulbs and globes)

- |                               |   |             |    |        |
|-------------------------------|---|-------------|----|--------|
| 1. Breaker or Wiring:         | Repair <input type="checkbox"/> /Replace <input type="checkbox"/> | _____       | \$ |        |
| 2. Fixture Repair:            |   | Dining Room | \$ | 200.00 |
| 3. Outlets and Switches:      |   | _____       | \$ |        |
| 4. Globes:                    |   | _____       | \$ |        |
| 5. Smoke Detectors (# _____): |   | _____       | \$ |        |
| 6. Other (Describe):          |   | _____       | \$ |        |

**TOTAL ELECTRICAL:**

\$ 200.00

**6) HEATING/AIR**

For Replacement: Specify size (tons/BTU's) and type. Repair if possible. Always change filters after painting.

- |   |  |       |    |         |
|---|--|-------|----|---------|
| 1. Condenser:                                   | Repair <input type="checkbox"/> /Replace <input checked="" type="checkbox"/> | _____ | \$ | 2200.00 |
| 2. Furnace:                                     | Repair <input type="checkbox"/> /Replace <input type="checkbox"/>            | _____ | \$ |         |
| 3. Thermostat:                                  | Repair <input type="checkbox"/> /Replace <input type="checkbox"/>            | _____ | \$ |         |
| 4. Duct Work / Grills:                          |  | _____ | \$ |         |
| 5. Service Call Report required/change filters: |  | _____ | \$ |         |
| 6. Other (Describe):                            |  | _____ | \$ |         |

**TOTAL HEATING/AIR:**

\$ 2200.00

**7) PLUMBING**

Specify type of repair or replacement and give location. Address all supply or drain line repairs, valve boxes, sewer clean outs, and stopped up/leaking lines. If new shower pan, bid new drain piping. Notify broker of any emergencies.

- |   |  |                      |    |        |
|---|--|----------------------|----|--------|
| 1. Interior Pipes:                            | Repair <input type="checkbox"/> /Replace <input type="checkbox"/>            | _____                | \$ |        |
| 2. Exterior Pipes:                            | Repair <input type="checkbox"/> /Replace <input type="checkbox"/>            | _____                | \$ |        |
| 3. Faucets (no plastic):                      |  | _____                | \$ |        |
| 4. Sinks, toilets (seats), replace as needed: |  | _____                | \$ |        |
| 5. Showers/Tubs:                              |  | _____                | \$ |        |
| 6. Tile Repair/Replace:                       | Repair <input checked="" type="checkbox"/> /Replace <input type="checkbox"/> | RegROUT Shower Floor | \$ | 125.00 |
| 7. Well/Septic Inspections:                   |  | _____                | \$ |        |
| 8. Septic:                                    | Repair <input type="checkbox"/> /Replace <input type="checkbox"/>            | _____                | \$ |        |
| 9. Well, Pump, Main Line:                     |  | _____                | \$ |        |
| 10. Winterize/Dewinterize:                    |  | _____                | \$ |        |
| 11. Other (Describe):                         |  | _____                | \$ |        |

**TOTAL PLUMBING:**

\$ 125.00

**8) ROOFING**

Replace: Do not overlay more than one existing roof. Be consistent with neighborhood / Check with HOA/ Verify local requirements. Price includes tear-off and permit. Specify quantity and type of roofing materials. Specify reason for replacement.

- |                            |  |                              |    |        |
|----------------------------|--|------------------------------|----|--------|
| 1. Repair Leak(s):         |  | _____                        | \$ |        |
| 2. Replace:                |  | _____                        | \$ |        |
| 3. Roof Decking/Sheathing: | Repair <input type="checkbox"/> /Replace <input type="checkbox"/>            | _____                        | \$ |        |
| 4. Flashing:               | Repair <input type="checkbox"/> /Replace <input checked="" type="checkbox"/> | Replace dormer step flashing | \$ | 385.00 |
| 5. Roof Certification:     |  | _____                        | \$ |        |
| 6. Other (Describe):       |  | _____                        | \$ |        |

**TOTAL ROOFING:**

\$ 385.00

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**9) STRUCTURAL**

Broker/field rep to recommend structural report, if needed. Bids for major structural repair should be based on the engineer's report. Prices include dirt hauling and clean-up. Specify footage, number of downspouts, and splash blocks for gutters.

|  |           |
|--|-----------|
| 1. Engineer's Inspection/Report: <u>Structural Inspection Analysis</u> | \$ 400.00 |
| 2. Grading: _____  | \$        |
| 3. Gutters: _____  | \$        |
| 4. Foundation Underpin/Mudjack: _____                                  | \$        |
| 5. Epoxy, Masonry (chimney repair): _____                              | \$        |
| 6. Wash/Repair Stucco: _____   | \$        |
| 7. Other (Describe): _____   | \$        |
| <b>TOTAL:</b>  | \$ 400.00 |

**10) CARPENTRY - INTERIOR & EXTERIOR**

Provide lineal footage for replacement of cabinets/countertops (specify material). Bid all rotten exterior wood (fascia, soffit, trim, siding). Bid doors/hardware to match existing and specify number if replacing. Metal garage doors preferred, if replacing.

|   |           |
|---|-----------|
| 1. Cabinets/Hardware: Repair <input type="checkbox"/> Replace <input type="checkbox"/> _____      | \$        |
| 2. Countertops (Neutral color, if replacing): _____   | \$        |
| 3. Int Doors/Hrdware/Trm: Repair <input type="checkbox"/> /Replace <input type="checkbox"/> _____ | \$        |
| 4. Ext Doors/Hrdware/Trm: Repair <input type="checkbox"/> /Replace <input type="checkbox"/> _____ | \$        |
| 5. Exterior Trim/Siding: Repair <input type="checkbox"/> /Replace <input type="checkbox"/> _____  | \$        |
| 6. Garage Doors: Repair <input type="checkbox"/> /Replace <input type="checkbox"/> _____          | \$        |
| 7. Fence & Gate Repair/Replace (Wood only-provide footage): _____                                 | \$        |
| 8. Windows Reglaze/Replace (# <u>1</u> ): <u>Living Room Picture Window</u>                       | \$ 125.00 |
| 9. Screens Repair/Replace (# _____): _____  | \$        |
| 10. Other (Describe): _____   | \$        |
| <b>TOTAL CARPENTRY:</b>   | \$ 125.00 |

**11) CLEANING**

Bid initial trash-out, clean, and initial yard/pool, if exceeds pre-set limits as stated on start-up instructions. General contractor bid not required for initial clean items. If property is repaired, home is to be detail cleaned, including windows inside and out.

|  |           |
|--|-----------|
| 1. Initial Trash Removal (interior & exterior): _____        | \$        |
| 2. Initial Yard Clean: _____                                 | \$        |
| 3. Initial Interior Clean: _____                             | \$        |
| 4. Initial Pool/Clean/Repair: <u>Remove debris from pool</u> | \$ 150.00 |
| 5. Final Sales Clean (after repairs): _____                  | \$        |
| 6. Other (Describe): _____                                   | \$        |
| <b>TOTAL CLEANING:</b>                                       | \$ 150.00 |

**12) OTHER REPAIRS**

Use this section to bid repairs. Items not previously categorized (termite repairs, boarding, etc.) Termite repairs bid and itemized per inspection report.

|   |           |
|---|-----------|
| 1. <u>Remove &amp; replace all garage door weather strips</u> | \$ 135.00 |
| 2. _____  | \$        |
| 3. _____  | \$        |
| 4. _____  | \$        |
| 5. _____  | \$        |
| <b>TOTAL OTHER REPAIRS:</b>                                   | \$ 135.00 |

**GRAND TOTAL FOR ALL REPAIRS:** (Please double-check your addition) \$ 7595.00

Date of Bid: 04/25/2011

Contractor Signature: \_\_\_\_\_  
 John Brown

\*\*\* Each line item should include contractor overhead and profit in case only partial repairs are approved.



**LIVING ROOM**



**DINING ROOM**



**KITCHEN**

**ADDITIONAL PHOTOGRAPHS**