



## PROPERTY INSPECTION / REPAIR BID



### RESIDENTIAL PROPERTY

#### LOCATED AT:

12345 Oleander Drive  
Wilmington, NC 28411

#### DATE OF INSPECTION:

05/26/2011

#### DATE OF BID:

04/25/2011

# PROPERTY INSPECTION / BID FORM

Attn James Smith

John Brown  
Contractor / Inspector

Oleander Drive  
Street Address

Wilmington, NC 28412  
City, State, Zip

800-235-1600  
Phone Number

888-235-1900  
Fax Number

30  
Estimated Days to Complete

REO124578  
REO Number

12345 Oleander Drive  
Property Address

Wilmington, NC 28411  
City, State, Zip

Cathy Scott  
REO Manager

910-200-1600  
Phone Number

James Smith  
Listing Broker

910-200-0001  
Phone Number

Utilities Working:                    yes    Electricity                    yes    Water                    no    Gas  
Additional Reports:                    \_\_\_\_\_    Termite/Pest                    \_\_\_\_\_    Structural                    \_\_\_\_\_    Home Inspection

## ITEM 1: Carpet

<u>1. Carpet Cleaning Bedrooms</u>		\$	<u>400.00</u>
<u>2. Carpet Repair</u>		\$	_____
<u>3. Carpet Replacement</u>	sqyd x \$	/ sqyd	\$ _____
<u>4. Other</u>		\$	_____
<b>TOTAL FOR ITEM 1</b>			<b>\$ <u>400.00</u></b>

## ITEM 2: Flooring

<u>1. Vinyl Cleaning</u>		\$	_____
<u>2. Vinyl Repair Kitchen Area</u>		\$	<u>150.00</u>
<u>3. Vinyl Replacement</u>	sqft x \$	/ sqft	\$ _____
<u>4. Subfloor/Parquet - Repair:</u>	Replace:		
	sqft x \$	/ sqft	\$ _____
<u>5. Tile - Repair:</u>	Replace:		
<u>6. Other</u>		\$	_____
<b>TOTAL FOR ITEM 2</b>			<b>\$ <u>150.00</u></b>

## ITEM 3: Interior Paint

<u>1. Touch Up</u>	sqft x \$	/ sqft	\$ _____
<u>2. Doors Only Front and Rear</u>	2 Doors x	50.00 / door	\$ <u>100.00</u>
<u>3. Walls Only</u>	sqft x \$	/ sqft	\$ _____
<u>4. Ceiling Only</u>	sqft x \$	/ sqft	\$ _____
<u>5. Total House</u>	sqft x \$	/ sqft	\$ _____
<b>TOTAL FOR ITEM 3</b>			<b>\$ <u>100.00</u></b>

## ITEM 4: Exterior Paint

<u>1. Doors Only</u>	3 Doors x	50.00 / door	\$ <u>150.00</u>
<u>2. Trim Only</u>	sqft x \$	/ sqft	\$ _____
<u>3. Siding Only</u>	sqft x \$	/ sqft	\$ _____
<u>4. Windows Only</u>	Wind. x	/ wind.	\$ _____
<u>5. Total House</u>	sqft x \$	/ sqft	\$ _____
<b>TOTAL FOR ITEM 4</b>			<b>\$ <u>150.00</u></b>

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## ITEM 5: Appliances

1. Range - Repair:	Replace:	\$
2. Vent Hood - Repair:	Replace: New Vent Hood	\$ 150.00
3. Disposal - Repair:	Replace:	\$
4. Dishwasher - Repair:	Replace:	\$
5. Cooktop - Repair:	Replace:	\$
6. Oven - Repair: Install New Element	Replace:	\$ 99.00
7. Water Heater - Repair:	Replace:	\$
8. Refrigerator - Repair:	Replace:	\$
9. Other - Repair:	Replace:	\$
<b>TOTAL FOR ITEM 5</b>		<b>\$ 249.00</b>

## ITEM 6: Electrical (Description/Quantity)

1. Wiring Repair	lin. ft x \$	/ lin. ft	\$
2. Fixture Repair/Replace	# units x	/ unit	\$
3. Breaker Repair/Replace	# units x	/ unit	\$
4. Outlet-Switches	# units x	/ unit	\$
5. Globes and Switch Plates	# units x	/ unit	\$
6. Ceiling Fan(s) Replace	2 # units x	148.00 / unit	\$ 296.00
7. Other			\$
<b>TOTAL FOR ITEM 6</b>			<b>\$ 296.00</b>

## ITEM 7: Heating/Air

1. Condenser Repair/Replace			\$
2. Furnace Repair/Replace			\$
3. Thermostat Repair/Replace			\$
4. Duct Work/Grills Replace Hallway Return Air Grill			\$ 89.00
5. Filter			\$
6. Service Call			\$
7. Other			\$
<b>TOTAL FOR ITEM 7</b>			<b>\$ 89.00</b>

## ITEM 8: Plumbing

1. Toilet Repair/Replace			\$
2. Faucet Repair/Replace			\$
3. Sinks			\$
4. Interior Pipes			\$
5. Exterior Pipes Replace/Hose Bib			\$ 179.00
6. Showers-Tile			\$
7. Tubs-Tile			\$
8. Winterization/Dewinterization			\$
9. Other			\$ 00
<b>TOTAL FOR ITEM 8</b>			<b>\$ 179.00</b>

## ITEM 9. Roofing (Describe / Type)

1. Repair Leak(s)	sqft x \$	/ sqft	\$
2. Replacement	squares x	/ square	\$
3. Flashing	lin. ft x \$	/ lin. ft	\$
4. Decking Remove & Replace EPDM	100 X	9.00 / unit	\$ 900.00
5. Other			\$ 00
6. Soffit & Facia	X	/ unit	\$
<b>TOTAL FOR ITEM 9</b>			<b>\$ 900.00</b>

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## ITEM 10: Structural

1. Foundation Underpin	\$	
2. Mudjack	\$	
3. Grading	\$	
4. Gutters	\$	
5. Epoxy	\$	
6. Masonry	\$	
7. Engineering Inspection	\$	
8. Other Install Hurricane Clips on Deck Joist (40)@\$15 ea	\$	600.00
<b>TOTAL FOR ITEM 10</b>		<b>\$ 600.00</b>

## ITEM 11: Wallpaper/Sheetrock/Mirrors

1. Drywall Repair	\$	
2. Drywall Replace	\$	
3. Wallpaper Repair	\$	
4. Wallpaper Replace	\$	
5. Mirrors Install 1 Full Length Mirror in Master Bath	\$	220.00
6. Other	\$	
<b>TOTAL FOR ITEM 11</b>		<b>\$ 220.00</b>

## ITEM 12: Carpentry

1. Interior Doors	Doors x	/ door	\$	
2. Interior Trim	sqft x \$	/ sqft	\$	
3. Cabinets Adjust hinges on 8, base cabinet doors			\$	80.00
4. Counter Tops			\$	
5. Siding Repair/Replace			\$	
6. Exterior Doors	Doors x	/ door	\$	
7. Garage Doors			\$	
8. Fence			\$	
9. Door/Cabinet Hardware			\$	
10. Exterior Trim/Siding			\$	
11. Windows/Screens	win/scr x	/ win/scr	\$	
<b>TOTAL FOR ITEM 12</b>			\$	<b>80.00</b>

## ITEM 13: Other

1.	\$	
2.	\$	
3.	\$	
4.	\$	
5.	\$	
<b>TOTAL FOR ITEM 13</b>		<b>\$</b>

**GRAND TOTAL FOR ITEMS 1 - 13**      \$ 3413.00

Signature <u>RD Furr</u>	Date of Bid	<u>04/25/2011</u>
Inspector <u>LP Patterson</u>	Date of Inspection	<u>05/26/2011</u>
Reinspected By _____	Reinspected Date Approved:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Inspector Notes:  
The Home Is Structurally Sound

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**LIVING AREA**



**KITCHEN**



**FAMILY ROOM - FIRE PIT**