



Client: Client Sample
123 Main St, City, ST, ZIP

Inspector: John Doe
Company Name
P: (123)456-7890
E: sample@sample-report.com

Reviewer: Reviewer
Noble Engineering Services
(123) 456-7890
sample@sample-report.com

Defect Cost Report

123 Main St, City, ST, ZIP

Cost Summary Table	Cost
● Foundations	\$600
● Roof Covering Materials	\$600
● Roof Structures & Attics	\$1,050
● Grading and Drainage	\$400
● Walls, Ceilings, Floors, Doors, and Windows	\$11,600
● Stairways (Interior and Exterior)	\$500
● Fireplaces and Chimneys	\$150
● Electrical Systems	\$2,600
● Heating, Ventilation and Air Conditioning Systems	\$500
● Plumbing Systems	\$3,650
● Appliances	\$700
● Swimming Pools, Spas, Hot Tubs, and Equipment	\$5,600
● Septic Systems	\$3,900
● Water Well Systems	\$1,100

TOTAL OPINION OF DEFECT COST: \$32,950

**This Defect Cost Report provides approximate estimates generated, in part, through AI analysis, industry data, and general assumptions. Actual costs may vary based on local labor rates, material pricing, scope of work, site conditions, and contractor methods. Estimates are for planning purposes only and may not reflect all defects, hidden conditions, or specific construction needs. This report is not a formal bid or guaranteed pricing and should be supplemented by in-person evaluations from qualified professionals.*

Detailed Defect Cost Report

Report V1.0

1 Structural Systems
A Foundations
1 Minor cracking noted at the foundation Page: 7
● Pro Tip: Keep an eye on these cracks and patch them with a concrete sealant for now. If they get worse, call a foundation specialist.

<ul style="list-style-type: none"> ● Location: Throughout Property
<ul style="list-style-type: none"> ● Approximate Cost: \$300
<ul style="list-style-type: none"> ● Cost Considerations: This estimate covers materials and labor for patching minor cracks in a foundation of this size in Houston, TX. Cost is based on standard contractor rates for small-scale concrete repair.
<ul style="list-style-type: none"> ● Risk: Potential for moisture intrusion and pest entry if unresolved

2 Spalling concrete on foundation slab *Page: 8*

<ul style="list-style-type: none"> ● Pro Tip: Patch the flaking areas with a concrete repair mix you can get at a hardware store. Keep checking for more damage.
<ul style="list-style-type: none"> ● Location: Left Side
<ul style="list-style-type: none"> ● Approximate Cost: \$350
<ul style="list-style-type: none"> ● Cost Considerations: This estimate includes materials and labor for patching spalling concrete on a slab foundation in Houston, TX. Cost reflects minor surface repair for a property of this size.
<ul style="list-style-type: none"> ● Risk: Risk of further deterioration if exposed to freeze-thaw cycles

1 Structural Systems

B Roof Covering Materials

1 Gutter holding water or sagging *Page: 9*

<ul style="list-style-type: none"> ● Pro Tip: Check the gutter for clogs and clear them out. If it's still holding water, you might need a pro to adjust or replace it.
<ul style="list-style-type: none"> ● Location: Front Left
<ul style="list-style-type: none"> ● Approximate Cost: \$400
<ul style="list-style-type: none"> ● Cost Considerations: This estimate covers labor and materials for cleaning and adjusting or replacing a section of gutter in Houston, TX. Cost is based on standard rates for gutter repair for a two-story home.
<ul style="list-style-type: none"> ● Risk: Risk of water damage to fascia and foundation if unresolved

1 Structural Systems

C Roof Structures & Attics

1 Lifted shingles on roof *Page: 10*

<ul style="list-style-type: none"> ● Pro Tip: Don't climb up there yourself unless you're experienced. Call a roofer to fix those lifted shingles before a storm makes it worse.
<ul style="list-style-type: none"> ● Location: Front Left
<ul style="list-style-type: none"> ● Approximate Cost: \$600
<ul style="list-style-type: none"> ● Cost Considerations: This estimate includes labor and materials for replacing lifted shingles on a roof of this size in Houston, TX. Cost reflects a small area repair by a roofing contractor.
<ul style="list-style-type: none"> ● Risk: Potential water intrusion and further roof damage if unresolved

1 Structural Systems

D Grading and Drainage

1 Damaged insulation in attic *Page: 11*

<ul style="list-style-type: none"> ● Pro Tip: You might need a pro for this, but for now, avoid disturbing the damaged insulation to prevent spreading debris.
<ul style="list-style-type: none"> ● Location: Attic
<ul style="list-style-type: none"> ● Approximate Cost: \$800
<ul style="list-style-type: none"> ● Cost Considerations: This estimate covers labor and materials for replacing damaged insulation in an attic of a 4,244 sqft home in Houston, TX. Cost is based on standard rates for insulation contractors.
<ul style="list-style-type: none"> ● Risk: Reduced energy efficiency and potential pest nesting if unresolved

2 Water line insulation damaged or missing in attic *Page: 11*

- Pro Tip: Grab some pipe insulation from a hardware store and wrap those exposed lines to prevent freezing. It's an easy fix.
- Location: Attic
- Approximate Cost: \$200
- Cost Considerations: This estimate includes materials and labor for insulating water lines in an attic in Houston, TX. Cost reflects a small-scale DIY or contractor job.
- Risk: Risk of pipe freezing and bursting in cold weather if unresolved

3 Attic ladder/door missing insulation *Page: 12*

- Pro Tip: Pick up an attic door insulation kit at a hardware store and install it to keep your energy bills down.
- Location: Attic Entry
- Approximate Cost: \$250
- Cost Considerations: This estimate covers materials and labor for insulating an attic door in Houston, TX. Cost is based on standard DIY kits or minor contractor work.
- Risk: Energy loss and higher HVAC costs if unresolved

1 Structural Systems

E Walls (Interior and Exterior)

1 Siding damaged or missing *Page: 13*

- Pro Tip: Don't ignore this—get a contractor to replace the damaged siding to keep water out of your walls.
- Location: Back
- Approximate Cost: \$1,000
- Cost Considerations: This estimate includes labor and materials for replacing damaged siding on a section of wall in Houston, TX. Cost reflects standard contractor rates for stucco repair.
- Risk: Risk of water penetration and structural rot if unresolved

2 Caulking deteriorated or missing *Page: 13*

- Pro Tip: You can handle this with a caulk gun and some silicone caulk from the store. Seal those gaps to keep bugs and water out.
- Location: Multiple Locations
- Approximate Cost: \$300
- Cost Considerations: This estimate covers materials and labor for re-caulking exterior walls in Houston, TX. Cost is based on a small-scale job by a contractor or DIY.
- Risk: Potential water penetration and insect access if unresolved

3 Minor cracks in wall structure *Page: 14*

- Pro Tip: Patch these cracks with some caulk or mortar and repaint. Keep an eye on them to see if they come back.
- Location: Multiple Locations
- Approximate Cost: \$400
- Cost Considerations: This estimate includes materials and labor for patching minor wall cracks in Houston, TX. Cost reflects a small cosmetic repair job.
- Risk: Possible indication of foundation movement if cracks widen

4 Cracking patches observed in wall structure *Page: 15*

- Pro Tip: Just keep watching these patched spots. Ask the seller if there's been foundation work done before.
- Location: Multiple Locations
- Approximate Cost: \$0
- Cost Considerations: No immediate cost as this is a monitoring task. Future costs may apply if cracks reappear and require professional evaluation.
- Risk: Potential hidden foundation issues if unresolved

5 Area of possible water intrusion in wall *Page: 16*

	<ul style="list-style-type: none"> ● Pro Tip: Seal that spot with a waterproof sealant for now, but get a pro to check if there's deeper damage. ● Location: Back Porch, Primary Bedroom ● Approximate Cost: \$500 ● Cost Considerations: This estimate covers labor and materials for sealing and minor wall repair in Houston, TX. Cost is based on standard contractor rates for small-scale work. ● Risk: Risk of structural damage and mold growth if unresolved 	
6	Hole in wall	<i>Page: 16</i>
	<ul style="list-style-type: none"> ● Pro Tip: Patch this hole with some spackle and paint over it. It's a quick fix to stop air leaks and keep bugs out. ● Location: Behind Breaker Box, Back Porch ● Approximate Cost: \$300 ● Cost Considerations: This estimate includes materials and labor for patching a small wall hole in Houston, TX. Cost reflects a minor repair job. ● Risk: Potential for insect entry and energy loss if unresolved 	
7	No stucco weep screed at base of wall	<i>Page: 17</i>
	<ul style="list-style-type: none"> ● Pro Tip: This is a job for a stucco pro. Get them to install a weep screed and check for mold while they're at it. ● Location: Back Porch ● Approximate Cost: \$1,500 ● Cost Considerations: This estimate covers labor and materials for installing weep screed on a stucco wall in Houston, TX. Cost reflects complexity of retrofitting flashing. ● Risk: Risk of moisture buildup and mold in walls if unresolved 	
8	Cabinet door/drawer misaligned	<i>Page: 17</i>
	<ul style="list-style-type: none"> ● Pro Tip: Try tightening the hinges or adjusting the tracks yourself. If that doesn't work, a handyman can fix it quick. ● Location: 2nd Floor Right Bathroom ● Approximate Cost: \$200 ● Cost Considerations: This estimate includes labor and materials for adjusting or replacing cabinet hardware in Houston, TX. Cost is based on a small repair job. ● Risk: Minor inconvenience, potential for further damage if unresolved 	

1 Structural Systems

F Ceilings and Floors

1	Major sheetrock cracking on ceiling	<i>Page: 18</i>
	<ul style="list-style-type: none"> ● Pro Tip: This looks serious—don't just patch it. Get a foundation contractor to check if there's a bigger problem. ● Location: Garage ● Approximate Cost: \$1,200 ● Cost Considerations: This estimate covers labor and materials for repairing major ceiling cracks in Houston, TX. Cost includes potential foundation evaluation for a property of this size. ● Risk: Indication of structural deficiency, risk of further damage if unresolved 	
2	Minor sheetrock cracking on ceiling	<i>Page: 19</i>
	<ul style="list-style-type: none"> ● Pro Tip: Patch these small cracks with some joint compound and paint over them. Keep an eye out for new ones. ● Location: Multiple Locations ● Approximate Cost: \$400 ● Cost Considerations: This estimate includes materials and labor for patching minor ceiling cracks in Houston, TX. Cost reflects a cosmetic repair job. ● Risk: Cosmetic issue, potential foundation concern if cracks worsen 	
3	Flooring spongy feeling and/or squeaks	<i>Page: 19</i>

- Pro Tip: Don't ignore this—get a flooring pro to check under the floor for rot or loose boards.
- Location: 2nd Floor Front Right Bedroom
- Approximate Cost: \$1,000
- Cost Considerations: This estimate covers labor and materials for inspecting and repairing flooring in Houston, TX. Cost is based on potential subfloor work for a small area.
- Risk: Risk of structural failure or further damage if unresolved

4 Pet damage on hardwood floors Page: 20

- Pro Tip: A flooring pro can sand and refinish these spots. It's not a quick fix, so plan accordingly.
- Location: Throughout Property
- Approximate Cost: \$2,000
- Cost Considerations: This estimate includes labor and materials for refinishing hardwood floors in a 4,244 sqft home in Houston, TX. Cost reflects extensive pet damage repair.
- Risk: Cosmetic issue, potential for further deterioration if unresolved

1 Structural Systems

G Doors (Interior and Exterior)

1 Door doesn't latch to close properly Page: 20

- Pro Tip: Try adjusting the strike plate or latch with a screwdriver. If that doesn't work, a handyman can sort it out.
- Location: 2nd Floor Left Bathroom
- Approximate Cost: \$250
- Cost Considerations: This estimate covers labor and materials for repairing a door latch in Houston, TX. Cost is based on a small repair job.
- Risk: Inconvenience, potential security issue if unresolved

2 Door rubs/sticks and is misaligned Page: 21

- Pro Tip: Sand the edges where it rubs or adjust the hinges. If it's still stuck, call a door repair pro.
- Location: Multiple Locations
- Approximate Cost: \$300
- Cost Considerations: This estimate includes labor and materials for realigning a door in Houston, TX. Cost reflects a minor adjustment job.
- Risk: Difficulty in operation, potential damage to frame if unresolved

3 Door has no doorstop Page: 21

- Pro Tip: Grab a doorstop from the store and install it yourself. It's an easy way to prevent wall damage.
- Location: Multiple Locations
- Approximate Cost: \$100
- Cost Considerations: This estimate covers materials and labor for installing doorstops in Houston, TX. Cost is based on a simple DIY or handyman job.
- Risk: Risk of wall damage from doorknob if unresolved

4 Door weather-stripping missing or insufficient Page: 22

- Pro Tip: Pick up some weather-stripping at a hardware store and install it yourself to save on energy bills.
- Location: Front, Back
- Approximate Cost: \$200
- Cost Considerations: This estimate includes materials and labor for installing weather-stripping in Houston, TX. Cost reflects a small DIY or contractor job.
- Risk: Energy loss and potential moisture intrusion if unresolved

5 Ghosting door swings open or closed Page: 22

- Pro Tip: Try tightening the hinges or adjusting the frame. If it keeps swinging, a door pro can fix it.
- Location: 2nd Floor Back Left Bedroom Closet

<ul style="list-style-type: none"> ● Approximate Cost: \$250
<ul style="list-style-type: none"> ● Cost Considerations: This estimate covers labor and materials for adjusting a ghosting door in Houston, TX. Cost is based on a minor repair job.
<ul style="list-style-type: none"> ● Risk: Inconvenience, potential safety hazard if unresolved

1 Structural Systems

H Windows

1 Window should be recaulked Page: 23

- Pro Tip: Get some silicone caulk and redo the seal around the window. It's a simple fix to keep water out.
- Location: Multiple Locations
- Approximate Cost: \$300
- Cost Considerations: This estimate includes materials and labor for recaulking windows in Houston, TX. Cost reflects a small-scale job.
- Risk: Risk of water penetration and insect entry if unresolved

2 Window glazing has deteriorated Page: 23

- Pro Tip: This might need a pro—don't mess with broken glazing yourself. Get a window contractor to replace it.
- Location: 2nd Floor Front Middle Bedroom
- Approximate Cost: \$500
- Cost Considerations: This estimate covers labor and materials for replacing window glazing in Houston, TX. Cost is based on standard rates for a single window repair.
- Risk: Risk of glass falling out or energy loss if unresolved

3 Window screen missing or damaged Page: 24

- Pro Tip: You can replace a screen yourself with a kit from the store, or hire a pro if you'd rather not deal with it.
- Location: Back, Front Right
- Approximate Cost: \$200
- Cost Considerations: This estimate includes materials and labor for replacing window screens in Houston, TX. Cost reflects a small repair job.
- Risk: Cosmetic issue, potential insect entry if unresolved

4 Window blind damaged Page: 24

- Pro Tip: Try adjusting the blind yourself, or replace it if it's too damaged. It's usually a cheap fix.
- Location: 2nd Floor Front Middle Bedroom
- Approximate Cost: \$150
- Cost Considerations: This estimate covers materials and labor for repairing or replacing a window blind in Houston, TX. Cost is based on a minor job.
- Risk: Cosmetic issue, minor inconvenience if unresolved

5 Window too low, fails safety measurement Page: 25

- Pro Tip: Install a bar lock for now to keep it safe, but consider replacing the window with a pro's help.
- Location: Multiple Locations
- Approximate Cost: \$800
- Cost Considerations: This estimate includes labor and materials for installing safety locks or replacing a window in Houston, TX. Cost reflects safety compliance work.
- Risk: Safety hazard, risk of falls if unresolved

1 Structural Systems

I Stairways (Interior and Exterior)

1 Loose handrail structure Page: 25

● Pro Tip: Don't wait on this—get a pro to secure the handrail. It's a safety issue.
● Location: Living, Left
● Approximate Cost: \$500
● Cost Considerations: This estimate covers labor and materials for securing or replacing a handrail in Houston, TX. Cost is based on standard contractor rates for safety repairs.
● Risk: Safety hazard, risk of injury if unresolved

1 Structural Systems

J Fireplaces and Chimneys

1 Fireplace remote not functioning or missing

Page: 27

● Pro Tip: Check if the remote just needs new batteries. If not, ask the owner to show you how the fireplace works.
● Location: Both
● Approximate Cost: \$150
● Cost Considerations: This estimate includes cost of a replacement remote or batteries in Houston, TX. Cost reflects a minor DIY or technician job.
● Risk: Inability to operate fireplace if unresolved

1 Structural Systems

L Basements

1 Old concrete cracks, separation, and heaving

Page: 27

● Pro Tip: Fill those big cracks with a concrete sealant and apply a sealer over the surface. Watch for tripping risks.
● Location: Front and Back Driveway
● Approximate Cost: \$600
● Cost Considerations: This estimate covers materials and labor for sealing concrete cracks in Houston, TX. Cost reflects a medium-scale repair for driveway and sidewalks.
● Risk: Trip hazard and further concrete decay if unresolved

2 Concrete shrinkage cracks

Page: 28

● Pro Tip: Just keep an eye on these cracks for now. They're normal for new concrete, but note if they get worse.
● Location: Garage
● Approximate Cost: \$0
● Cost Considerations: No immediate cost as this is a monitoring task. Future costs may apply if cracks worsen and require repair.
● Risk: Cosmetic issue, potential structural concern if cracks progress

2 Electrical Systems

A Service Entrance and Panels

1 Panel missing AFCI breakers

Page: 30

● Pro Tip: This is a safety upgrade—get an electrician to install AFCI breakers in the panel. Don't DIY this one.
● Location: Throughout Property
● Approximate Cost: \$1,000
● Cost Considerations: This estimate covers labor and materials for installing AFCI breakers in Houston, TX. Cost reflects standard electrician rates for panel upgrades.
● Risk: Fire hazard risk if unresolved

2 Panel not sealed at the wall

Page: 31

● Pro Tip: Have an electrician seal around the panel to keep water out. It's a quick fix but important.
● Location: AC Disconnect, Both

●	Approximate Cost: \$300
●	Cost Considerations: This estimate includes labor and materials for sealing an electrical panel in Houston, TX. Cost is based on a minor electrician job.
●	Risk: Risk of water intrusion and electrical issues if unresolved

3 Panel cover/dead front missing screws *Page: 31*

●	Pro Tip: Grab some screws from the hardware store and secure the panel cover. If you're unsure, call an electrician.
●	Location: Throughout Property
●	Approximate Cost: \$100
●	Cost Considerations: This estimate covers materials and labor for securing a panel cover in Houston, TX. Cost reflects a minimal repair job.
●	Risk: Safety hazard, risk of electrical exposure if unresolved

4 Panel missing labels *Page: 31*

●	Pro Tip: Hire an electrician to test and label the panel. It's worth it for safety and convenience.
●	Location: Throughout Property
●	Approximate Cost: \$250
●	Cost Considerations: This estimate includes labor for labeling an electrical panel in Houston, TX. Cost is based on standard electrician rates for a small job.
●	Risk: Confusion during electrical maintenance if unresolved

5 White hot wire not taped black *Page: 32*

●	Pro Tip: An electrician should mark this wire with black tape. It's a small but important safety step.
●	Location: Throughout Property
●	Approximate Cost: \$150
●	Cost Considerations: This estimate covers labor for marking wires in an electrical panel in Houston, TX. Cost reflects a minor electrician task.
●	Risk: Safety hazard for future electrical work if unresolved

6 Outdoor panel missing terminal covers *Page: 32*

●	Pro Tip: Get an electrician to add terminal covers. It's a quick safety fix you shouldn't skip.
●	Location: Outdoor Panel
●	Approximate Cost: \$200
●	Cost Considerations: This estimate includes labor and materials for installing terminal covers in Houston, TX. Cost is based on a small electrician job.
●	Risk: Risk of electrical shock if unresolved

2 Electrical Systems

B Branch Circuits, Connected Devices, and Fixtures

1 Switch inoperable *Page: 33*

●	Pro Tip: Check if the switch controls an outlet or if the bulb is burnt out. If you can't figure it out, call an electrician.
●	Location: 2nd Floor
●	Approximate Cost: \$250
●	Cost Considerations: This estimate covers labor and materials for replacing a switch in Houston, TX. Cost reflects a minor electrician job.
●	Risk: Inconvenience, potential electrical issue if unresolved

2 Cover plates missing or damaged *Page: 33*

●	Pro Tip: Pick up some cover plates at the store and install them yourself, or have an electrician do it for safety.
●	Location: 2nd Floor Back Left Bedroom Closet
●	Approximate Cost: \$150

- Cost Considerations: This estimate includes materials and labor for replacing cover plates in Houston, TX. Cost is based on a small repair job.
- Risk: Risk of electrical shock or short if unresolved

3 Fixture missing bulb cover *Page: 34*

- Pro Tip: Grab a replacement cover from a hardware store if it bothers you. It's mostly cosmetic.
- Location: Attic
- Approximate Cost: \$100
- Cost Considerations: This estimate covers materials and labor for installing a bulb cover in Houston, TX. Cost reflects a minimal job.
- Risk: Cosmetic issue, minor bulb protection risk if unresolved

4 Fixture in closet or attic has open bulb *Page: 34*

- Pro Tip: Get a cover or cage for this bulb ASAP. It's a fire risk in a closet or attic without one.
- Location: 2nd Floor Back Left Bedroom Closet, Attic
- Approximate Cost: \$200
- Cost Considerations: This estimate includes materials and labor for installing bulb covers in Houston, TX. Cost is based on a small safety repair job.
- Risk: Fire hazard or risk of bulb burst if unresolved

2 Electrical Systems

C Low Voltage

1 Smoke alarm missing *Page: 35*

- Pro Tip: Install smoke alarms yourself—get ones for each bedroom and hallway. It's a critical safety step.
- Location: Multiple Locations
- Approximate Cost: \$300
- Cost Considerations: This estimate covers materials and labor for installing smoke alarms in Houston, TX. Cost reflects standard DIY or electrician rates for multiple units.
- Risk: Safety hazard, risk of undetected fire if unresolved

3 Heating, Ventilation and Air Conditioning Systems

C Duct Systems, Chases, and Vents

1 Condenser unit not level *Page: 42*

- Pro Tip: Don't try leveling this yourself—get an HVAC pro to adjust the pad and secure the unit.
- Location: Left, Right
- Approximate Cost: \$500
- Cost Considerations: This estimate covers labor and materials for leveling a condenser pad in Houston, TX. Cost is based on standard HVAC contractor rates.
- Risk: Accelerated wear on components if unresolved

4 Plumbing Systems

A Plumbing Supply, Distribution Systems, and Fixtures

1 Tub spout diverter not effective *Page: 46*

- Pro Tip: You can try fixing the diverter with a DIY kit, or call a plumber if the water pressure stays low.
- Location: 2nd Floor Right Bathroom
- Approximate Cost: \$250
- Cost Considerations: This estimate covers labor and materials for repairing a tub diverter in Houston, TX. Cost reflects a minor plumbing job.
- Risk: Water waste and reduced shower pressure if unresolved

2 Tub/shower re-caulking necessary *Page: 46*

● Pro Tip: Grab some silicone caulk and redo the seals yourself. It's an easy way to stop leaks in the bathroom.
● Location: 2nd Floor Right Bathroom
● Approximate Cost: \$200
● Cost Considerations: This estimate includes materials and labor for re-caulking a tub/shower in Houston, TX. Cost is based on a small DIY or plumber job.
● Risk: Risk of water damage and mold if unresolved

4 Plumbing Systems

C Water Heating Equipment

1 Pipe insulation damaged/missing Page: 49

● Pro Tip: Pick up some pipe insulation at the store and wrap those lines. It's a quick fix to avoid freezing.
● Location: Water Heater Area
● Approximate Cost: \$200
● Cost Considerations: This estimate includes materials and labor for insulating pipes in Houston, TX. Cost reflects a small DIY or plumber job.
● Risk: Risk of pipe freezing and bursting if unresolved

2 Water heater nearing end of useful life Page: 50

● Pro Tip: Start budgeting for a new water heater soon. Get a plumber to check if it's time to replace these older units.
● Location: Both Units
● Approximate Cost: \$3,000
● Cost Considerations: This estimate covers labor and materials for replacing two water heaters in Houston, TX. Cost reflects standard plumber rates for mid-range units.
● Risk: Risk of failure and water damage if unresolved

5 Appliances

C Range Hood and Exhaust Systems

1 Range exhaust made of corrugated material Page: 53

● Pro Tip: Get a technician to swap out that corrugated duct for a smooth one. It's better for airflow and safety.
● Location: Kitchen
● Approximate Cost: \$400
● Cost Considerations: This estimate includes labor and materials for replacing range exhaust ducting in Houston, TX. Cost is based on standard contractor rates.
● Risk: Reduced exhaust efficiency, potential fire hazard if unresolved

5 Appliances

G Garage Door Operators

1 Garage door not sealing Page: 55

● Pro Tip: Call a garage door pro to fix or replace the seal. You don't want pests or water getting in.
● Location: Garage
● Approximate Cost: \$300
● Cost Considerations: This estimate covers labor and materials for replacing a garage door seal in Houston, TX. Cost reflects a minor repair job.
● Risk: Risk of pest entry and water intrusion if unresolved

6 Swimming Pools, Spas, Hot Tubs, and Equipment

A Safety Devices

1 No pool fencing Page: 60

- Pro Tip: This is a must for safety—get a pool contractor to install proper fencing around the pool area.
- Location: Pool Area
- Approximate Cost: \$3,500
- Cost Considerations: This estimate covers labor and materials for installing pool fencing in Houston, TX. Cost reflects standard rates for a medium-sized inground pool enclosure.
- Risk: Safety hazard, risk of drowning if unresolved

2 Door alarms not installed *Page: 61*

- Pro Tip: Add door alarms to any entry to the pool area. You can find kits online or have a pro install them.
- Location: Pool Access Doors
- Approximate Cost: \$400
- Cost Considerations: This estimate includes materials and labor for installing door alarms in Houston, TX. Cost is based on standard safety equipment installation.
- Risk: Safety hazard, risk of unauthorized pool access if unresolved

6 Swimming Pools, Spas, Hot Tubs, and Equipment

B Pool Area Coping, Tile and Decking

1 Decking cracks - minor *Page: 61*

- Pro Tip: Keep an eye on these small cracks in the decking. Patch them with sealant if they get bigger.
- Location: Pool Decking
- Approximate Cost: \$0
- Cost Considerations: No immediate cost as this is a monitoring task. Future costs may apply if cracks require repair.
- Risk: Cosmetic issue, potential trip hazard if cracks worsen

2 Coping cracks - minor *Page: 62*

- Pro Tip: Watch these coping cracks. If they grow, seal them with a concrete patch to avoid leaks.
- Location: Pool Coping
- Approximate Cost: \$0
- Cost Considerations: No immediate cost as this is a monitoring task. Future costs may apply if cracks require repair.
- Risk: Cosmetic issue, potential water leakage if unresolved

3 Reseal coping necessary *Page: 62*

- Pro Tip: Get a pool contractor to reseal between the deck and coping. It's important to stop water from getting behind the walls.
- Location: Pool Coping
- Approximate Cost: \$600
- Cost Considerations: This estimate covers labor and materials for resealing pool coping in Houston, TX. Cost reflects standard pool contractor rates.
- Risk: Risk of water leaking behind pool walls if unresolved

4 Cracked or missing tile *Page: 63*

- Pro Tip: Have a pool contractor replace those tiles. Missing ones can lead to leaks in the pool structure.
- Location: Pool Area
- Approximate Cost: \$500
- Cost Considerations: This estimate includes labor and materials for replacing pool tiles in Houston, TX. Cost is based on standard pool contractor rates for small repairs.
- Risk: Risk of pool leaks through gunite structure if unresolved

5 Deteriorated tile grout *Page: 63*

- Pro Tip: Get a pro to regrout the tiles. Bad grout can let water seep in and cause bigger issues.
- Location: Pool Area

<ul style="list-style-type: none"> ● Approximate Cost: \$400
<ul style="list-style-type: none"> ● Cost Considerations: This estimate covers labor and materials for regrouting pool tiles in Houston, TX. Cost reflects a small-scale pool repair job.
<ul style="list-style-type: none"> ● Risk: Risk of water damage and tile loosening if unresolved

6 Loose coping stones *Page: 64*

<ul style="list-style-type: none"> ● Pro Tip: Don't let these stones stay loose—get a pool contractor to secure them before someone trips.
<ul style="list-style-type: none"> ● Location: Pool Coping
<ul style="list-style-type: none"> ● Approximate Cost: \$500
<ul style="list-style-type: none"> ● Cost Considerations: This estimate includes labor and materials for securing coping stones in Houston, TX. Cost is based on standard pool contractor rates.
<ul style="list-style-type: none"> ● Risk: Trip hazard and potential for further damage if unresolved

6 Swimming Pools, Spas, Hot Tubs, and Equipment

G Pool Lighting

1 Pool light not functional *Page: 65*

<ul style="list-style-type: none"> ● Pro Tip: Get a pool contractor to fix the light. Even a burnt-out bulb can be pricey to replace in a pool.
<ul style="list-style-type: none"> ● Location: Pool Area
<ul style="list-style-type: none"> ● Approximate Cost: \$600
<ul style="list-style-type: none"> ● Cost Considerations: This estimate covers labor and materials for repairing a pool light in Houston, TX. Cost reflects potential complexity of underwater fixture repair.
<ul style="list-style-type: none"> ● Risk: Cosmetic issue, safety concern in dark conditions if unresolved

2 Spa light not functional *Page: 66*

<ul style="list-style-type: none"> ● Pro Tip: Have a pool contractor check the spa light. It might just be a bulb, but it could be more.
<ul style="list-style-type: none"> ● Location: Spa Area
<ul style="list-style-type: none"> ● Approximate Cost: \$600
<ul style="list-style-type: none"> ● Cost Considerations: This estimate covers labor and materials for repairing a spa light in Houston, TX. Cost reflects potential complexity of underwater fixture repair.
<ul style="list-style-type: none"> ● Risk: Cosmetic issue, safety concern in dark conditions if unresolved

6 Swimming Pools, Spas, Hot Tubs, and Equipment

H Pumps

1 Pump leak *Page: 68*

<ul style="list-style-type: none"> ● Pro Tip: Don't ignore a leaking pump—get a pool contractor to fix it before it causes bigger problems.
<ul style="list-style-type: none"> ● Location: Pool Pump
<ul style="list-style-type: none"> ● Approximate Cost: \$500
<ul style="list-style-type: none"> ● Cost Considerations: This estimate covers labor and materials for repairing a leaking pool pump in Houston, TX. Cost is based on standard pool contractor rates.
<ul style="list-style-type: none"> ● Risk: Risk of equipment damage and water loss if unresolved

6 Swimming Pools, Spas, Hot Tubs, and Equipment

I Pool and Spa Plumbing

1 Pipe insulation damaged/missing *Page: 68*

<ul style="list-style-type: none"> ● Pro Tip: Grab some pipe insulation from the store and wrap those lines. It's a quick fix to prevent freezing.
<ul style="list-style-type: none"> ● Location: Pool Plumbing
<ul style="list-style-type: none"> ● Approximate Cost: \$200
<ul style="list-style-type: none"> ● Cost Considerations: This estimate includes materials and labor for insulating pool pipes in Houston, TX. Cost reflects a small DIY or contractor job.
<ul style="list-style-type: none"> ● Risk: Risk of pipe freezing and bursting if unresolved

6 Swimming Pools, Spas, Hot Tubs, and Equipment

K Filtering/Treatment Type

1 Filter is leaking

Page: 69

- Pro Tip: Get a pool contractor to fix the leaking filter. It's not something to put off.
- Location: Pool Filter
- Approximate Cost: \$500
- Cost Considerations: This estimate covers labor and materials for repairing a leaking pool filter in Houston, TX. Cost is based on standard pool contractor rates.
- Risk: Risk of water loss and equipment damage if unresolved

2 Filter pressure gauge reading high

Page: 70

- Pro Tip: Check if the filter needs cleaning or backwashing. If pressure stays high, call a pool contractor to investigate.
- Location: Pool Filter
- Approximate Cost: \$300
- Cost Considerations: This estimate covers labor and materials for cleaning or repairing a pool filter in Houston, TX. Cost reflects a standard maintenance job.
- Risk: Reduced filtration efficiency, potential equipment strain if unresolved

6 Swimming Pools, Spas, Hot Tubs, and Equipment

M Heating

1 Pool heater not operational

Page: 72

- Pro Tip: Get a pool contractor to check why the heater isn't working. You'll want it fixed before cooler weather.
- Location: Pool Heater
- Approximate Cost: \$1,000
- Cost Considerations: This estimate covers labor and materials for repairing or replacing a pool heater in Houston, TX. Cost reflects standard pool contractor rates for gas heater repair.
- Risk: Inability to heat pool, discomfort if unresolved

Appendix A

Contractor Bid Sheets

123 Main St, City, ST, ZIP

These Contractor Bid Sheets give potential contractors a clear format to submit their proposed pricing, including item descriptions, quantities, unit prices, total amounts, applicable taxes, and any specific stipulations or terms.

The sheets help ensure consistency and transparency when evaluating multiple bids.

Editable versions of these Bid Sheets are available in the provided Google Drive folder for customization and reuse.

6/5/2025

Client: Client Sample
123 Main St, City, ST, ZIP

Structural Systems Estimate

Cost Estimate

1 Structural Systems		Quant./Hours	Unit Price	Amount
A Foundations				
1	Patch minor cracks with concrete sealant to prevent moisture and pest intrusion, monitor for further shifting or displacement	_____	\$_____	\$_____
1 Structural Systems				
B Roof Covering Materials				
1	Clean out debris from gutter, inspect for sagging or improper slope, resecure or adjust gutter pitch to ensure proper drainage, replace damaged sections if necessary	_____	\$_____	\$_____
1 Structural Systems				
C Roof Structures & Attics				
1	Remove damaged or lifted shingles, inspect underlayment for water damage, install new asphalt shingles matching existing style and color, seal with roofing adhesive	_____	\$_____	\$_____
1 Structural Systems				
D Grading and Drainage				
1	Remove damaged insulation, clean debris from affected area, install new batt or roll insulation to match existing R-30 rating, ensure proper coverage over attic floor	_____	\$_____	\$_____
1 Structural Systems				
E Walls (Interior and Exterior)				
1	Remove damaged siding, inspect underlying structure for water damage, install new stucco or matching siding material, seal edges with caulk to prevent moisture intrusion	_____	\$_____	\$_____
1 Structural Systems				
F Ceilings and Floors				
1	Inspect for underlying structural or foundation issues, repair cracks with joint compound, reinforce with mesh tape, repaint to match	_____	\$_____	\$_____
1 Structural Systems				
G Doors (Interior and Exterior)				
1	Adjust or replace latch, strike plate, or frame alignment, ensure proper closure with minimal force	_____	\$_____	\$_____
1 Structural Systems				
H Windows				
1	Remove old caulk, clean window frame, apply new silicone-based sealant to prevent water and insect intrusion	_____	\$_____	\$_____
1 Structural Systems				
I Stairways (Interior and Exterior)				

1	Tighten or replace handrail brackets, install new handrail and baluster system if necessary to meet safety standards	_____	\$_____	\$_____
---	----------------------------------------------------------------------------------------------------------------------	-------	---------	---------

1 Structural Systems

J Fireplaces and Chimneys

1	Replace batteries or remote unit, test fireplace operation, ensure gas supply is active if applicable	_____	\$_____	\$_____
---	-------------------------------------------------------------------------------------------------------	-------	---------	---------

1 Structural Systems

L Basements

1	Caulk larger cracks with concrete sealant, apply concrete sealer to prevent further deterioration, monitor for trip hazards	_____	\$_____	\$_____
---	-----------------------------------------------------------------------------------------------------------------------------	-------	---------	---------

Remarks:

Subtotal \$ _____
Tax _____ %

ESTIMATE TOTAL \$ _____

Payment Schedule

#	Milestone	Due Date	Percent	Amount
1	Down Payment	_____	____ %	\$_____
2		_____	____ %	\$_____
3		_____	____ %	\$_____
4		_____	____ %	\$_____
5		_____	____ %	\$_____

6/5/2025

Client: Client Sample
123 Main St, City, ST, ZIP

Electrical Systems Estimate

Cost Estimate

2 Electrical Systems				
A	Service Entrance and Panels	Quant./Hours	Unit Price	Amount
1	Install Arc Fault Circuit Interrupter (AFCI) breakers for living and bedroom areas to meet safety standards, test for proper operation	_____	\$ _____	\$ _____
2 Electrical Systems				
B	Branch Circuits, Connected Devices, and Fixtures			
1	Test switch to determine function, replace if defective, ensure connection to light or device is operational	_____	\$ _____	\$ _____
2 Electrical Systems				
C	Low Voltage			
1	Install smoke alarms in bedrooms, outside sleeping areas, and on every level per NFPA recommendations, ensure UL listing	_____	\$ _____	\$ _____

Subtotal \$ _____
Tax _____ %

ESTIMATE TOTAL \$ _____

Payment Schedule

#	Milestone	Due Date	Percent	Amount
1	Down Payment	_____	_____%	\$ _____
2		_____	_____%	\$ _____
3		_____	_____%	\$ _____
4		_____	_____%	\$ _____
5		_____	_____%	\$ _____

6/5/2025

Client: Client Sample
123 Main St, City, ST, ZIP

Heating, Ventilation and Air Conditioning Systems Estimate

Cost Estimate

3 Heating, Ventilation and Air Conditioning Systems		
C Duct Systems, Chases, and Vents		
1	Level concrete pad under outdoor condensing unit, ensure stable placement to prevent component wear, secure unit to pad	_____ \$ _____ \$ _____

Remarks:

Subtotal \$ _____
Tax _____ %

ESTIMATE TOTAL \$ _____

Payment Schedule

#	Milestone	Due Date	Percent	Amount
1	Down Payment	_____	___ %	\$ _____
2		_____	___ %	\$ _____
3		_____	___ %	\$ _____
4		_____	___ %	\$ _____
5		_____	___ %	\$ _____

6/5/2025

Client: Client Sample
123 Main St, City, ST, ZIP

Plumbing Systems Estimate

Cost Estimate

4 Plumbing Systems				
A	Plumbing Supply, Distribution Systems, and Fixtures	Quant./Hours	Unit Price	Amount
1	Replace or repair tub spout diverter to ensure full water diversion to shower, clean internal components if clogged	_____	\$_____	\$_____
4 Plumbing Systems				
C	Water Heating Equipment			
1	Install foam pipe insulation on hot and cold water lines near water heater, secure with tape or zip ties to protect against freezing	_____	\$_____	\$_____

Remarks:

Subtotal \$ _____
Tax _____ %

ESTIMATE TOTAL \$ _____

Payment Schedule

#	Milestone	Due Date	Percent	Amount
1	Down Payment	_____	_____%	\$_____
2		_____	_____%	\$_____
3		_____	_____%	\$_____
4		_____	_____%	\$_____
5		_____	_____%	\$_____

6/5/2025

Client: Client Sample
123 Main St, City, ST, ZIP

Appliances Estimate

Cost Estimate

5 Appliances				
C Range Hood and Exhaust Systems				
1	Replace corrugated exhaust with smooth-wall ducting, ensure proper venting to exterior, secure connections with clamps	_____	\$ _____	\$ _____
5 Appliances				
G Garage Door Operators				
1	Adjust or replace garage door seal, ensure door makes full contact with ground, eliminate visible light gaps	_____	\$ _____	\$ _____

Remarks:

Subtotal \$ _____
Tax _____ %

ESTIMATE TOTAL \$ _____

Payment Schedule

#	Milestone	Due Date	Percent	Amount
1	Down Payment	_____	_____%	\$ _____
2		_____	_____%	\$ _____
3		_____	_____%	\$ _____
4		_____	_____%	\$ _____
5		_____	_____%	\$ _____

6/5/2025

Client: Client Sample
123 Main St, City, ST, ZIP

Swimming Pools, Spas, Hot Tubs, and Equipment Estimate

Cost Estimate

6 Swimming Pools, Spas, Hot Tubs, and Equipment				
A Safety Devices		Quant./Hours	Unit Price	Amount
1	Install pool area fencing at least 60 inches high with self-closing, self-latching gates opening away from pool	_____	\$ _____	\$ _____
6 Swimming Pools, Spas, Hot Tubs, and Equipment				
B Pool Area Coping, Tile and Decking				
1	Monitor minor cracks for progression, patch with concrete sealant if they worsen to prevent water intrusion	_____	\$ _____	\$ _____
6 Swimming Pools, Spas, Hot Tubs, and Equipment				
G Pool Lighting				
1	Test pool light for bulb or wiring issues, replace bulb or fixture as needed, verify GFCI protection for safety	_____	\$ _____	\$ _____
6 Swimming Pools, Spas, Hot Tubs, and Equipment				
H Pumps				
1	Inspect pump for source of leak, replace seals or gaskets, repair or replace pump if necessary to stop active leak	_____	\$ _____	\$ _____
6 Swimming Pools, Spas, Hot Tubs, and Equipment				
I Pool and Spa Plumbing				
1	Install foam pipe insulation on pool water lines, secure with tape or zip ties to protect against freezing	_____	\$ _____	\$ _____
6 Swimming Pools, Spas, Hot Tubs, and Equipment				
K Filtering/Treatment Type				
1	Inspect filter for source of leak, replace seals or components, repair or replace filter unit to stop active leak	_____	\$ _____	\$ _____
6 Swimming Pools, Spas, Hot Tubs, and Equipment				
M Heating				
1	Inspect heater for gas supply or component issues, repair or replace unit as needed to restore functionality	_____	\$ _____	\$ _____

Remarks:

Subtotal \$ _____

Tax _____ **%**

ESTIMATE TOTAL \$

Payment Schedule

#	Milestone	Due Date	Percent	Amount
1	Down Payment	_____	____ %	\$ _____
2		_____	____ %	\$ _____
3		_____	____ %	\$ _____
4		_____	____ %	\$ _____
5		_____	____ %	\$ _____

Appendix B

Construction Contract Agreement Between Owner and Contractor

123 Main St, City, ST, ZIP

The Construction Contract is provided as an example formal document used to outline a detailed agreement between a project owner and a contractor.

It specifies key information such as the project start date, location, type of services to be performed, and comprehensive details about the construction activities involved.

This document serves as the foundation for the working relationship, helping to clarify expectations, responsibilities, and terms of the construction project.

Editable versions of the Contract Agreement is available in the provided Google Drive folder for customization and reuse.

INDEPENDENT CONTRACTOR AGREEMENT BETWEEN GENERAL CONTRACTOR AND SUBCONTRACTOR

(Applicable in the State of _____)

Notice of Agreement

The undersigned General Contractor and the undersigned Subcontractor hereby declare that:

1. The Subcontractor meets the qualifications of an independent contractor under the applicable laws of the state listed above;
2. The Subcontractor operates as an independent contractor and not as an employee of the General Contractor;
3. The Subcontractor assumes all responsibilities as an employer for the performance of their work, including but not limited to wages, taxes, insurance, and work direction;
4. The Subcontractor and their employees are not considered employees of the General Contractor for the purposes of workers' compensation or other employment-related laws in the state listed above.

TERM OF AGREEMENT

From: _____

To: _____

CONTRACTING PARTIES

General Contractor

Name: _____

Federal Tax ID Number: _____

Address (Street): _____

City, State, ZIP: _____

Signature: _____

Date: _____

Subcontractor

Name: _____

Federal Tax ID Number: _____
Address (Street): _____
City, State, ZIP: _____
Signature: _____
Date: _____

JOB SITE LOCATIONS

This is a blanket agreement applying to all job sites

Job site(s) covered: _____

ESTIMATED NUMBER OF SUBCONTRACTOR'S EMPLOYEES: _____

ACKNOWLEDGMENT

Each party affirms that this agreement is entered into voluntarily and with full understanding of its legal implications. This form is to be retained by both the General Contractor and Subcontractor for their records and may be shared with any relevant insurance carrier or state agency upon request.

Appendix C

Specification Book

123 Main St, City, ST, ZIP

The specification book is a detailed document that outlines the exact materials, products, and finishes to be used in a construction project.

It includes specifications such as paint colors, light switch types, plumbing fixtures, and other finish details.

As part of the full contract, the spec book is essential for ensuring that contractors understand and commit to delivering the specific quality and types of finishes required. By documenting these details clearly, the owner can hold the contractor accountable to agreed standards and expectations at project completion.

The Specification Book is a very lengthy document and very specific to each project.
As such, editable versions of the Specification Book is available in the provided
Google Drive folder for customization and reuse.

Your Folder Link: https://drive.google.com/drive/folders/1XI-OmotGroj8AIPG4q1ggSPowLinGs_

The Specification Book is a very lengthy document and very specific to each project. As such, editable versions of the spec book are available in the provided Google Drive folder for customization and reuse.

Your Folder Link: https://drive.google.com/drive/folders/1XI-OmotGroj8AIPG4q1gggSPowLinGs_

