



ESTIMATE/WORK ORDER COST TO MAKE REPAIRS AND IMPROVEMENTS

Customer Name: Thomas & Jessica Giarratano

Address: 442 Seabiscuit Walk Peachtree City, GA.30269

Date: 10-18-2026

As a State of Georgia "License Residential Builder, Home Improvement Contractor and Remodeling Company", I have been asked to give the assessment, average costs or estimates to do repairs, corrections and or replacements found during my inspection at the address above.

These are the general estimated costs to make repairs and improvements at the address listed above. However, some contractors can charge more and others less based on the time work is performed, tariffs that affect building materials costs, availability of skilled and unskilled labor, economic conditions that can change and or uncontrolled labor and materials costs.

These prices can change if there are several contractors used to do different jobs, a contractor chosen for each job, some contractors doing several jobs and or if one contractor does all the work using sub-contractors.

1. Resolve the red tag on the water heater gas pipe. Have the builder/plumber identify why it was tagged, correct any outstanding issue, and confirm safe operation (contact the gas provider for clarity).
2. Install a proper landing at the top of the attic stairs. The report identifies the missing floor/landing as a safety hazard \$490.00.
3. Have an electrician test and correct GFCI protection in the garage, upstairs hall bathroom, and upstairs bedroom bathroom. These outlets did not trip when tested.
4. Repair the flickering lights in the upstairs bedroom bathroom (have an electrician come in).
5. Investigate the cause of the soggy yard before completing landscaping repairs. Check for underground water leaks, a high-water table, and excess HVAC condensate from your house and the neighboring house (have a hydrologist come in).
6. Remove the sod, properly compact and regrade the yard, and install new sod. Correct the humps, dips, soft spots, and poor drainage, particularly along the right side and rear foundation. The report calls for a 6-inch fall over the first 10 feet away from the foundation and a minimum 2% lot drainage slope. Photograph each stage of the work \$23,800.00.
7. Locate the water meter and main water shutoff. Show you their locations and check the meter for unexplained water use when fixtures are off???
8. Verify the right-side property setback with zoning records or a survey, including whether a variance or exception exists (contact the surveyor who laid out boundaries)
9. Extend downspouts at least 3 feet from the foundation and replace or reposition missing/improperly placed splash blocks so water drains away \$490,00.
10. Reroute HVAC condensate drains away from the foundation, at least 3 feet as specified in the report. Replace unsuitable exterior cloth supports and install the missing condensate traps near the attic furnaces. \$390,00
11. Investigate the garage floor cracks and missing control joints. Determine whether settlement or soil moisture is contributing and establish the appropriate repair (fill, seal and install epoxy coating \$1,800.00 and monitor minimum
12. Review the existing patches in the front and right-side foundation walls. Explain why they were made and determine whether further correction is needed \$1,430.00
13. Replace deteriorated pine straw and restore landscape coverage around the foundation to address exposed soil and erosion \$870.00.
14. Repair the split porch and patio posts. Address the exposed splits and finish their visible faces appropriately (type of posts used are rustic grade, verify was proper design for this home) (can turn splits to the house and fill) \$3,100.00

15. Complete exterior caulking around light fixtures, vent terminals, windows, and other affected penetrations, including the open seal above the right-side electrical disconnect (clear caulk) \$890.00.
16. Install or correct exterior flashing above the rear floodlight mounting block and at vent terminals where flashing is missing or improperly positioned behind siding \$590.00.
17. Correct siding clearance and flashing deficiencies. Check the house for the report's stated James Hardie requirements: clearance above soil, roofing, porch/patio surfaces, and metal flashing, plus flashing at protrusions and above window trim (where possible) \$1,600.00.
18. Correct the slope of exposed brick ledges, including those at the garage, so water drains away from the walls \$3,600.00.
19. Clean stained siding and complete missing paint coverage, including the front porch and right-side siding beneath the soffit (if still have same color paint or number) \$5,800.00.
20. Install the missing window screens at the upper front and left side of the house \$190.00.
21. Repair front-door and patio-door weatherstripping to eliminate visible daylight and gaps \$390.00
22. Repair roof pipe flashing where exposed face nails and improperly covered fasteners could allow leaks \$940.00
23. Correct the roof exhaust vent flashing above the garage so its bottom flange drains over the shingles \$390.00.
24. Repair roof-to-wall kick-out flashing at the front and rear of the house \$770.00.
25. Create proper clearance between garage wood components and concrete. Address door frames and door-track mounting boards contacting or sitting too close to the floor; the report specifies a minimum ¼-inch gap. \$490.00
26. Correct furnace vibration and duct humming. Have an HVAC contractor check fan/component balance and furnace support, including the units resting on bricks (HVAC contractor).
27. Inspect the air ducts for construction debris and dust. Clean affected ducts and the dirty first-floor return grille as needed \$2,600.00.
28. Repair the refrigerator's bottom drawers, which pop when opened and closed (appliance person).
29. Remove spilled caulk from the kitchen backsplash above the cooktop near the right wall cabinet. \$125.00
30. Repair the lower oven door, which pops during opening and closing (appliance repair person).
31. Adjust the dishwasher installation so its door aligns evenly with the countertop. \$390.00
32. Install missing trim plates at the bottoms of the stair balusters \$2,100.00.
33. Repair interior nail pops (painting needed also) \$1,200.00 and the damaged door frame at the living-room opening on the foyer side. \$1,225.00
34. Caulk gaps where door frames meet flooring, including bathroom frames at tile floors \$690.00
35. Repair the squeaking/popping floors in the upstairs rear-right bedroom and in front of the primary bathroom vanity (move furniture, pull up carpet, screw subfloor, put back

carpet) \$3900.00.

36. Cut the primary bedroom door at the bottom 1 inch so it clears the carpet \$125.00.

37. Secure the primary bathroom toilet-paper holder to proper backing/framing and repair drywall \$590.00 if the original paint is not there.

38. Adjust the primary shower door so it aligns properly with the fixed glass when closed \$690.00 (if no wall tile repair included)

39. Verify and repair fireplace operation. It did not ignite using the wall switch during inspection.

40. Repair cracked floor pieces in the kitchen \$990.00 if matching tiles can be located.

The materials used will be of the same quality or better and will be installed, replaced or repaired according to manufacturer's instructions and standard building codes. This estimate and work order shall include all labor and materials to complete as described below.

The builder, contractors or contractor shall try to provide and select the best replacements where possible. It is important to properly prime seal and paint repairs and all wood with premium grade paint. All repairs will be done in a workman like manor. All work, labor and materials shall have a 12 month warranty, starting from the day of completion.

Paris Pressley: Former VP/President Elect of the Georgia Association of Home Inspectors; Founder and President of The Brotherhood of Certified Home Inspectors
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