

# HOME METRICS

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NATIONAL  
ASSOCIATION of  
REALTORS®

## IMMEDIATE BID REQUEST FORM

**Please Reply Directly To:**  
**Chad Christensen**  
**chad.christensen@outlook.com**

**Date Prepared: Jun 10, 2018**

Your company has been chosen to estimate the costs you would charge to perform repairs and/or replacement to the following items listed below on the property found at

**14779 Castle Valley Dr**  
**Bluffdale, UT 84065**

These findings were listed by the Home Inspector working on behalf of my client and we ask that you respond with bonified estimates on each of the items or as a whole. This bid does not guarantee your company will be hired to perform such work. However, my client is eager to remediate these items and when escrow closes will be in a position to hire you at their discretion.

### HOME INSPECTION REMEDIATION FINDINGS:

Structural		
Category	Finding	Estimate
Foundation	Soft concrete found in basement floor. Recommend cutting out soft area and replacing with new concrete and inspect for further issues.	\$800.00
Foundation	Concrete pad has settled and cracked. Recommend lifting small pad to eliminate the trip hazard.	\$300.00
Roof and Covering	Plumbing vent cap should be removed.	\$10.00
Walls, Interior/Exterior	Repair needed to cracked and missing grout thru out the exterior.	\$300.00

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Ceilings and Floor	Garage attic access requires a latching panel to prevent fire penetration into attic area.	\$25.00
Doors, Exterior/Interior	Boys room ball catch repair needed.	\$35.00
Windows	Window missing screen.	\$129.00
Windows	Window missing screen.	\$129.00
Windows	Window missing screen.	\$390.00
Windows	Window missing screen.	\$129.00
Porch, Balcony, Deck, Carports	Missing deck joist hangers noted. Hangers such as Simpson type should be installed including proper fasteners.	\$125.00
Porch, Balcony, Deck, Carports	New stain and finish needed on wood deck components.	\$650.00
Porch, Balcony, Deck, Carports	Missing deck joist hangers on stair stringers. Hangers such as Simpson type should be installed including proper fasteners.	\$125.00
Porch, Balcony, Deck, Carports	Missing deck joist brackets such as Simpson type should be installed including proper fasteners.	\$50.00
Porch, Balcony, Deck, Carports	Repairs needed to separating joist and deck boards.	\$200.00
Porch, Balcony, Deck, Carports	Recommend filling crack and refinish wood to protect from the elements.	\$200.00
<b>Total</b>		<b>\$5,097.00</b>

<b>Electric</b>		
Category	Finding	Estimate
Service Entrance, Panels	Double taps (two or more wires connected to one breaker) were visible and needs to have repairs by licensed electrical contractor. Each circuit should have its own breaker. Recommend electrician evaluation.	\$125.00
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Detectors, Smoke, CO	Missing smoke detector.	\$49.00
<b>Total</b>		<b>\$299.00</b>

<b>Heating, Vents, Air</b>		
Category	Finding	Estimate
Heating Equipment	Humidifier not working and in need of repair.	\$125.00
Heating Equipment	Humidifier not working and in need of repair.	
Heating Equipment	Grommet needed to protect wire thru panel.	\$25.00
Cooling Equipment	56 Infrared shows above average air temperature. Service and charging needed to produce the cooler air normally found.	\$300.00
Cooling Equipment	63 Infrared shows above average air temperature. Service and charging needed to produce the cooler air normally found.	\$300.00
<b>Total</b>		<b>\$750.00</b>

<b>Plumbing</b>		
Category	Finding	Estimate
Water Heating Equipment	Expansion tank bladder has failed and in need of replacement.	\$150.00
Water Heating Equipment	Remove blocked combustible air supply.	
<b>Total</b>		<b>\$150.00</b>

<b>Appliances</b>		
Category	Finding	Estimate
Dishwasher	The dishwasher high loop drain line is shown in the image. The high loop is shown properly fastened to the underside of the countertop.	
Dishwasher	The dishwasher high loop drain line is shown in the image. The high loop is shown properly fastened to the underside of the countertop.	\$25.00
Garage Opener	Hold down to close the left side door. Recommend it be serviced and adjusted.	\$75.00
Dryer Vents	Dryer vent louvered cover broken on exterior and needs to be replaced.	\$82.00
<b>Total</b>		<b>\$182.00</b>

Your Company Name \_\_\_\_\_ Date \_\_\_\_\_

Phone Number \_\_\_\_\_

Estimate Prepared By \_\_\_\_\_ Date \_\_\_\_\_

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Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

