Pocket Level Home Repair

Insured · Small repairs and installs

19 Wren Ct
Bellmont, OH 43000
(614) 555-0151 · book@pocketlevel.example

ESTIMATE

No. **EST-0419**

Date November 12, 2026

Valid until December 12, 2026 or closing, whichever is first

PREPARED FOR

Leah Ostrander (seller)
c/o Juniper Lane Realty, listing agent
400 Market St, Suite 210
Bellmont, OH 43000
(614) 555-0177 · listings@juniperlane.example

PROPERTY

1416 Poplar St
Bellmont, OH 43000

Pre-closing repair list — items from the buyer's home inspection

Repair the items below from the inspection report. Each item is priced separately; approve the ones you want done.

DESCRIPTION	QTY	UNIT	RATE	AMOUNT
Install missing GFCI cover plate, guest bath	1	ea	$15.00	$15.00
Secure loose handrail, basement stairs	1	ea	$85.00	$85.00
Adjust front door strike and replace weatherstrip	1	ea	$75.00	$75.00
Re-caulk kitchen sink and backsplash seam	1	ea	$65.00	$65.00
Replace cracked outlet covers	2	ea	$12.00	$24.00
Install missing downspout extension	1	ea	$45.00	$45.00
Patch and paint drywall dents, hallway	3	ea	$55.00	$165.00
Replace torn window screens	2	ea	$48.00	$96.00
Rehang sagging closet door	1	ea	$60.00	$60.00
Replace bath exhaust fan grille	1	ea	$40.00	$40.00
Trip charge	1	ea	$35.00	$35.00

Subtotal	$705.00
Estimate total	**$705.00**

OPTIONAL — PRICED SEPARATELY, NOT INCLUDED IN THE TOTAL

DESCRIPTION	QTY	UNIT	RATE	AMOUNT
Touch up scuffed interior trim, whole house	1	job	$220.00	$220.00
Replace dated light fixtures (seller-selected fixtures billed at cost)	1	ea	$85.00	$85.00

NOTES AND TERMS

- Not included: inspection items calling for a licensed electrician, plumber or roofer. We can recommend one.
- Prices include common materials. Fixtures the seller chooses are billed at their cost.
- Billing: the invoice goes to the seller at completion unless the title company will pay it at closing — tell us which, and we'll put the closing details on the invoice.

How to pay: Card or bank transfer (ACH), or payment by the title company at closing.

Customer signature — I accept this estimate and its terms

Date