

Sample property

Hartford, CT 06105

Property Single-family colonial, two stories. 3 bedrooms, 1 bathroom, about 1,850 sq ft. Occupied.

Visit EstiMate Walkthrough by Scout, Tue, Sep 29, 2026. On site 1:06 PM to 2:29 PM (83 minutes).

Scout Dana R., Scout ID SC-4H7QXD. Identity verified.

Finish level Standard, chosen on site.



Photo 1. Front of the house, 1:02 PM.

Estimated repairs

\$57,444.49

Standard finish. 56 line items with their consumables, three permits and a dumpster.

Line items	\$53,298.75
Consumables	\$2,695.74
Scope subtotal	\$55,994.49
Permits & logistics	\$1,450.00
Grand total	\$57,444.49

The same scope at all three finish levels

● Lipstick

\$39,114.69

● Standard

\$57,444.49

This report

● High-End

\$88,184.34

Every line has all three prices. Consumables, permits and the dumpster are the same at every level.

Permits & logistics, from what each line needs on site



**30-Yard
Dumpster**
Haul-out on 8 lines

\$650.00



**Electrical
Permit**
Electrical on 7 lines

\$275.00



**Plumbing
Permit**
Plumbing on 7 lines

\$275.00



HVAC Permit **\$250.00**
HVAC on 1 line

By room

Room	Size	Lines	Consumables	Subtotal	Share of scope
Exterior	Siding, gutters, yard	6	\$397.80	\$13,249.80	
Entry	7 × 10 ft	2	\$42.50	\$1,348.75	
Living room	14 × 22 ft	7	\$229.70	\$5,649.45	
Kitchen	12 × 15 ft	13	\$560.18	\$13,045.68	
Bedroom 1	13 × 16 ft	6	\$229.00	\$4,036.75	
Bedroom 2	12 × 13 ft	3	\$133.10	\$2,184.85	
Bedroom 3	11 × 12 ft	4	\$157.70	\$2,419.70	
Bathroom 1	7 × 9 ft	12	\$734.26	\$10,948.01	
Whole house	Every room	3	\$211.50	\$3,111.50	
Scope subtotal		56	\$2,695.74	\$55,994.49	

⚠ Not in this estimate. The attic was not reached (Scouts never climb), so insulation and roof framing are not in this estimate. The electrical panel was photographed from outside only.

EstiMate-generated from Scout-captured evidence. Part 2 of this sample shows what the Scout captured.

Repairs by room

Every line at the Standard finish, from EstiMate's price list. A line's total is its quantity times its unit cost, plus its consumables, listed under it.

What a line needs on site:  Haul-out  Plumbing  Electrical  HVAC

Room 1 of 9

Exterior

6 lines

About 2,100 sq ft of siding and 74 ft of eaves. Standard finish.

\$13,249.80

Scout's notes: Siding paint faded and worn on the front and left side (photo 1, photo 5). No gutters along the front roof edge (photo 2). Brush and saplings grown up to the front steps (photo 3).

#	Item	Qty	Unit cost	Consumables	Total
1	Yard Cleanup (per hour)  Haul-out Two people, one day: brush and saplings cut back from the house.	16 hr	\$65.00	–	\$1,040.00
2	Tree Pruning/Trimming Limbs over the roof at the front.	2 ea	\$550.00	–	\$1,100.00
3	Install Mulch Beds along the front once cleared.	300 sqft	\$1.35	\$24.30	\$429.30
Consumables for this line		Qty	Unit price	Cost	
Landscape Fabric (pro-rated)		90 sqft	\$0.27	\$24.30	
4	Power Wash & Prep Siding	2,100 sqft	\$0.70	\$90.00	\$1,560.00
Consumables for this line		Qty	Unit price	Cost	
Detergent/Mildewcide		3 gal	\$30.00	\$90.00	
5	Paint Full Exterior Siding Scout flagged faded, worn paint on the front and left side.	2,100 sqft	\$3.75	\$170.00	\$8,045.00
Consumables for this line		Qty	Unit price	Cost	
Caulk (tube)		5 tube	\$10.00	\$50.00	
Masking Plastic		2 roll	\$60.00	\$120.00	
6	Replace Gutters None on the front roof edge; front and rear eaves.	74 lf	\$13.00	\$113.50	\$1,075.50
Consumables for this line		Qty	Unit price	Cost	
Gutter Hangers		23 ea	\$2.50	\$57.50	
Gutter End Caps		4 ea	\$6.00	\$24.00	
Gutter Sealant		4 tube	\$8.00	\$32.00	

Exterior subtotal \$397.80 **\$13,249.80**

Room 2 of 9

Entry

7 × 10 ft, 70 sq ft of floor, 385 sq ft of wall, 8 ft ceiling. Standard finish.

2 lines

\$1,348.75

#	Item	Qty	Unit cost	Consumables	Total
1	Paint Walls - 2 Coats Entry, hall and the two-story stair wall.	385 sqft	\$2.75	\$42.50	\$1,101.25
Consumables for this line		Qty	Unit price	Cost	
Painter's Tape		3 roll	\$7.50	\$22.50	
Roller Covers (wear)		1 ea	\$10.00	\$10.00	
Drop Cloth (pro-rated)		1 ea	\$10.00	\$10.00	
2	Paint Trim & Baseboards	90 lf	\$2.75	–	\$247.50
Entry subtotal				\$42.50	\$1,348.75

Room 3 of 9

Living room

14 × 22 ft, 308 sq ft of floor, 441 sq ft of wall, 8 ft ceiling. Standard finish.

7 lines

\$5,649.45**Scout's notes:** Wood stove in a brick alcove; stovepipe runs into the chimney (photo 6). Carpet worn through at the doorway.

#	Item	Qty	Unit cost	Consumables	Total
1	Remove Carpet & Pad  Haul-out	308 sqft	\$1.00	–	\$308.00
2	Install Vinyl Plank LVP	308 sqft	\$6.00	\$170.80	\$2,018.80
Consumables for this line		Qty	Unit price	Cost	
Foam/Cork Underlayment		308 sqft	\$0.35	\$107.80	
Double-Face Tape		7 roll	\$9.00	\$63.00	
3	Clean Chimney Flue Wood stove vents into the chimney.	1 ea	\$350.00	–	\$350.00
4	Video Inspect Chimney Flue	1 ea	\$425.00	–	\$425.00
5	Paint Walls - 2 Coats	441 sqft	\$2.75	\$42.50	\$1,255.25
Consumables for this line		Qty	Unit price	Cost	
Painter's Tape		3 roll	\$7.50	\$22.50	
Roller Covers (wear)		1 ea	\$10.00	\$10.00	
Drop Cloth (pro-rated)		1 ea	\$10.00	\$10.00	
6	Paint Ceiling - 2 Coats	308 sqft	\$3.25	\$10.00	\$1,011.00
Consumables for this line		Qty	Unit price	Cost	
Roller Cover (wear)		1 ea	\$10.00	\$10.00	
7	Install Standard Light Fixture  Electrical	1 ea	\$275.00	\$6.40	\$281.40
Consumables for this line		Qty	Unit price	Cost	
Mounting Bracket		1 ea	\$3.50	\$3.50	
Wire Nuts		3 ea	\$0.30	\$0.90	
Electrical Tape		1 roll	\$2.00	\$2.00	
Living room subtotal				\$229.70	\$5,649.45

Kitchen

12 × 15 ft, 180 sq ft of floor, 270 sq ft of wall, 8 ft ceiling. Standard finish.

\$13,045.68**Scout's notes:** Tile counters cracked next to the sink. Cabinet finish worn at the door edges.

#	Item	Qty	Unit cost	Consumables	Total
1	Demo Countertops  Haul-out	1 ea	\$300.00	–	\$300.00
2	Demo Backsplash  Haul-out	24 sqft	\$2.00	–	\$48.00
3	Paint Cabinets (ea - full) Solid wood boxes kept; doors and frames painted, new pulls.	1 ea	\$2,400.00	\$209.00	\$2,609.00
Consumables for this line		Qty	Unit price	Cost	
Painter's Tape		6 roll	\$7.00	\$42.00	
Plastic Sheeting		2 roll	\$15.00	\$30.00	
Cabinet Hardware (new)		20 ea	\$4.50	\$90.00	
Fine Sanding Pads		20 ea	\$1.25	\$25.00	
Degreaser/Cleaner		1 gal	\$22.00	\$22.00	
4	Install Quartz Countertop About 16 running feet at 2 ft deep.	32 sqft	\$100.00	\$29.80	\$3,229.80
Consumables for this line		Qty	Unit price	Cost	
Countertop Sealant		1 tube	\$9.00	\$9.00	
Color-Matched Epoxy		1 tube	\$16.00	\$16.00	
Undermount Sink Clips		4 ea	\$1.20	\$4.80	
5	Install Subway Tile Backsplash	24 sqft	\$35.00	\$51.98	\$891.98
Consumables for this line		Qty	Unit price	Cost	
Thinset Mortar		1 bag	\$17.50	\$17.50	
Unsanded Grout		1 bag	\$19.00	\$19.00	
Tile Spacers		12 ea	\$0.04	\$0.48	
Grout Sealer		1 bottle	\$15.00	\$15.00	
6	Install Double-Bowl Stainless Sink  Plumbing	1 ea	\$650.00	\$36.00	\$686.00
Consumables for this line		Qty	Unit price	Cost	
Sink Mounting Clips		1 set	\$8.00	\$8.00	
Plumber's Putty		1 ea	\$4.00	\$4.00	
Silicone Sealant		1 tube	\$6.00	\$6.00	
Basket Strainer Set		1 set	\$18.00	\$18.00	
7	Install Kitchen Faucet  Plumbing	1 ea	\$250.00	\$20.50	\$270.50
Consumables for this line		Qty	Unit price	Cost	
Supply Lines (pair)		1 set	\$15.00	\$15.00	
Plumber's Putty		1 ea	\$4.00	\$4.00	
Teflon Tape		1 roll	\$1.50	\$1.50	

#	Item	Qty	Unit cost	Consumables	Total
8	Install Dishwasher (Standard)	1 ea	\$1,100.00	\$36.00	\$1,136.00
	 Plumbing				
	Consumables for this line	Qty	Unit price	Cost	
	Supply Line (braided)	1 ea	\$12.00	\$12.00	
	Drain Hose	1 ea	\$9.00	\$9.00	
	Mounting Brackets	1 set	\$6.00	\$6.00	
	Air Gap (if code requires)	1 ea	\$9.00	\$9.00	
9	Install Recessed Lighting	4 ea	\$225.00	\$56.40	\$956.40
	 Electrical				
	Consumables for this line	Qty	Unit price	Cost	
	Romex 14-2 (ft)	48 lf	\$1.10	\$52.80	
	Wire Nuts	12 ea	\$0.30	\$3.60	
10	Install GFCI Outlet	3 ea	\$250.00	\$19.50	\$769.50
	 Electrical				
	Counter outlets.				
	Consumables for this line	Qty	Unit price	Cost	
	Wall Plate	3 ea	\$1.50	\$4.50	
	Old-work Box	3 ea	\$2.00	\$6.00	
	Wire Nuts (assorted)	3 pkg	\$3.00	\$9.00	
11	Refinish Hardwood Floor	144 sqft	\$5.00	\$56.00	\$776.00
	Open floor, less the cabinet footprint.				
	Consumables for this line	Qty	Unit price	Cost	
	Sanding Belts/Discs	2 ea	\$8.00	\$16.00	
	Mineral Spirits	1 gal	\$40.00	\$40.00	
12	Paint Walls - 2 Coats	270 sqft	\$2.75	\$35.00	\$777.50
	Consumables for this line	Qty	Unit price	Cost	
	Painter's Tape	2 roll	\$7.50	\$15.00	
	Roller Covers (wear)	1 ea	\$10.00	\$10.00	
	Drop Cloth (pro-rated)	1 ea	\$10.00	\$10.00	
13	Paint Ceiling - 2 Coats	180 sqft	\$3.25	\$10.00	\$595.00
	Consumables for this line	Qty	Unit price	Cost	
	Roller Cover (wear)	1 ea	\$10.00	\$10.00	
Kitchen subtotal				\$560.18	\$13,045.68

Bedroom 1

13 × 16 ft, 208 sq ft of floor, 413 sq ft of wall, 8 ft ceiling. Standard finish.

6 lines

\$4,036.75**Scout's notes:** Window sill dark and soft-looking at the corner (photo 7). Paint patch around the window trim left unfinished (photo 8).

#	Item	Qty	Unit cost	Consumables	Total
1	Install Standard Double-Hung Window The window with the soft-looking sill.	1 ea	\$725.00	\$44.50	\$769.50
Consumables for this line		Qty	Unit price	Cost	
Foam Backer Rod		10 lf	\$0.25	\$2.50	
Low-Expansion Spray Foam		1 can	\$8.00	\$8.00	
Exterior Caulk		2 tube	\$6.00	\$12.00	
Flashing Tape		15 lf	\$1.20	\$18.00	
Shims (pkg)		1 pkg	\$4.00	\$4.00	
2	Skim Coat Wall Unfinished patch around the window trim.	24 sqft	\$2.75	\$10.00	\$76.00
Consumables for this line		Qty	Unit price	Cost	
Sandpaper		1 ea	\$10.00	\$10.00	
3	Paint Walls - 2 Coats	413 sqft	\$2.75	\$42.50	\$1,178.25
Consumables for this line		Qty	Unit price	Cost	
Painter's Tape		3 roll	\$7.50	\$22.50	
Roller Covers (wear)		1 ea	\$10.00	\$10.00	
Drop Cloth (pro-rated)		1 ea	\$10.00	\$10.00	
4	Remove Carpet & Pad  Haul-out	208 sqft	\$1.00	—	\$208.00
5	Install Vinyl Plank LVP	208 sqft	\$6.00	\$117.80	\$1,365.80
Consumables for this line		Qty	Unit price	Cost	
Foam/Cork Underlayment		208 sqft	\$0.35	\$72.80	
Double-Face Tape		5 roll	\$9.00	\$45.00	
6	Install Ceiling Fan  Electrical	1 ea	\$425.00	\$14.20	\$439.20
Consumables for this line		Qty	Unit price	Cost	
Fan-Rated Ceiling Box		1 ea	\$8.00	\$8.00	
Mounting Bracket		1 ea	\$5.00	\$5.00	
Wire Nuts		4 ea	\$0.30	\$1.20	
Bedroom 1 subtotal				\$229.00	\$4,036.75

Room 6 of 9

Bedroom 2

12 × 13 ft, 156 sq ft of floor, 349 sq ft of wall, 8 ft ceiling. Standard finish.

3 lines

\$2,184.85**Scout's notes:** Carpet stained.

#	Item	Qty	Unit cost	Consumables	Total
1	Remove Carpet & Pad 🚚 Haul-out	156 sqft	\$1.00	–	\$156.00
2	Install Vinyl Plank LVP	156 sqft	\$6.00	\$90.60	\$1,026.60
Consumables for this line		Qty	Unit price	Cost	
Foam/Cork Underlayment		156 sqft	\$0.35	\$54.60	
Double-Face Tape		4 roll	\$9.00	\$36.00	
3	Paint Walls - 2 Coats	349 sqft	\$2.75	\$42.50	\$1,002.25
Consumables for this line		Qty	Unit price	Cost	
Painter's Tape		3 roll	\$7.50	\$22.50	
Roller Covers (wear)		1 ea	\$10.00	\$10.00	
Drop Cloth (pro-rated)		1 ea	\$10.00	\$10.00	
Bedroom 2 subtotal				\$133.10	\$2,184.85

Room 7 of 9

Bedroom 3

11 × 12 ft, 132 sq ft of floor, 332 sq ft of wall, 8 ft ceiling. Standard finish.

4 lines

\$2,419.70**Scout's notes:** Carpet stained; closet door off its track.

#	Item	Qty	Unit cost	Consumables	Total
1	Remove Carpet & Pad 🚚 Haul-out	132 sqft	\$1.00	–	\$132.00
2	Install Vinyl Plank LVP	132 sqft	\$6.00	\$73.20	\$865.20
Consumables for this line		Qty	Unit price	Cost	
Foam/Cork Underlayment		132 sqft	\$0.35	\$46.20	
Double-Face Tape		3 roll	\$9.00	\$27.00	
3	Paint Walls - 2 Coats	332 sqft	\$2.75	\$42.50	\$955.50
Consumables for this line		Qty	Unit price	Cost	
Painter's Tape		3 roll	\$7.50	\$22.50	
Roller Covers (wear)		1 ea	\$10.00	\$10.00	
Drop Cloth (pro-rated)		1 ea	\$10.00	\$10.00	
4	Install Interior Door (Hollow Core) Closet door off its track.	1 ea	\$425.00	\$42.00	\$467.00
Consumables for this line		Qty	Unit price	Cost	
Shims (pkg)		1 pkg	\$4.00	\$4.00	
Finish Nails		1 lb	\$3.00	\$3.00	
Door Casing (pre-cut set)		1 set	\$35.00	\$35.00	
Bedroom 3 subtotal				\$157.70	\$2,419.70

Bathroom 1

7 × 9 ft, 63 sq ft of floor, 160 sq ft of wall, 8 ft ceiling. Standard finish.

\$10,948.01**Scout's notes:** Tile around the tub cracked and caulk failing. No exhaust fan. Toilet rocks at the base.

#	Item	Qty	Unit cost	Consumables	Total
1	Gut Bathroom (full)  Haul-out Tub, surround tile, vanity and toilet out.	1 ea	\$2,200.00	\$58.00	\$2,258.00
Consumables for this line		Qty	Unit price	Cost	
Contractor Trash Bags		1 roll	\$22.00	\$22.00	
Utility Knife Blades		1 pkg	\$8.00	\$8.00	
Dust Masks		8 ea	\$1.50	\$12.00	
Safety Glasses		2 ea	\$8.00	\$16.00	
2	Install Alcove Bathtub  Plumbing	1 ea	\$1,350.00	\$86.00	\$1,436.00
Consumables for this line		Qty	Unit price	Cost	
Tub Drain Assembly		1 ea	\$38.00	\$38.00	
Mortar Bed Mix		1 bag	\$14.00	\$14.00	
P-Trap for Tub		1 ea	\$18.00	\$18.00	
Plumber's Putty		1 ea	\$4.00	\$4.00	
Silicone Sealant		2 tube	\$6.00	\$12.00	
3	Install New Shower Valve  Plumbing	1 ea	\$650.00	\$13.50	\$663.50
Consumables for this line		Qty	Unit price	Cost	
Copper Sweat Fittings		1 set	\$12.00	\$12.00	
Plumber's Tape		1 roll	\$1.50	\$1.50	
4	Install Cement Backer Board Behind the new surround.	60 sqft	\$3.75	\$9.57	\$234.57
Consumables for this line		Qty	Unit price	Cost	
Backer Board Screws		30 ea	\$0.16	\$4.80	
Alkali-Resistant Mesh Tape		9 lf	\$0.53	\$4.77	
5	Install Tile Shower Surround Three walls of a 5 ft alcove, 6 ft high.	60 sqft	\$35.00	\$268.41	\$2,368.41
Consumables for this line		Qty	Unit price	Cost	
Waterproofing Membrane		60 sqft	\$2.25	\$135.00	
Thinset Mortar		3 bag	\$21.25	\$63.75	
Unsanded Grout		2 bag	\$19.00	\$38.00	
Grout Sealer		1 bottle	\$15.00	\$15.00	
100% Silicone Caulk		2 tube	\$8.33	\$16.66	

#	Item	Qty	Unit cost	Consumables	Total
6	Install Ceramic Tile Floor	63 sqft	\$13.00	\$124.28	\$943.28
	Consumables for this line	Qty	Unit price	Cost	
	Thinset Mortar	4 bag	\$17.00	\$68.00	
	Sanded Grout	2 bag	\$20.00	\$40.00	
	Tile Spacers	32 ea	\$0.04	\$1.28	
	Grout Sealer	1 bottle	\$15.00	\$15.00	
7	Install Vanity & Faucet	1 ea	\$900.00	\$37.00	\$937.00
	 Plumbing				
	Consumables for this line	Qty	Unit price	Cost	
	Supply Lines (pair)	1 set	\$15.00	\$15.00	
	P-Trap Assembly	1 ea	\$12.00	\$12.00	
	Silicone Sealant	1 tube	\$6.00	\$6.00	
	Plumber's Putty	1 ea	\$4.00	\$4.00	
8	Install Toilet	1 ea	\$450.00	\$28.00	\$478.00
	 Plumbing				
	Consumables for this line	Qty	Unit price	Cost	
	Wax Ring	1 ea	\$4.50	\$4.50	
	Closet Bolts & Caps	1 set	\$3.50	\$3.50	
	Supply Line (braided)	1 ea	\$8.00	\$8.00	
	Angle Stop Valve	1 ea	\$12.00	\$12.00	
9	Install Bathroom Exhaust Fan with Ducting	1 ea	\$625.00	\$58.00	\$683.00
	 Electrical  HVAC				
	Scout noted there is no fan.				
	Consumables for this line	Qty	Unit price	Cost	
	4" Flexible Duct	8 lf	\$2.50	\$20.00	
	Roof Cap / Wall Vent	1 ea	\$24.00	\$24.00	
	Duct Clamps	2 ea	\$3.00	\$6.00	
	Aluminum Foil Tape	1 roll	\$8.00	\$8.00	
10	Install GFCI Outlet	1 ea	\$250.00	\$6.50	\$256.50
	 Electrical				
	Consumables for this line	Qty	Unit price	Cost	
	Wall Plate	1 ea	\$1.50	\$1.50	
	Old-work Box	1 ea	\$2.00	\$2.00	
	Wire Nuts (assorted)	1 pkg	\$3.00	\$3.00	
11	Paint Walls - 2 Coats	160 sqft	\$2.75	\$35.00	\$475.00
	Consumables for this line	Qty	Unit price	Cost	
	Painter's Tape	2 roll	\$7.50	\$15.00	
	Roller Covers (wear)	1 ea	\$10.00	\$10.00	
	Drop Cloth (pro-rated)	1 ea	\$10.00	\$10.00	
12	Paint Ceiling - 2 Coats	63 sqft	\$3.25	\$10.00	\$214.75
	Consumables for this line	Qty	Unit price	Cost	
	Roller Cover (wear)	1 ea	\$10.00	\$10.00	
Bathroom 1 subtotal				\$734.26	\$10,948.01

Whole house

Applies to every room. Standard finish.

3 lines

\$3,111.50

Scout's notes: No smoke detectors in the bedrooms.

#	Item	Qty	Unit cost	Consumables	Total
1	Install Hardwired Smoke Detector	5 ea	\$235.00	\$19.50	\$1,194.50
	⚡ Electrical				
	Each bedroom, the hall and the living room.				
	Consumables for this line	Qty	Unit price	Cost	
	Ceiling Box	5 ea	\$3.00	\$15.00	
	Wire Nuts	15 ea	\$0.30	\$4.50	
2	Site Protection/Floor Covering	1 ea	\$625.00	\$64.00	\$689.00
	Consumables for this line	Qty	Unit price	Cost	
	Plastic Sheeting	2 roll	\$18.00	\$36.00	
	Blue Painter's Tape	4 roll	\$7.00	\$28.00	
3	Construction Clean-up (detailed)	1 ea	\$1,100.00	\$128.00	\$1,228.00
	Consumables for this line	Qty	Unit price	Cost	
	All-Purpose Cleaners	2 gal	\$12.00	\$24.00	
	Glass Cleaner	2 bottle	\$6.00	\$12.00	
	Microfiber Cloths	20 ea	\$1.50	\$30.00	
	Contractor Trash Bags	1 roll	\$22.00	\$22.00	
	HEPA Vacuum Bags	5 ea	\$8.00	\$40.00	
Whole house subtotal				\$211.50	\$3,111.50

All rooms, 56 lines

Consumables \$2,695.74

\$55,994.49

Permits & logistics

Lines are marked with what they need on site: haul-out, plumbing, electrical or HVAC. EstiMate adds the dumpster and the permits from those marks.



30-Yard Dumpster

\$650.00

Haul-out on 8 lines. Debris removal or dumpster required on-site.

What goes in it: carpet and pad from 4 rooms (804 sq ft), the kitchen counters and 24 sq ft of backsplash tile, a full bathroom gut, and a day of cut brush from the yard.

Yard Cleanup (per hour)	Exterior	16 hr
Remove Carpet & Pad	Living room	308 sqft
Demo Countertops	Kitchen	1 ea
Demo Backsplash	Kitchen	24 sqft
Remove Carpet & Pad	Bedroom 1	208 sqft
Remove Carpet & Pad	Bedroom 2	156 sqft
Remove Carpet & Pad	Bedroom 3	132 sqft
Gut Bathroom (full)	Bathroom 1	1 ea



Electrical Permit

\$275.00

Electrical on 7 lines. Licensed electrician needs to be scheduled.

Install Standard Light Fixture	Living room	1 ea
Install Recessed Lighting	Kitchen	4 ea
Install GFCI Outlet	Kitchen	3 ea
Install Ceiling Fan	Bedroom 1	1 ea
Install Bathroom Exhaust Fan with Ducting	Bathroom 1	1 ea
Install GFCI Outlet	Bathroom 1	1 ea
Install Hardwired Smoke Detector	Whole house	5 ea



Plumbing Permit

\$275.00

Plumbing on 7 lines. Licensed plumber needs to be scheduled.

Install Double-Bowl Stainless Sink	Kitchen	1 ea
Install Kitchen Faucet	Kitchen	1 ea
Install Dishwasher (Standard)	Kitchen	1 ea
Install Alcove Bathtub	Bathroom 1	1 ea
Install New Shower Valve	Bathroom 1	1 ea
Install Vanity & Faucet	Bathroom 1	1 ea
Install Toilet	Bathroom 1	1 ea



HVAC Permit

\$250.00

HVAC on 1 line. HVAC technician or duct work required.

Install Bathroom Exhaust Fan with Ducting	Bathroom 1	1 ea
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Permits & Logistics

Scope subtotal	\$55,994.49
30-Yard Dumpster	\$650.00
Electrical Permit	\$275.00
Plumbing Permit	\$275.00
HVAC Permit	\$250.00

Grand total \$57,444.49

Materials and consumables

Every consumable on every line, added up by material for one shopping list. 80 materials, \$2,695.74 in all, already inside the line totals.

Material	Rooms	Qty	Cost	Material	Rooms	Qty	Cost
Foam/Cork Underlayment	4	804 sqft	\$281.40	Color-Matched Epoxy	1	1 tube	\$16.00
Painter's Tape	7	25 roll	\$184.50	Plumber's Putty	2	4 ea	\$16.00
Double-Face Tape	4	19 roll	\$171.00	Safety Glasses	1	2 ea	\$16.00
Thinset Mortar	2	8 bag	\$149.25	Sanding Belts/Discs	1	2 ea	\$16.00
Waterproofing Membrane	1	60 sqft	\$135.00	Ceiling Box	1	5 ea	\$15.00
Masking Plastic	1	2 roll	\$120.00	Mortar Bed Mix	1	1 bag	\$14.00
Cabinet Hardware (new)	1	20 ea	\$90.00	Angle Stop Valve	1	1 ea	\$12.00
Detergent/Mildewcide	1	3 gal	\$90.00	Copper Sweat Fittings	1	1 set	\$12.00
Drop Cloth (pro-rated)	7	7 ea	\$70.00	Dust Masks	1	8 ea	\$12.00
Roller Covers (wear)	7	7 ea	\$70.00	Exterior Caulk	1	2 tube	\$12.00
Plastic Sheeting	2	4 roll	\$66.00	Glass Cleaner	1	2 bottle	\$12.00
Gutter Hangers	1	23 ea	\$57.50	P-Trap Assembly	1	1 ea	\$12.00
Unsanded Grout	2	3 bag	\$57.00	Wire Nuts (assorted)	2	4 pkg	\$12.00
Romex 14-2 (ft)	1	48 lf	\$52.80	Wire Nuts	4	34 ea	\$10.20
Caulk (tube)	1	5 tube	\$50.00	Sandpaper	1	1 ea	\$10.00
Grout Sealer	2	3 bottle	\$45.00	Air Gap (if code requires)	1	1 ea	\$9.00
Contractor Trash Bags	2	2 roll	\$44.00	Countertop Sealant	1	1 tube	\$9.00
HEPA Vacuum Bags	1	5 ea	\$40.00	Drain Hose	1	1 ea	\$9.00
Mineral Spirits	1	1 gal	\$40.00	Mounting Bracket	2	2 ea	\$8.50
Sanded Grout	1	2 bag	\$40.00	Aluminum Foil Tape	1	1 roll	\$8.00
Tub Drain Assembly	1	1 ea	\$38.00	Fan-Rated Ceiling Box	1	1 ea	\$8.00
Door Casing (pre-cut set)	1	1 set	\$35.00	Low-Expansion Spray Foam	1	1 can	\$8.00
Gutter Sealant	1	4 tube	\$32.00	Old-work Box	2	4 ea	\$8.00
Microfiber Cloths	1	20 ea	\$30.00	Shims (pkg)	2	2 pkg	\$8.00
Roller Cover (wear)	3	3 ea	\$30.00	Sink Mounting Clips	1	1 set	\$8.00
Supply Lines (pair)	2	2 set	\$30.00	Utility Knife Blades	1	1 pkg	\$8.00
Blue Painter's Tape	1	4 roll	\$28.00	Duct Clamps	1	2 ea	\$6.00
Fine Sanding Pads	1	20 ea	\$25.00	Mounting Brackets	1	1 set	\$6.00
Landscape Fabric (pro-rated)	1	90 sqft	\$24.30	Wall Plate	2	4 ea	\$6.00
All-Purpose Cleaners	1	2 gal	\$24.00	Backer Board Screws	1	30 ea	\$4.80
Gutter End Caps	1	4 ea	\$24.00	Undermount Sink Clips	1	4 ea	\$4.80
Roof Cap / Wall Vent	1	1 ea	\$24.00	Alkali-Resistant Mesh Tape	1	9 lf	\$4.77
Silicone Sealant	2	4 tube	\$24.00	Wax Ring	1	1 ea	\$4.50
Degreaser/Cleaner	1	1 gal	\$22.00	Closet Bolts & Caps	1	1 set	\$3.50
4" Flexible Duct	1	8 lf	\$20.00	Finish Nails	1	1 lb	\$3.00
Supply Line (braided)	2	2 ea	\$20.00	Foam Backer Rod	1	10 lf	\$2.50
Basket Strainer Set	1	1 set	\$18.00	Electrical Tape	1	1 roll	\$2.00
Flashing Tape	1	15 lf	\$18.00	Tile Spacers	2	44 ea	\$1.76
P-Trap for Tub	1	1 ea	\$18.00	Plumber's Tape	1	1 roll	\$1.50
100% Silicone Caulk	1	2 tube	\$16.66	Teflon Tape	1	1 roll	\$1.50

Consumables, all rooms

\$2,695.74

Part 2

What the Scout captured

This is the evidence the estimate was built from. You see it on your results page, with every photo.

 Dana R. Scout ID SC-4H7QXD  Identity verified  4.9 38 visits	Access Occupied. The owner met the Scout. Before the visit the owner was sent the Scout's photo and ID, confirmed the appointment, and confirmed entry at the door.
	On site 1:06 PM to 2:29 PM, 83 minutes. Check-in placed the Scout at the property.
	Captured 54 photos. 33 of 38 checklist items captured or answered; 5 marked not captured, each with its reason.
	Checked Quality review before delivery: every item in, photos taken during the visit and at the property, no photo used twice.

Repair candidates

In the Scout's words. Scouts flag what they see; they don't diagnose.

Exterior	Siding paint faded and worn on the front and left side (photo 1, photo 5)
Exterior	No gutters along the front roof edge (photo 2)
Exterior	Brush and saplings grown up to the front steps (photo 3)
Living room	Wood stove in a brick alcove; stovepipe runs into the chimney (photo 6)
Living room	Carpet worn through at the doorway
Kitchen	Tile counters cracked next to the sink
Kitchen	Cabinet finish worn at the door edges
Bedroom 1	Window sill dark and soft-looking at the corner (photo 7)
Bedroom 1	Paint patch around the window trim left unfinished (photo 8)
Bedroom 2	Carpet stained
Bedroom 3	Carpet stained; closet door off its track
Bathroom 1	Tile around the tub cracked and caulk failing
Bathroom 1	No exhaust fan
Bathroom 1	Toilet rocks at the base
Whole house	No smoke detectors in the bedrooms

Areas not reached

Attic	pull-down hatch only, needs a ladder
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What happened

	Fri, Sep 25, 4:12 PM	Paid. Finding your Scout.
	Fri, Sep 25, 4:31 PM	Scout assigned.
	Fri, Sep 25, 4:31 PM	Homeowner sent the Scout's photo and ID.
	Fri, Sep 25, 6:05 PM	Visit confirmed.
	Tue, Sep 29, 12:41 PM	Scout on the way.
	Tue, Sep 29, 1:06 PM	Scout at the property.
	Tue, Sep 29, 1:09 PM	Access confirmed.
	Tue, Sep 29, 1:10 PM	Visit in progress.
	Tue, Sep 29, 2:27 PM	Evidence submitted.
	Tue, Sep 29, 2:29 PM	Scout left the property.
	Tue, Sep 29, 2:29 PM	Quality review.
	Tue, Sep 29, 4:15 PM	EstiMate is preparing your report.
	Wed, Sep 30, 11:20 AM	Delivered.

The checklist

The EstiMate Walkthrough checklist for 3 bedrooms and 1 bathroom: 38 items. Every one is captured, answered, or marked with a reason. Nothing is skipped silently.

Exterior

- ✓ Front of the house (whole front elevation)
2 photos
- ⊖ House number or street sign
Not captured: Not visible or reachable from an authorized spot
- ✓ Left side
1 photo
- ⊖ Right side
Not captured: Not visible or reachable from an authorized spot: dense brush
- ⊖ Rear
Not captured: Not visible or reachable from an authorized spot
- ✓ Roofline (from the ground)
2 photos
- ✓ Yard and lot
2 photos
- ✓ Windows and doors (visible condition)
4 photos
- ✓ Visible distress or damage
Overgrown yard. Paint faded on the front and left side.
- ✓ Street and neighborhood (optional)
1 photo

Entry

- ✓ Entry and common areas
4 photos

Kitchen

- ✓ Kitchen: wide view
2 photos
- ✓ Kitchen: cabinets (closed)
2 photos
- ✓ Kitchen: counters
2 photos
- ✓ Kitchen: floor
1 photo
- ✓ Kitchen: ceiling
1 photo
- ✓ Kitchen: sink, appliances and fixtures
3 photos

Bedroom 1

- ✓ Wide view
2 photos
- ✓ Floor
1 photo
- ✓ Ceiling
1 photo

Bedroom 2

- ✓ Wide view
2 photos
- ✓ Floor
1 photo
- ✓ Ceiling
1 photo

Bedroom 3

- ✓ Wide view
2 photos
- ✓ Floor
1 photo
- ✓ Ceiling
1 photo

Bathroom 1

- ✓ Wide view
2 photos
- ✓ Fixtures (toilet, sink, tub or shower)
3 photos
- ✓ Floor
1 photo
- ✓ Ceiling
1 photo

Other areas

- ⊖ Basement, crawlspace or attic (only if authorized and safe)
Not captured: Not safe to capture: attic hatch needs a ladder; no basement
- ✓ HVAC, water heater and electrical panel (outside view)
3 photos
- ⊖ Garage and outbuildings (if in scope)
Not captured: Not present at this property
- ✓ Damage close-ups
5 photos

Rooms

- ✓ Room count check
3 bedrooms, 1 bathroom

EstiMate

- ✓ Measurements and finish questions
Finish level: Standard. Entry 7×10 ft; Living room 14×22 ft; Kitchen 12×15 ft; Bedroom 1 13×16 ft; Bedroom 2 12×13 ft; Bedroom 3 11×12 ft; Bathroom 1 7×9 ft
- ✓ Repair candidates (linked to photos)
15 repair candidates, each with its room
- ✓ Areas you could not access
Not accessible: Attic: pull-down hatch only, needs a ladder

Selected photos

8 of the visit's 54 photos. Each is stamped with where and when it was taken.



Photo 1. Front of the house 1:02 PM



Photo 2. Roofline, from the ground 1:03 PM



Photo 3. Yard and lot 1:04 PM



Photo 4. Windows and doors 1:04 PM



Photo 5. Left side 1:05 PM



Photo 6. Living room: wood stove 1:14 PM

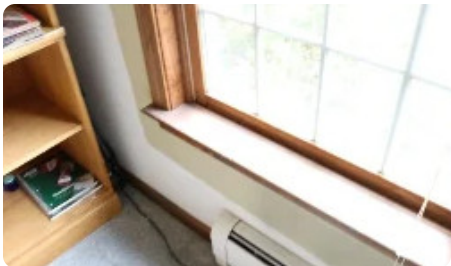


Photo 7. Bedroom 1: window sill 1:47 PM



Photo 8. Bedroom 1: patch around the window trim 1:48 PM

Sample report. The property is a real listing photographed for REILink; its address, the people, the visit and every figure here are illustrative. Prices are EstiMate's default price list, before any of your own.