

BEFORE REQUESTING PRICING

- ☐ Provide the inspection report pages that apply to the requested work.
- ☐ Mark the exact items the seller has agreed to address.
- ☐ Include clear photos, property access details, and the required completion date.
- ☐ Identify items that require a licensed specialty trade before requesting handyman pricing.

COMMON REPAIR CATEGORIES

- ☐ Drywall, paint, trim, doors, hardware, caulking, and minor carpentry.
- ☐ Loose fixtures, damaged accessories, missing covers, and visible finish defects.
- ☐ Flooring transitions, minor patching, and punch-list corrections.
- ☐ Water-damaged drywall only after the leak source has been repaired and the area is dry.

APPROVAL & DOCUMENTATION

- ☐ Approve the written scope before work begins.
- ☐ Document added work through a written change order.
- ☐ Request completion photos when the property is occupied or access is limited.
- ☐ Keep the final invoice and supporting documentation with the transaction file.

IMPORTANT LIMITS

- ☐ An estimate is based on visible conditions unless destructive inspection is approved.

- ☐ Hidden water, mold-like growth, structural damage, or code issues may change the scope.
- ☐ Electrical, plumbing, HVAC, roofing, and other regulated work may require a licensed specialist.
- ☐ Scheduling is confirmed only after scope, access, and payment terms are agreed.