

Christopher Ferguson

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ESTIMATE FOR: Tip Luliucci @ RDU Homes for You's client

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RE: 939 Cheves Road, Zebulon NC 27597

Some repairs to address dampness, fungi, and floor structures at the address above, in response to the home inspection provided by Tip Luliucci

Home Inspection Item Addressed	Exterior and unfinished area repairs:	Unit Costs Labor and Materials	Totals
4.1.1	Some mud, wet crawl space conditions: The front yard has a negative grade to the home. Water will always flow towards the home. An artificial berm or wall along the soil near the sidewalk has been added to stave off most of this, and that helps. Inside the perimeter of the berm/wall, the water collecting there is mostly running off the roof, then soaking in. I would add gutters and downspouts to this house, including a concrete cut, underground pipe, pop-up drain at the end of that, and a repair patch to concrete at the left sidewalk. This will help, and adding some more landscaping at the front to complete the berm/wall will also help.	See subsections	See subsections
4.1.1(a)	Gutters: about 130' of gutters and downspouts along the front and back. Includes a concrete cut, underground pipe to flow past it, then a pop-up drain and a concrete patch, containing a surface grille to collect water off the sidewalk, as well.	\$3,292.19	\$3,292.19
REMOVED	Landscaping to add a further perimeter barrier to complete the berm/wall in front and divert most precipitation around the home, filling the gap at the right of the area.	\$0.00	\$0.00
4.3.1	Fungal growth on wood members and mineral staining on masonry are seen in the crawl space.	See subsections	See subsections
4.3.1(a)	Efflorescence seen is not removable, historical. Document the remedies we provide and it will not get worse, will simply be evidence you preformed repairs to remedy the moisture for the next buyer.	N/A	N/A
4.3.1(b)	Fungus seen is not a concern yet, as it has no real "colony" of actual third dimension a.k.a. "bloom." To stave off the fungus, we will deprive it of water vapor to thrive by drying the crawl space with a dehumidifier and sealed foundation perimeter, as explained in 4.3.1(b)-2.b. Topical treatments offered were waived, in light of this fact.	See subsections	See subsections
Water Heater	Drain, remove, and replace the water heater and add a REQUIRED pressure-relief tank nearby, in the crawl space. Fits the prior fungicide budget!	\$650.00	\$650.00
4.3.1(b)-2	Seal the nine (9) crawl space vents with a polypropylene barrier, then dehumidify mechanically. Insulate the crawl space door, for climate control, use foam tape and foam barrier insulation. Leave the opening to the closet, such that the closet is also kept dry, and keep the door there closed to the exterior, for a dry crawl space, including the closet.	\$200.00	\$200.00
4.3.1(b)-2.a	A GFCI receptacle is needed in the crawl space. An open junction box with no light or receptacle is seen, which is also dangerous and not lawful under electrical codes. Use this junction to add a pull-chain light and a short branch for a GFCI receptacle in the area, and secure electrical safety, plus the wet-safe receptacle for the dehumidifier to be added.	\$125.00	\$125.00
4.3.1(b)-2.b	Add a crawlspace-dedicated dehumidifier (120 pints/hour) that has a pump to remove the water collected. Pipe this to the exterior to drain, and connect the dehumidifier to dry and control dampness withing the already-covered vapor barrier lined crawl space. The unit will be wi-fi ready for future control without having to access the crawl space, and the manual will be left in the home, with the unit left on perpetual drying to lowest setting.	\$853.28	\$853.28
4.3.2	Floor system humps felt in the bathroom. Using jacks, we will slightly lift the humps, pull out blocking and piers below, and rest/weigh down the humps to stretch and relax overnight, then return. Next, we will jack the floors back to relatively level and flat, and shim to the PROPER level, rather than over-height. DO NOT MODIFY OR RE-STACK PIERS, ONLY MANIPULATE CHOCKS AND SHIMS WHILE SLIGHTLY LIFTING THE PRESSURE OFF THE FRAMING WITH JACKS. Re-set as close to level as can be accomplished.	\$1,209.38	\$1,209.38
4.6.1 & 4.6.2	Like the mineral stains in the crawl space, wood stains in the attic are there to stay. Having decking replaced as part of the next re-roofing is the only way to remove them effectively.	Not Addressed	Not Addressed
11.3.2	This is related to 4.3.2, unless I lost track of the report section numbers in my notes, and will be repaired as part of the 4.3.2 remedy.	See 4.3.2	See 4.3.2
REMOVED	Add a better transition at the floor rise to the laundry, cover the poor flooring edges and the approx. 1" rise.	\$0.00	\$0.00

Grand Total		\$6,329.84
Deposit	30% of overall project costs, as estimated, to cover materials and secure the contract for service, schedule days. This project will take 3-6 days, weather dependent.	\$1,898.95
Estimated Balance	Estimated Amount Due Upon Completion	\$4,430.89

THIS PROPOSAL SPECIFICALLY COVERS ONLY ANY CONDITIONS, MATERIALS, AND ENDEAVORS NOTED HEREIN. ALL MEASUREMENTS WILL BE RE-VERIFIED ON SITE BY CONTRACTOR BEFORE ORDERING ANY SPECIAL ORDER

- Contractor staff and sub-contractors shall be responsible for all work on site and acquiring materials not already on-site, except if specified otherwise.
- The property will be left clean and all trash will be taken away. There will be daily, basic straightening and/or cleanup.
- All related surfaces will be left clean and in the condition which they were found, or better.
- Recycling and disposal provided by contractor.
- All workers shall be granted reasonable access to work on the vacant property "24 hours" meaning as long as we do not disturb the neighborhood, we may work in the vacant home with power and water provided, at any hour of the day, and may store materials (neatly) on site, such as in the garage during the project. Key access or lock-box access is to be provided.
- The estimate is subject to weather and other forces not within our control.
- Any significant modification of the job description will require that the job be re-estimated, or that changes including their cost shall be approved by a change order authored by the contractor and approved by the property owner(s) prior to commencement of such work.
- The CLIENT is responsible for moving/removing personal items from the work areas before the work is performed, if this is not adequately performed in advance of the work, CONTRACTOR may at CONTRACTOR'S sole discretion move items in the way on a BEST EFFORT basis, but CONTRACTOR accepts no liability for the items if CONTRACTOR elects to move said items in order to dutifully perform the work, and CLIENT holds CONTRACTOR harmless for these moving efforts. There may be additional labor charges for such moving of items, at CONTRACTOR'S sole discretion.
- The material and labor costs are an estimate, but the description of work is accurate and constitutes a contract for the services proposed, once authorized.
- The required deposit is non-refundable, other than in the event of a cancellation by the contractor or just cause such as poor quality or poor performance. "Changing one's mind" is not an appropriate reason.
- The overall security of the property and items on site is NOT the responsibility of the contractor when there are not workers on site. If there are costly items on site, the property owners should keep these items and areas secured by private security or a security system, or by moving these off site until needed for the project.
- An exact match for existing materials like paint colors, door knob styles, siding types, trim shapes, and door or window types may not be possible; a "best effort" match shall be acceptable.
- If CLIENT-selected items are complicated or excessively numerous in their condition, there may be an additional charge for their installation, transportation, or other measures impacting the contractor in an unanticipated way.
- This document replaces and supersedes any and all other estimate, plan, or contract documents for this project.
- All claims, disputes and other matters in question between the parties to this Agreement, arising out of or relating to this Agreement or the breach thereof, shall be decided by arbitration in accordance with the rules of the American Arbitration Association then obtaining unless the parties mutually agree otherwise.

ACCEPTANCE AND APPROVAL OF THE PROPOSAL

- I signify by my signature that the estimated costs and the terms are satisfactory. Accept my deposit and signature as permission to order materials and/or commence work as stated herein. I understand the cost of materials and labor are an estimate and may not represent an exact invoice total.

Property owner's /representative's printed and signed name/title if company ownership is involved

Date

SO AGREED

Christopher L. Ferguson

6-May-26

Christopher L. Ferguson, President, Christopher Ferguson Company (Contractor)

Date