

Monthly Inspection Report



Client: Example

Date: April 8, 2026

Overview

This report outlines observed maintenance issues and recommended repairs following the most recent property inspection. Each item is categorized by priority level and includes a proposed scope of work and estimated cost.

Labor Rate: General Maintenance billed at **\$50/hour**

1. Basement Door Leak

Priority: Very High

Description: There appears to be a leak in the threshold of the basement door, allowing water to intrude during heavy rain

Proposed Solution:

- Remove existing threshold
- Install new threshold
- Silicone around threshold to prevent further leaks
- Paint touch up of affected areas

Estimated Cost:

4 hours labor + materials = **\$250**

2. Garage Ceiling Drywall

Priority: High

Description:

The garage ceiling has several areas in need of replacement or re-sanding due to previous water damage.

Proposed Solution:

- Replace severely damaged drywall

- Patch and sand repairable sections
- Repaint all repaired areas

Estimated Cost:

6 hours labor + materials = **\$600**

3. Garage & Laundry Entry Doors

Priority: Medium

Description:

Doors require adjustment; garage door needs new weather stripping.

Estimated Cost:

2 hours labor = **\$100**

4. Garage Door Exterior Trim

Priority: Medium

Description:

Damaged trim around middle garage door requires replacement and repainting.

Estimated Cost:

1 hour labor = **\$50**

5. Exterior Door Sealing

Priority: Low

Description:

Cracks around door thresholds need sealing.

Estimated Cost:

Included in subscription

6. Wasp & Bird Nest Removal

Priority: Low

Description:

Removal of nests around porch and exterior areas.

Estimated Cost:

Included in subscription

7. Pool Deck Crack Repair

Priority: Low

Description:

Minor cracks in pool deck to be filled with appropriate concrete repair material.

Estimated Cost:

Included in subscription

8. Exterior Paint Condition

Priority: Low

Description:

Paint shows wear in high-sun areas. Not urgent but should be addressed in the fall.

Estimated Cost:

To be quoted

9. Driveway Pressure Washing

Priority: Low

Description:

Driveway has moderate buildup and would benefit from cleaning.

Estimated Cost:

5 hours labor = **\$250**