



BOSSCAT™ PLANNER

Estimate #228073

Created on 10/22/2025

PREPARED FOR:

Jitendra Singh
18559 Denise Dale Lane
Houston, TX 77084

Your Interactive
Online Estimate



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18559 Denise Dale Lane Houston TX 77084

ESTIMATED ITEMS

82 Items in the shopping cart ; 14 Items Require Additional Information

PLUMBING

Replace washing machine lines (set of 2). (Qty: 1) \$198.00

Notes: Recommend use of stainless steel braided "no burst" clothes washer water supply lines to reduce chance of water damage.

Repair toilet(s). (Qty: 1) \$137.00

Notes: The water was turned off to unit at the time of inspection, this indicates that the unit has a problem. (Guest bathroom WC)

Disclaimer: Price subject to change depending on repair required.

Repair drain line(s). (Qty: 1) \$117.00

Notes: Amateurish plumbing observed; including, but not limited to the below kitchen sink.



Repair plumbing fixture(s). (Qty: 1) \$131.00

Notes: Gas and hot/cold water lines are not properly bonded near the water heater. This does not comply with the most recent electrical code.

Disclaimer: Price assumes cartridge is cause of hot/cold reversal and can be removed, corrected, and re-installed for proper function.



Evaluate item (cast iron/galvanized replacement). (Qty: 1) \$0.00

Notes: Water supply piping observed to be predominantly galvanized. Rusting of galvanized pipes can greatly reduce water pressure and will eventually cause leaks as rust creates holes in the pipe walls.

Disclaimer: A paid site visit from a plumber will be required to determine repair(s) required as onsite conditions vary greatly, but price for single line replacement generally ranges from \$1500-3000 with whole house replacement averaging around \$15,000.

Install/replace drip pan and drain line at water heater(s). (Qty: 1) \$391.00

Notes: Located on the house/garage slab without the benefit of a drain pan and rain line. Should water heater leak interior flooring/wall can be damaged.

Disclaimer: Price assumes no obstructions are present preventing routing drain line to exterior.

Evaluate item (cast iron/galvanized replacement). (Qty: 1) \$0.00

Notes: Type of supply piping material: Water supply piping observed to be a mix of plastic and galvanized.

Disclaimer: A paid site visit from a plumber will be required to determine repair(s) required as onsite conditions vary greatly, but price for single line replacement generally ranges from \$1500-3000 with whole house replacement averaging around \$15,000.

Install/replace drain stopper(s). (Qty: 1) \$98.00

Notes: Faucet stop broken, [turns 360°]; needs repair/replacement; both shower faucet.



Repair water supply shut off valve(s). (Qty: 1) \$130.00

Notes: Water leak from shut-off valve below sink; including, but not limited to the kitchen sink.



Install/replace T&P relief discharge pipe(s). (Qty: 1) \$166.00

Notes: The drain line is improperly routed. Should not discharge into the garage. When the valve is tripped can be difficult to reach out and/or could be very hot water.

Disclaimer: Price assumes no obstructions are in place preventing proper routing of pipe.



Repair water supply line. (Qty: 1) \$180.00

Notes: Leak water at supply water line. (Guest bathroom WC)

Install insulation to plumbing line(s). (Qty: 1) \$63.00

Notes: Recommend insulating exterior water line(s) to prevent freeze damage.

Disclaimer: Price subject to change per linear footage required.



ELECTRICAL

Install/replace battery-powered smoke detector(s). (Qty: 1) \$77.00

Notes: The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms.

Disclaimer: Price to be adjusted based on quantity required.

Replace outlet(s) with GFCI-protected outlet(s). (Qty: 1) \$103.00

Notes: Did not observe GFCI protection of all outlets in required locations, including but not limited to the location marked below.

Disclaimer: Price to be adjusted per quantity required.



Balance ceiling fan(s). (Qty: 1) \$64.00

Notes: Ceiling fan(s) not balanced, remote was not functional; right corner guest room.

Verify bonding of gas line(s). (Qty: 1) \$45.00

Notes: Unable to determine if above ground gas lines are properly bonded as required by 2006

Install/replace battery-powered carbon monoxide detector(s). (Qty: 1) \$109.00

Notes: Did not observe any CO (carbon monoxide) detectors in the home.

Disclaimer: Price to be adjusted based on quantity required.

Repair doorbell. (Qty: 1)

\$90.00

Notes: Bell ringer defective, does not sound / ring properly.

Disclaimer: Price subject to change depending on repair required.

Repair bonding at electrical panel (neutral and ground busbars should not be bonded). (Qty: 1)

\$307.00

Notes: Observed two or more neutral conductors under one screw lug on the neutral bus.



Install conduit to secure electrical wires. (Qty: 1)

\$157.00

Notes: The electrical line supplying sprinkler system outside is not fully enclosed in a protective conduit.

Disclaimer: Price subject to change per linear footage required.



INTERIOR

Replace bottom of cabinet. (Qty: 1)

\$274.00

Notes: Water damage to the base of the cabinet below the sink.

Install/replace door stop(s). (Qty: 1)

\$34.00

Notes: Missing or non-functioning door stop behind one or more doors to prevent damage to sheetrock.

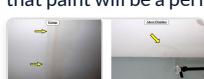
Disclaimer: Price to be adjusted per quantity required.

Prep and paint area(s). (Qty: 1)

\$122.00

Notes: Water stains, damage or repairs observed, moisture detection equipment indicated that stains are not active (wet) at the time of inspection; in the garage, near water heater unit; above the fireplace.

Disclaimer: Price only includes touch up/spot paint of affected area(s) noted in inspection report. Paint to match as closely as possible to existing; however, it is unlikely that paint will be a perfect match. If edge to edge painting is desired, price can be adjusted.



Repair drywall crack(s). (Qty: 1)

\$85.00

Notes: Cracks and/or previously repaired cracks in the sheetrock observed over some/many doors, windows, and/or corners.

Disclaimer: Price is for repair only and does not include painting.

Repair drywall crack(s). (Qty: 1)

\$85.00

Notes: Observed cracks and/or repaired cracks in sheetrock observed in ceiling at one or more areas of house.

Disclaimer: Price is for repair only and does not include painting.



Sweep and inspect chimney. (Qty: 1)

\$400.00

Notes: Soot build-up in the firebox and/or the flue should be cleaned by a qualified chimney sweep.

Seal opening in wall/floor/ceiling. (Qty: 1)

\$62.00

Notes: Hole in the sheetrock where plumbing lines pass through the wall, below the kitchen sink.

Disclaimer: Sealant to match as closely as possible to surrounding area.

Install anti-tip device at stove. (Qty: 1) \$143.00

Notes: The oven does not have the recommended anti-tip bracket on the backside of the unit.

HVAC

Replace dryer exhaust duct. (Qty: 1) \$210.00

Notes: Improper vent duct material used; Current industry standards requires smooth interior single-wall duct constructed of galvanized steel, stainless steel or copper. The duct serving the hood shall have a smooth interior surface.

Disclaimer: Price assumes replacing up to 20ft. of duct.



Clean HVAC coil(s). (Qty: 1) \$194.00

Notes: Coils are dirty, needs cleaning. Dirty coils reduce airflow through the system and create high head pressures at the compressor, thereby unduly stressing and reducing the life span of system components.

Extend bathroom exhaust duct to terminate to exterior. (Qty: 1) \$210.00

Notes: Did not confirm/verify proper venting to the exterior.

Disclaimer: Price includes extending duct to soffit vent, ridge vent, or gable vent. Price does not include routing duct through the roof.

Repair area(s) of ductwork. (Qty: 1) \$143.00

Notes: The HVAC ductwork appears to be older duct work. During the inspection, some registers showed visible dirt and possible microbial growth, indicating a buildup of debris within the system.



Clean dryer vent pipe. (Qty: 1) \$123.00

Notes: Dryer vent contains lint buildup.

Extend dryer exhaust duct to terminate to exterior. (Qty: 1) \$195.00

Notes: Proper venting to the exterior was not verified.

Disclaimer: Price assumes exterior access is available to route duct. Price subject to change depending on onsite conditions.

Remove water/debris from HVAC drip pan. (Qty: 1) \$76.00

Notes: The secondary drain pan contains water, correct existing conditions.



Extend HVAC line(s) away from foundation. (Qty: 1) \$75.00

Notes: The primary drain line should not be allowed to discharge water right next to the foundation.

Install drip pan at HVAC unit. (Qty: 1) \$941.00

Notes: Did not observe gas line drip leg(s) on gas house heater and/or gas water heaters which are called for in the manufacturer's installation instructions.

Clean dryer vent pipe. (Qty: 1) \$123.00

Notes: Recommend cleaning dryer vent periodically to reduce drying time and risk of fire hazard.

Replace flexible gas pipe with steel pipe. (Qty: 1) \$178.00

Notes: Gas line run in copper; not approved flex line.

Disclaimer: Price includes sanding of rusted area (up to 1 ft) and coating line with protective paint to prevent future corrosion.



EXTERIOR

Secure loose brick(s). (Qty: 1)

\$55.00

Notes: Foundation brick ledge does not meet flush with brick veneer around all areas of the house, some areas where foundation extends past brick veneer and some areas where brick veneer extends past foundation.



Seal crack(s) in foundation wall. (Qty: 1)

\$130.00

Notes: Observed cracks in exterior wall structure at time of inspection.

Disclaimer: Sealant to match as closely as possible to existing area.



Clean gutters around home. (Qty: 1)

\$250.00

Notes: Full of debris; cleaning recommended.

Disclaimer: Price subject to change if gutter height is above 20 feet.



Repair roof decking. (Qty: 1)

\$1,215.00

Notes: Soft spot observed at roof decking.



Seal/caulk junction(s). (Qty: 1)

\$41.00

Notes: Caulking missing and/or deficient around windows / vertical trim / joints in siding. May allow wind driven rain entry.

Disclaimer: Sealant to match as closely as possible to surrounding area.

Trim vegetation in direct contact with area(s) noted (less than 3" diameter). (Qty: 1)

\$220.00

Notes: Large tree(s) near the house foundation.

Disclaimer: Price subject to change per onsite conditions.

Seal crack(s) in foundation wall. (Qty: 1)

\$130.00

Notes: Observed one or more small cracks in the foundation.

Disclaimer: Sealant to match as closely as possible to existing area.



Seal crack(s) in concrete (under 1/4" width). (Qty: 1)

\$155.00

Notes: Cracks in walkways, driveway and/or garage concrete observed, typical.

Disclaimer: Sealant to match as closely as possible to existing concrete.

Seal/caulk junction(s). (Qty: 1)

\$41.00

Notes: Need sealing/caulking around all holes and exterior siding penetrations.

Disclaimer: Sealant to match as closely as possible to surrounding area.

Prep and paint area(s). (Qty: 1)

\$130.00

Notes: Rusted flashing observed around the skylights.

Disclaimer: Price includes spot paint of areas pictured in inspection report and is subject to change per additional square footage required. Paint to match as closely as possible to existing; however, it is unlikely that paint will be a perfect match. If edge to edge painting is desired, price can be adjusted.



Seal crack(s) in concrete (under 1/4" width). (Qty: 1)

\$155.00

Notes: The driveway has settled and has multiple cracks and uneven surfaces.

Disclaimer: Sealant to match as closely as possible to existing concrete.

EVALUATE

Evaluate roofing system. (Qty: 1)

\$300.00

Notes: Older roof. Observed curled ends, and/or excessive granular loss of shingles.

Disclaimer: Evaluation does not include repairs, if required.



Evaluate item(s). (Qty: 1)

\$0.00

Notes: High soil and patio obscures the view of foundation and prevents visual inspection for termite and/or water penetration.

Evaluate item (bouncing, sagging, sloping or uneven flooring) (Qty: 1)

\$0.00

Notes: A foundation elevation survey was conducted during the inspection. The table below represents data gathered using a Zip Level and adjusting for floor covering height differences.

Disclaimer: Onsite evaluation will be required to determine course of action to remedy this issue. Often a drop girder is needed which is generally between \$1500-\$2000 though additional repairs may be required.



Evaluate item(s). (Qty: 1)

\$0.00

Notes: Floor decking in the attic is inadequate for service personnel servicing the HVAC system. Code [IRC 1305.1.3] requires a minimum of a 30-inch deep platform in front of the unit.

Evaluate item(s). (Qty: 1)

\$0.00

Notes: Observed multiple plug-in fragrance devices, could potentially be used to cover up foul odors.



Evaluate item (bouncing, sagging, sloping or uneven flooring) (Qty: 1)

\$0.00

Notes: The floor is not level, possibly due to foundation settlement.

Disclaimer: Onsite evaluation will be required to determine course of action to remedy this issue. Often a drop girder is needed which is generally between \$1500-\$2000 though additional repairs may be required.

Evaluate item (grading). (Qty: 1) \$0.00

Notes: Soil level too high, in contact with siding and/or at/above brick weep holes at one or more locations around the house/garage.

Disclaimer: Re-grading projects require further evaluation to determine steps required for correction and pricing but average around \$10/square foot or \$1000/day.



Evaluate item (wiring replacement throughout home) (Qty: 1) \$0.00

Notes: Observed type of feeder wiring is aluminum

Disclaimer: Drywall repairs may be required but this will not be known until after the evaluation. If there are open grounds throughout the home, rewiring the home would be required. Assuming the utility drop line to the meter can accommodate 200 amps of power without having to be upgraded, rewiring the whole house to accommodate a ground wire typically runs \$3,500.00-\$10,000.00 for a medium sized house - this price may fluctuate depending on a few factors such as restricted access to exterior walls and crawlspace, material of interior walls, etc.

Evaluate roofing system. (Qty: 1) \$300.00

Notes: Areas of water stained/ rotted roof decking observed in attic. All accessible stains were checked with moisture meter, no active moisture detected at time of inspection.

Disclaimer: Evaluation does not include repairs, if required.



Evaluate item (appliances). (Qty: 1) \$0.00

Notes: The unit was not operational, not performing its intended function, in need of repair/replacement.

Disclaimer: BOSSCAT can only complete minor appliance repairs. Major appliance repairs will have to be addressed by an Appliance Specialist. Typical site visit fee ranges from \$100.00-\$150.00 to be paid directly to specialist.



Evaluate item (grading). (Qty: 1) \$0.00

Notes: Drainage swale is not continuous at sides. The drainage swale must be kept clear and continuously sloped to drain water properly.

Disclaimer: Re-grading projects require further evaluation to determine steps required for correction and pricing but average around \$10/square foot or \$1000/day.

Evaluate item(s). (Qty: 1) \$0.00

Notes: No rain sensor present.

Evaluate roofing system. (Qty: 1) \$300.00

Notes: The roof changes from shingles to a rolled roofing material near the chimney, which is common for low-slope areas. These transitions are more prone to leaks and should be monitored. Some sealant is present at the chimney flashing, which may only be a temporary fix.

Disclaimer: Evaluation does not include repairs, if required.



Evaluate item(s). (Qty: 1) \$0.00

Notes: Honeycombing in the foundation observed at one or more locations.

Disclaimer: BOSSCAT can only complete minor appliance repairs. Major appliance repairs will have to be addressed by an Appliance Specialist. Typical site visit fee ranges from \$100.00-\$150.00 to be paid directly to specialist.

EXCLUDED

Excluded item (septic system.) (Qty: 1) \$0.00

Notes: Recommend a hydrostatic test of sewer lines. Due to the age of the house and/or amount of settlement, the possibility of damaged/leaking drain lines below the house in this inspector's opinion is significant.

Excluded item (sprinkler/Irrigation system.) (Qty: 1) \$0.00

Notes: Sprinkler system was observed to stay on even in off position, possible valves and/or control was not functional or malfunction.

WINDOWS/DOORS

Adjust interior door(s). (Qty: 1) \$50.00

Notes: Double door of the closet needs adjustment to operate properly. It was not staying on rail; closet door in the guest room.



Replace skylight(s). (Qty: 1) \$1,128.00

Notes: Roof skylight(s) are a likely place for water penetration, make sure flashing and glass edges are maintained.

Disclaimer: Price subject to change depending on size/thickness of glass. Skylights are custom orders and typically take 10-14 business days from order to installation.

Replace door hinge(s) with self-closing hinge(s). (Qty: 1) \$218.00

Notes: The door between house and garage does not have an operational auto/self-closing device as required by code, reference UBC 302.4 ex.3

Repair sliding door. (Qty: 1) \$93.00

Notes: Sliding screen door(s) do not operate smoothly.

Disclaimer: Price includes cleaning and lubricating hardware for smoother operation.

Replace weatherstripping at door(s). (Qty: 1) \$88.00

Notes: Recommend weather stripping of all doors to the attic.

Replace shower door. (Qty: 1) \$1,145.00

Notes: Recommend to install shower door to prevent water to splash out from shower.

Disclaimer: Price is dependent on size, materials, and finishes and further onsite evaluation is needed for exact cost.

Repair sliding door. (Qty: 1) \$93.00

Notes: Sliding door was very difficult to operate; Master bedroom back door.

Disclaimer: Price includes cleaning and lubricating hardware for smoother operation.



Install/replace door hardware. (Qty: 1) \$264.00

Notes: Observed broken/damaged metal guard door, front door.

Disclaimer: Price includes standard hardware. If specialty hardware is required, price to be adjusted.

Repair window operation. (Qty: 1) \$54.00

Notes: Observed one or more windows that were not operational; including, but not limited to the both guest bedrooms.

Disclaimer: Price includes cleaning and lubricating hardware for smoother operation. Price does not include hardware replacement, if required. Price to be adjusted based on quantity required.

Adjust interior door(s). (Qty: 1) \$50.00

Notes: One or more door(s) have sticky hardware, including, but not limited to the garage door lock set.

ATTIC

Repair attic ladder. (Qty: 1)	\$100.00
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Notes: Attic ladder not cut to fit properly, which puts undue stress on the ladder; there should be no gaps at section ends.

Disclaimer: Price includes minor carpentry and/or hardware repair.

Install/replace area(s) of batt insulation. (Qty: 1)	\$249.00
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Notes: Attic insulation was in poor condition throughout the house.

Disclaimer: Price subject to change depending on square footage required. Price includes up to 100 sq. ft. of insulation per quantity noted.

Install purlin support(s). (Qty: 1)	\$65.00
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Notes: Observed purlin(s) {roof bracing} of improper / inadequate size and/or not installed on strength axis in attic per today's code. Did not observe any significant adverse effects / sagging of roof surfaces at time of inspection.

Disclaimer: Price includes installation of a proper purlin support (lumber to match rafter size). per quantity noted.

MISCELLANEOUS

Adjust irrigation head(s). (Qty: 1)	\$34.00
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Notes: One or more spray heads need adjustment for proper yard cover and reduced overspray on the house, fence, and paved areas.

Remove debris from around home. (Qty: 1)	\$133.00
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Notes: Bricks, stone, wood, debris, etc. should not be stored near the house or garage, can hide evidence of wood-destroying insect activity, recommend relocating away from the house/garage.

Disclaimer: Price subject to change depending on square footage requiring removal. Price does not include dumpster rental or off site removal, only leaving for street pick up. Dumpster rental will be the responsibility of the homeowner.



Verify dishwasher function. (Qty: 1)	\$34.00
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Notes: Did not connect, unit was not fully installed. No power as well as no insulation between cabinet and at the top of the unit.



Total: **\$13,456.00**



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