# Scope from Photos

Report FS-1044
November 12, 2026

| Prepared for | Property | Written from | Covers |
|---|---|---|---|
| Sample homeowner | Las Vegas, NV 89113 | 22 photos and your notes | 3 rooms of a 3 bed, 2 bath home |

Home, from county records **3 bed, 2 bath, 1,450 sq ft, built 1998, one story**

| Fair range for the whole job | Your offer | What it takes |
|---|---|---|
| **$2,965 to $4,745** | **$3,430**<br>Inside the fair range on every line | **About 36 hours**<br>$800 in materials |

Three rooms, 15 lines of work. Most of it is repair and paint. One item should be looked at in person before anyone starts: the stain on the hall bathroom ceiling. The offer sheet at the back is the page to hand to a contractor.

## Room by room

| | Photo | Work | Quantity | Fair range | Your offer |
|---|---|---|---|---|---|
| **Bedroom 2** 12 ft by 14 ft | | | | | $1,065 to $1,665 |
| 1 |  | **Paint walls, two coats**<br>Patch small dings, then roll two coats. Walls only. About 5 hours of labor, $70 in materials. | 416 sq ft | $450 to $650 | $500 |
| 2 |  | **Patch drywall hole and match the texture**<br>Square the hole, patch, tape, three coats of mud, texture. About 2 hours of labor, $20 in materials. | 1 patch | $125 to $225 | $150 |
| 3 |  | **Replace missing baseboard, caulk and paint**<br>Cut one piece to fit, nail, caulk the top edge, paint. About 1 hour of labor, $15 in materials. | 4 ft | $60 to $110 | $75 |
| 4 |  | **Replace door slab, keep the frame and hardware**<br>Hang a new slab on the old hinges, move the hardware, paint. About 2 hours of labor, $95 in materials. | 1 door | $190 to $290 | $220 |
| 5 |  | **Replace damaged floor planks**<br>Pull the bad planks, check underneath, lay matching planks. About 3 hours of labor, $90 in materials. | 30 sq ft | $240 to $390 | $280 |

*Floor: replace the damaged planks only. The rest is in good shape.*

## Hall bathroom 5 ft by 8 ft — $980 to $1,600

| | | | | | |
|---|---|---|---|---|---|
| 6 |  | **Remove old caulk and re-caulk the tub and surround**<br>Cut out the old caulk, dry the joint, run new silicone. About 1.5 hours of labor, $15 in materials. | 1 tub | $120 to $200 | $140 |
| 7 |  | **Replace vanity faucet and supply lines**<br>Shut off the water, swap faucet and both lines, test for leaks. About 1.5 hours of labor, $95 in materials. | 1 faucet | $180 to $300 | $210 |
| 8 |  | **Replace exhaust fan, same size, existing duct**<br>Swap for the same size, reconnect duct and wiring, test. About 2 hours of labor, $110 in materials. | 1 fan | $220 to $380 | $260 |
| 9 |  | **Paint walls and ceiling, moisture-resistant paint**<br>Prime the stains, then two coats of bathroom paint. About 4 hours of labor, $55 in materials. | 210 sq ft | $280 to $400 | $310 |
| 10 |  | **Replace cracked floor tiles and re-grout**<br>Chip out three tiles, set new ones, re-grout to match. About 2.5 hours of labor, $40 in materials. | 3 tiles | $180 to $320 | $220 |

*Tile: three tiles are cracked. Matching tile may be hard to find, so ask the contractor how they'd handle it.*

## Living room 14 ft by 18 ft — $920 to $1,480

| | | | | | |
|---|---|---|---|---|---|
| 11 |  | **Paint walls, two coats**<br>Mask the trim, then roll two coats on the walls. About 6 hours of labor, $75 in materials. | 450 sq ft | $480 to $700 | $540 |
| 12 |  | **Fill nail holes and two dents before paint**<br>Fill, sand and spot-prime so the patches don't show. About 1.5 hours of labor, $10 in materials. | 1 wall | $90 to $160 | $110 |
| 13 |  | **Replace window blinds, 72 in. wide**<br>Take down the old blinds, hang two new 72-inch blinds. About 1 hour of labor, $90 in materials. | 2 blinds | $140 to $260 | $170 |
| 14 |  | **Clean and re-stretch carpet**<br>Stretch out the ripples, then steam clean. About 2.5 hours of labor, $15 in materials. | 250 sq ft | $180 to $300 | $210 |

| | | | | | |
|---|---|---|---|---|---|
| 15 |  | **Replace cracked outlet cover and switch plates**<br>Swap three plates. No wiring work. About 0.5 hours of labor, $5 in materials. | 3 plates | $30 to $60 | $35 |

*Carpet: it's worn but sound. Cleaning and re-stretching it costs far less than replacing it.*

**Fair range for the whole job** **$2,965 to $4,745**
**Your offer for the whole job** **$3,430**

### Have a licensed pro look at

- The stain on the hall bathroom ceiling. It could be an old leak or an active one. Have a licensed plumber or roofer check it before anyone paints over it.

### Sizes to confirm

- Bedroom 2 is about 12 ft by 14 ft.
- The living room is about 14 ft by 18 ft.
- Ceilings are 8 ft.

### What the photos didn't show

- Inside the bedroom 2 closet.
- The wall behind the living room sofa.
- Under the bathroom vanity.

### How to use this scope

1. Hand the contractor the offer sheet at the back, not this report. It shows the work, the photos and your offer.
2. Let them mark each line Agree, or write their own price.
3. A price inside the fair range in this report is fair. If one is above it, ask what they see that the photos don't.
4. Put the final work and prices in a written contract before work starts.

### What this review assumes

- Cost ranges are for the property's ZIP code on the date of the report, with standard-grade materials.
- Sizes are estimated from your photos. Confirm the ones listed before materials are ordered.
- We scoped what the photos show. We can't see inside walls, under floors or above ceilings.
- A range is what two capable contractors might each charge for that line.
- Your offer on each line sits inside its fair range. It is a starting point, not a promise that a contractor will accept it.

Reviewed by
FairScope

**What this report is not**

It's a list of repair work with cost opinions, written from photos. It isn't a bid, a home inspection, an engineering opinion or a guarantee, and FairScope doesn't perform or manage construction work.

**Not legal advice.** We are not lawyers. Where this report mentions a law, code or lending standard, it tells you what the rule says, not what to do. For that, ask a lawyer.

Sample report. Everything in it is made up.

# Offer sheet

Las Vegas, NV 89113
November 12, 2026

This is the work I need done and what I am offering to pay for it. Mark each line Agree, or write your price. The quantities are estimates from photos, so confirm them on site and note any you would change.

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**Total offered** **$3,430**

Your total, if different

Start date and working days

Contractor name and license number

Signature and date

This sheet is not a contract. Put the agreed work and prices in a written contract before work starts. In your report, each numbered frame holds your own photo.