

Existing Home Move-In Package

A full safety and punch-list walkthrough for the home you just bought.

You inherited someone else's maintenance history, or maybe none at all. We walk your entire home, check the systems that matter, and hand you a clear list of what needs attention, plus a same-visit fix for anything we can knock out on the spot.

What's Included

- Whole-home safety and condition check: smoke and CO detectors, GFCI outlets, main water shutoff valve labeled, water heater TPR valve tested, handrails and stair treads, plus a baseline check of the electrical panel, HVAC, and water heater.
- Punch-list walkthrough covering the usual resale items: caulking, weatherstripping, door and window function, minor drywall damage from the move, all photographed.
- Send us your home inspection report ahead of time and we'll build the walkthrough around it.
- Same-visit fixes for anything we can complete on the spot.
- Written punch-list summary with photos and a quote for anything left, delivered within 24 to 48 hours.

Popular Add-Ons

Priced separately and selected during your visit:

Service	Price
Vanity faucet (each)	\$250 - \$375
Toilet (each)	\$325 - \$475
Shower trim / cartridge (each)	\$325 - \$650
Smart lock install (each)	\$275 - \$450
Drywall patch, small, up to 2 sq ft (per patch)	\$150 - \$250
Drywall patch, medium, 2-6 sq ft (per patch)	\$250 - \$450
Larger patch, water-damage source, or 4+ patches	Quoted on-site
Digital Home Record setup	Priced by home size, ask about current bundle pricing

How It Works

1. Schedule your visit and forward your home inspection report, if you have one.
2. We walk the house: safety and condition check, punch-list, and photos.
3. We complete any pre-approved fixture work on the spot.
4. You get a written summary and quote within 24 to 48 hours.

Investment

Home Size	Standard Ceilings	Elevated (+15%)	High-Access (+30%)
Standard (up to 2,500 sq ft)	\$1,350 - \$2,600+	\$1,553 - \$2,990+	\$1,755 - \$3,380+
Large (2,501-4,000 sq ft)	\$2,600 - \$4,000+	\$2,990 - \$4,600+	\$3,380 - \$5,200+
Estate-size (4,001+ sq ft)	\$4,000 - \$5,500+	\$4,600 - \$6,325+	\$5,200 - \$7,150+

Add 15% for vaulted, cathedral, or tall-stairwell ceilings (10-15 ft) in rooms being serviced, or 30% for great-room/foyer ceilings 16 ft and up (quoted on-site if a lift is needed). Applies to the package price and to add-ons above performed in those rooms. Prices shown are typical ranges; final price can also run above the high end depending on add-ons selected and drywall patches found.

