

Realtor Repair Desk

Your on-call punch-list crew before every closing.

You've got a punch list and a closing date. We handle the whole list in one visit, so you're not chasing five different contractors on a deadline.

What We Handle

- GFCI and outlet fixes
- Drywall patch and paint match, priced per patch by size
- Caulking
- Minor plumbing: faucets, toilets
- Door adjustments
- Smoke detector code compliance
- Handrail tightening
- Grab bars
- Exterior touch-ups

Anything outside our license scope, we connect you with our vetted contractor network, so one call still covers the whole list.

Pricing

Service	Price
Single item (no full block needed)	\$425 minimum
Half-day block (about 4 hours)	\$850 - \$1,100+
Full-day block (about 8 hours)	\$1,550 - \$2,200+
Vaulted/high-access ceiling items (10 ft+)	+15% to 30%
Rush turnaround (under 48 hours)	+20% to 35%

Block prices shown are typical ranges; final price can run above the high end depending on the size of the punch-list, labor time required, and materials used. Ceiling-height and rush surcharges stack independently on the block price above. Larger homes with longer punch-lists typically scope to a full-day block rather than half-day.

Turnaround

48 to 72 hours from the day we receive your list, standard. Tighter timelines are available at the rush rate above.

How It Works

1. Send us the punch-list and your closing date.
2. We scope it: half-day or full-day, and flag anything that needs your sign-off on materials.
3. We complete the work before your deadline.
4. You get a photo-documented completion report and invoice, ready to hand off.

Add Happy Homes to your go-to vendor list. Licensed, insured, and we show up when we say we will.

Licensed & Insured. MHIC #169719. | partners@happyhomescustomsolutions.com | 240-448-6848

Your property, your investment, and your interests as a homeowner: protected.



Scan to reach the Repair
Desk