

02 – ROI FIX LIST

# Quick. *Recommended*

3311 Elm St, Rear Upper · San Francisco, CA · 2BR / 1BA · 865 sqft

“Re-list in 7 days. Sharper photos, sharper copy, more showings.”

EST. SUBTOTAL

**\$1,840**

TIMELINE

**5–7 days**

ITEMS

**7**

#	TASK	COST
01	<b>Paint kitchen cabinets — satin white</b> vendor: painter · ~2d	<b>\$620</b>
	Labor — 2 painters × 1.5 days @ \$55/hr	\$495
	Paint — SW Alabaster, 2 gal cabinet enamel	\$95
	Materials — sanding pads, tape, rollers	\$30
02	<b>Replace kitchen pendant</b> vendor: handyman · ~0.5d	<b>\$185</b>
	Fixture — brushed nickel pendant, 5" drop	\$110
	Labor — handyman, 1 hr w/ box re-trim	\$75
03	<b>Patch + match vinyl, kitchen + bath</b> vendor: handyman · ~1d	<b>\$410</b>
	Labor — handyman, 4 hrs	\$280
	Materials — adhesive, blade kit, finish coat	\$130
04	<b>Re-caulk tub + sink</b> vendor: handyman · ~0.5d	<b>\$140</b>
	Labor — 2 hrs incl. cure prep	\$100
	100% silicone (white), tools	\$40

<b>05 Replace outlet covers (full unit)</b>	<b>\$65</b>
vendor: handyman · ~0.25d	
Covers — 14× white, decora trim	\$35
Labor — 30 min	\$30
<b>06 Deep clean + window wash</b>	<b>\$320</b>
vendor: cleaner · ~1d	
Deep clean — 865 sqft @ \$0.30/sqft	\$260
Window wash — interior, 8 windows	\$60
<b>07 Listing photos (re-shoot kitchen, BR2)</b>	<b>\$100</b>
vendor: photographer · ~0.5d	
Photographer — 1 hr min, 8 retouched JPGs	\$100
<b>Subtotal</b>	<b>\$1,840</b>

Estimates only. Costs reflect typical SF Bay Area labor and materials. Your actual quotes will vary with local market, vendor, and material choice. Reply to the delivery email if any line item looks off — adjustments to the packet are free within 7 days.  
— Brad, founder, Unbundled: Property Management