

SAMPLE FULL AUDIT REPORT

Rowhouse gut rehab — 1200 block Light St

Baltimore, MD 21230 · Full gut renovation · Walkthrough completed 12 Apr 2026 · 38 items logged

\$14,280 Salvage value	\$3,427 Est. tax savings	21,450 lb Landfill diverted	18,900 lb CO2e Carbon avoided
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Free tier shows these four numbers. Everything that follows is included in the \$19 full report.

RECOVERY INVENTORY

Room-by-room, priced by condition

Room / item	Qty	Condition	Destination	Value
Kitchen				
Solid maple wall cabinets	14 ln ft	Good	Donate	\$1,120
Granite countertop run	22 sq ft	Good	Resale	\$660
Cast iron farmhouse sink	1	Fair	Resale	\$240
Living / dining				
Heart pine flooring	410 sq ft	Good	Resale	\$3,280
Carved wood mantel	1	Excellent	Resale	\$1,450
Cast iron radiators	4	Fair	Donate	\$620
Baseboard & casing trim	180 ln ft	Good	Donate	\$900
Bath & bedrooms				
Clawfoot tub	1	Fair	Resale	\$525
Solid core panel doors	7	Good	Donate	\$735
Brass door hardware sets	9	Good	Donate	\$180
Whole house				
Reclaimed framing lumber	640 bd ft	Good	Reuse on site	\$1,920
Common brick	1,100	Good	Resale	\$1,320
Vintage light fixtures	6	Fair	Donate	\$430
Total recoverable value				\$14,280

Real reports list every item you log, priced by material category and adjusted for condition. You can edit condition and destination at any time and the numbers update.

WHERE TO TAKE IT

Reuse centers matched to your materials

Cabinets & countertops	Second Chance Inc. — Baltimore · Community Forklift — Edmonston
Doors, trim & hardware	Second Chance Inc. — Baltimore · Habitat Chesapeake ReStore — Halethorpe
Plumbing fixtures	Community Forklift — Edmonston · Habitat Susquehanna ReStore — Bel Air
Architectural salvage	Housewerks Salvage — Baltimore (mantels, radiators, vintage lighting)
Lumber & brick	Second Chance Inc. — Baltimore · Brick + timber resale buyers, by load

Call ahead — acceptance rules change with floor space. Only items set to Donate are matched to non-profit centers; resale-bound pieces are routed to architectural salvage buyers.

SOFT-STRIP SCOPE OF WORK

Hand this to your crew or attach it to bid requests

1	Walk the job with the audit open and tag every listed item with its room and destination before any tool comes out.
2	Shut off and verify power, gas and water at the source. Test dead, then tag out.
3	Pre-1978 structure: assume lead paint and follow EPA RRP containment on any painted component.
4	Suspect asbestos in floor tile, mastic, pipe wrap and popcorn ceilings — test before disturbing, never dry-scrape.
5	Strip top-down and finish-first: fixtures, then cabinets and doors, then trim, then flooring, then structure.
6	Stage salvage in a dry, covered area on pallets. Wet or ground-stacked material loses its donation value fast.
7	Photograph each item in place before removal — this is the evidence behind the deduction.
8	Cabinets: unscrew from stiles, keep doors hung, label boxes by run. Countertop comes off before the boxes.
9	Radiators: drain fully, cap the valves, move on a dolly with two people — cast iron cracks on a drop.

TAX CREDITS & REBATES

Programs matched to this property, with paperwork

FEDERAL IRS Sec. 170 — Charitable deduction for donated materials Materials removed intact and donated to a qualified non-profit reuse center are deductible at fair market value. Benefit: Est. \$2,140 on this audit Paperwork: Written acknowledgment per drop-off · itemized inventory with condition · dated in-place photos · Form 8283 Section A (\$500–\$5,000) or Section B plus qualified appraisal (over \$5,000).
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FEDERAL**IRS Sec. 25C — Energy Efficient Home Improvement Credit**

Applies to what you install after the strip-out: windows, doors, insulation, heat pumps and a home energy audit.

Benefit: 30% of cost, up to \$1,200/yr

Paperwork: Itemized invoices · manufacturer PINs · Form 5695 · home energy audit report if claiming the audit credit.

MARYLAND**Maryland Historic Revitalization Tax Credit**

Owner-occupied historic rehabilitation credit for certified structures, applied against state income tax.

Benefit: 20% of eligible costs

Paperwork: Certified historic designation · Part 1/2/3 applications · itemized rehabilitation costs · before-and-after photos.

BALTIMORE**Baltimore City CHAP Historic Tax Credit**

Ten-year city property tax credit on the increased assessment from a qualifying rehabilitation.

Benefit: 10-yr credit on added assessment

Paperwork: CHAP pre-approval before work starts · scope narrative · contractor bids · final inspection sign-off.

This is a sample. Your report uses your own walkthrough.

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