



**REPAIR
PRICER**

REPORT FOR

SAMPLE REPORT

COURTESY OF

Pricing Team

SENT

Thu, 13 Jul 2023 21:50

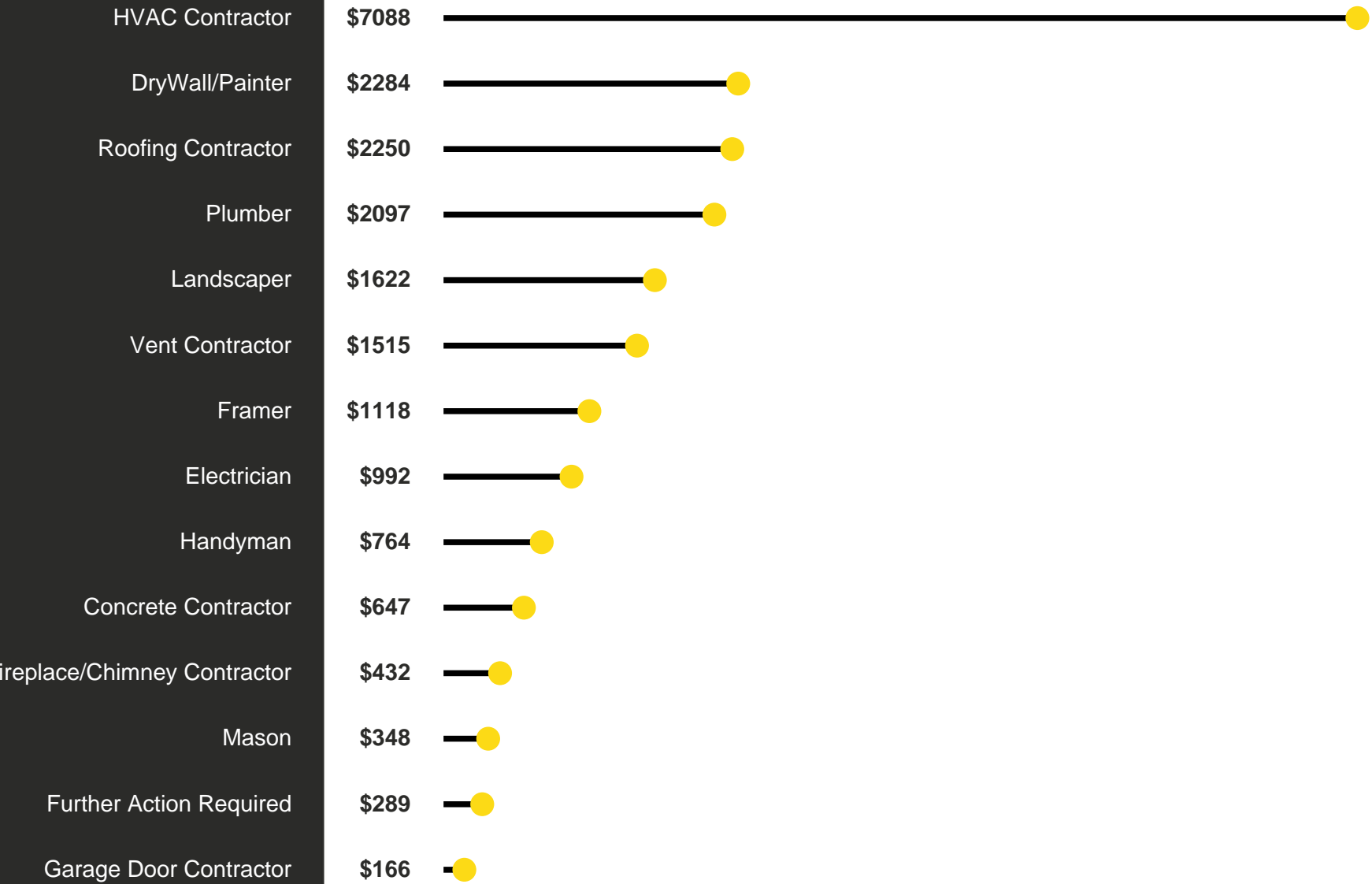
**Have questions?
Need changes?**



Summary



ESTIMATED



Highlighted items require further evaluation from a qualified specialist. Some issues are impossible to accurately estimate due to the nature of the required repairs.

| # | Item | Pg | Action | Projected |
|-------------------------------------|---|----|---|----------------|
| HVAC CONTRACTOR | | | | |
| 25 | 12. 3. 1 exterior units - split system. Aged units. Fyi -the unit was nearing, at, or past its typical service life. Major repairs or replacement should be anticipated in the future due to the age of the units alone. Depending on prior maintenance and other factors the unit could last anywhere from months to years, the remaining life is undeterminable. | 77 | Budget to replace with newer models. | \$6,429 |
| 26 | 12. 3. 3 Exterior Unit(s) - Split System. CLEAN, SERVICE, AND CERTIFY - DUE. TO AGE. The age of the air conditioning equipment is older than the average life expectancy of an AC. I recommend having the system cleaned, serviced, and certified by a licensed HVAC contractor. | 78 | Price Included In Item 25. (Budget to replace with newer models.). | |
| 27 | 12. 7. 1 Auxiliary Drain Pan. DRAIN PAN RUSTED. The auxiliary drain pan was rusted. This indicates the prior presence of moisture. Recommend inquiry with Seller to discuss prior work, and/or repairs, on the HVAC unit. I recommend getting copies of invoices if available. | 78 | Service drain pan and check lines. | \$169 |
| 28 | 12. 6. 1 Vent, Flues, Chimneys. Potential Safety or Important Concern. INADEQUATE CLEARANCE TO COMBUSTIBLES. The vent pipe lacked adequate clearance from combustible materials. Repairs for proper clearance are recommended. | 78 | Service call to cut back and increase clearance to improve safety. | \$139 |
| 29 | 12. 3. 2 Exterior Unit(s) - Split System. R22 REFRIGERANT. FYI - This system utilizes R22 refrigerant. R22 is currently being phased out by the EPA and will not be produced after 2020, being replaced by R410-A. Currently R22 that is available is much higher in cost than it's new R410-A counterpart. High repair costs should be anticipated for the units, when needed. | 78 | Price Included In Item 25. (Budget to replace with newer models.). | |
| 30 | 12. 8. 3 Condensate Drain Pipe. CONDENSATE PIPE NOT TRAPPED. The condensate drain pipe was not trapped. This can allow exterior air to be drawn into the unit, preventing condensate from properly draining from the unit. The installation of a trap in the line is recommended. | 79 | Install P trap on condensate line. | \$119 |
| 31 | 12. 8. 2 Condensate Drain Pipe. CONDENSATE PIPE NOT INSULATED. The condensate drain pipe was not insulated. | 79 | Insulate AC lines to improve efficiency. | \$121 |
| 32 | 12. 8. 1 Condensate Drain Pipe. CONDENSATE DRAIN PIPE. TERMINATED NEAR FOUNDATION. The condensate drain pipe terminated at or near the foundation of the home. This can allow water to saturate the soil in this area, possibly entering back into or under the structure. Extending the drain pipe, away from the foundation, is recommended. | 79 | Extend pipe and clear to prevent blockages. | \$111 |
| Sub-Total (HVAC Contractor). | | | | \$7,088 |

DRYWALL/PAINTER

| | | | | |
|----|--|----|--|-------|
| 10 | 2. 6. 1 exterior doors. Flaking/peeling paint - door/moulding. Flaking and/or peeling paint was present at the door/moulding. Recommend sanding and repainting these areas to protect the wood from moisture related damage, or replacement if wood rot is | 19 | Refinish noted doors or door jambs. | \$267 |
| 11 | 2. 6. 1 caulking. Caulk all exterior components. Caulking is recommended around windows/doors/masonry ledges/corners/utility penetrations/seams. | 20 | Seal and caulk as needed in noted locations and penetrations. | \$366 |
| 12 | 2. 8. 1 Eaves/Soffit/Fascia. FLAKING PAINT. Flaking/peeling paint was present in areas on the wood overhangs. Scraping, replacement of any weathered/damaged wood, and repainting these areas as needed is recommended to prevent moisture related | 20 | Patch areas showing signs of wear or exposure. | \$657 |
| 13 | 2. 8. 2 Cabinets, Countertops. CAULKING RECOMMENDED. Caulking is recommended around the countertops where gapped/missing. | 46 | Caulk and seal counter backsplash in noted areas. | \$198 |
| 14 | 8. 2. 1 Cabinets, Countertops. CAULKING RECOMMENDED. Caulking is recommended around the countertops where gapped/missing. | 58 | Price Included In Item 13. (Caulk and seal counter backsplash in noted areas). | |
| 15 | 10. 2. 2 Garage Door(s). MOISTURE STAINING. Moisture staining noted around garage door. Recommend repair. | 66 | Repair and seal bottom of garage door. | \$458 |

QUESTIONS?

[CLICK HERE TO GET HELP](#)

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| # | Item | Pg | Action | Projected |
|-------------------------------------|---|----|--|----------------|
| 16 | Potential safety or important concern. Garage to living. Space separation compromised. The re separation wall is compromised due to gaps and/or penetrations in the drywall. Fire separation standards are to slow a re from spreading from the garage into the living space, and to prevent harmful gases from entering the living space through the garage. Pipes, wires, ducts, etc. | 67 | Make repairs and seal to improve safety. | \$338 |
| Sub-Total (DryWall/Painter). | | | | \$2,284 |

ROOFING CONTRACTOR

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|--|---|----|--|----------------|
| 33 | 3. 3. 1 Roof Surface Condition. SATELLITE DISH/ANTENNA. MOUNTED TO ROOF SURFACE. FYI - There was a satellite dish/antenna mounted to the roof surface, this is not recommended due to the possibility of leaking and it possibly affecting the roof | 28 | Repair penetrations or remove and seal to prevent water penetration. | \$259 |
| 34 | Water Vent Piping Through Attic. MOISTURE STAINS AROUND PLUMBING VENTS. Moisture stains were present on the sheathing/decking around the plumbing stack(s). These stains may be aged, but should be treated as active until they prove themselves otherwise. Repairs by a roofing contractor is recommended. | 34 | After leak detection repair damaged areas noted. | \$647 |
| 35 | 4. 4. 2 roof/ceiling structure. Moisture staining on gable. Wall. There was moisture staining present on the referenced gable wall. I can only report on the conditions as they existed at the time of inspection and can not confirm if this is from a past or present leak. | 34 | Price Included In Item 34. (Fault find and repair noted leak spots). | |
| 36 | 4. 4. 1 Roof/Ceiling Structure. INDICATIONS OF PAST/PRESENT LEAKING PRESENT. There were indications of leak(s) on the rafters and/or decking in the attic. I can only report on the conditions as they existed at the time of inspection and can not confirm if this is from a past or present leak. | 34 | Fault find and repair noted leak spots. | \$747 |
| 37 | 11. 3. 1 Vent, Flues, Chimney. CEILING PENETRATIONS NOT FLASHED PROPERLY. There were ceiling penetrations present that were not installed/flashed properly. Properly installed/flashed ceilingpenetrations are recommended. | 70 | Repair or install flashing in locations noted. | \$597 |
| Sub-Total (Roofing Contractor). | | | | \$2,250 |

PLUMBER

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|----|--|----|--|-------|
| 17 | 2. 14. 1 Exterior Spigots. SECURE/CAULKING RECOMMENDED. Recommend securing/caulking at exterior spigots where needed. | 22 | Secure hose bib to prevent damage. | \$117 |
| 18 | 8. 4. 1 Undersink Plumbing - Bathroom. FLEX DRAIN PIPE PRESENT. MASTER BATH. A ex drain pipe was present. Flex drain pipes are not recommended as they may clog more often and affect water drain flow. Current standards call for smooth walled drain pipes only. Replacement of the ex pipe(s) is recommended to be conducted by a licensed plumber. | 58 | Replace trap or corrugated materials. | \$198 |
| 19 | 8. 7. 1 Toilet(s). TOILET LOOSE AT FLOOR. A loose toilet was observed. The wax ring seal inside the unit must have a snug, secure t in order to keep from leaking. Properly resealing and re-securing this toilet is needed to prevent water leakage and damage to the sub-flooring beneath the fixture. | 59 | Service call to repair commodes, lavatory and secure to floor. | \$228 |
| 20 | Potential Safety or Important Concern. WATER TEMP IN. EXCESS OF 122 DEGREES. The hot water temperature was too hot. Repair is recommended for safety. | 69 | Service call to adjust water temperature to a safe setting. | \$110 |
| 21 | 12. 8. 4 Condensate Drain Pipe. CONDENSATION DRAIN - NO CLEAN-OUT. The air conditioner condensation drain does not have a clean-out installed. In order clean and maintain the drain line without having to cut the line, a clean-out is recommended on the drain pipe. I recommend having a clean-out installed by a licensed HVAC contractor. | 79 | Install cleanout where needed. | \$776 |
| 22 | Contact a qualified Sewer Scope Inspection. 14. 8. 1 Fuel Supply Distribution. SEDIMENT TRAP MISSING. A sediment trap was not present on the gas pipe supplying the furnace or water heater. | 92 | Install sediment trap at gas supply in noted areas. | \$201 |

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|----|--|----|--|-----------|
| 23 | 14. 5. 1 supply branch pipes. Galvanic reaction present. A galvanic reaction was occurring on areas of the water pipes due to contact between two dissimilar metals. This can affect the integrity of the pipes and eventually allow for leaking. Repairs to these areas is recommended. | 92 | Service and repair corrosion at piping to extend the life of materials . | \$189 |
| 24 | 14. 6. 1 Drain, Waste, and Vent Pipes (DWV). SEWER SCOPE RECOMMENDED. Regardless of sewer types and conditions reported herein, we can not see nor report on the condition of sewer lines from the home to the septic tank or to the municipal sewer located at the street. | 92 | Inspect drain system with hydrostatic testing and sewer scoping to | \$278 |

Sub-Total (Plumber) \$2,097

LANDSCAPER

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|----|---|----|---|-------|
| 38 | 2. 12. 1 Vegetation. VEGETATION AGAINST/NEAR THE HOME. There was vegetation in contact with, or in close proximity to the home in areas. Pruning or removal of any plants that are within 1-2 feet of the home is recommended to eliminate pathways of wood destroying insects, and to allow moisture to adequately dry behind these areas after rainfall events. | 20 | Cut back from structure in all areas. | \$248 |
| 39 | 2. 12. 2 Vegetation. TREE LIMBS WITHIN 10 FEET OF ROOF. Tree limbs were present that were covering portions of the roof surface or within 10 feet of the roof. Tree limbs within 10 feet of the roof should be trimmed away to provide air and sunlight to the roof, allowing the roof surface to adequately dry after rainfall events. | 21 | Cut back branches and remove debris from structure. | \$293 |
| 40 | 2. 12. 3 Vegetation. IVY ON STRUCTURE. Ivy was growing on the structure. This is recommended to be removed as this Ivy can hold moisture against the structure as well as acting as a pathway for wood destroying insects. | 21 | Remove from structure to prevent damage. | \$239 |
| 41 | 2. 13. 1 window wells. Installation recommended. Window wells are missing where crawl space vents are at or below grade level. Installation of the window wells is recommended to prevent moisture entry at this areas. | 22 | Install window well at grade level windows where noted. | \$693 |
| 42 | 2. 12. 4 vegetation. Vegetation at or in contact with cooling unit. Vegetation was in contact with the cooling unit. I recommend removal of any surrounding vegetation here to allow air to adequately enter the cooling fins on the unit. | 22 | Remove foliage to improve air flow and efficiency. | \$149 |

Sub-Total (Landscape) \$1,622

VENT CONTRACTOR

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|----|--|----|--|-------|
| 50 | 5. 6. 1 ventilation. Missing ventilation covers. There were ventilation openings present that were missing vent covers. This can allow wildlife to enter the crawl space area, possibly creating damage to ductwork, plumbing, wiring, etc. The installation of proper vent covers is recommended by a qualified person. | 41 | Install cover on exterior. | \$129 |
| 51 | 9. 3. 1 Dryer Vent. Potential Safety or Important Concern. BUILD-UP OF LINT. A high volume of lint was present at visible portions of the vent/duct. Cleaning of the duct is recommended prior to using the dryer for safety. Dryer lint is highly combustible. | 61 | Service call to clear lint debris and improve safety. | \$149 |
| 52 | Potential Safety or Important Concern. VENT DUCT FLEXIBLE. MATERIAL. The dryer vent duct was constructed of a flexible material. Exhaust ducts are recommended to have a smooth interior finish and be constructed of metal a minimum 0. 016 inch (0. 4 mm) thick. Replacement of the vent with proper materials is recommended. | 61 | Install smooth metal inside duct to improve safety. | \$277 |
| 53 | 9. 3. 4 Dryer Vent. INADEQUATE VENT CONNECTIONS. Inadequate dryer vent connections were present resulting in lint spillage, this can also allow moist air from the dryer into living areas, raising interior humidity levels. Repairs to the vent for proper function is recommended. | 62 | Vent to exterior and clear out lint or debris to improve safety. | \$538 |

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|-------------------------------------|---|----|---|----------------|
| 54 | 9. 3. 3 dryer vent. Exterior vent termination. Height. Dryer vent terminates within 12 of ground which is improper and unsafe. Dryer lint is highly combustible and requires an adequate height for proper air flow. | 62 | Relocate vent and seal as required. | \$422 |
| Sub-Total (Vent Contractor). | | | | \$1,515 |
| FRAMER | | | | |
| 2 | 5. 8. 1 floor structure. Elevated moisture content. There were wood floor framing components present at the referenced areas with elevated moisture content present. Repairs to the source of the moisture along with repairs to any damage present is recommended. | 41 | Replace or repair damaged subfloor after moisture detection. | \$1,118 |
| Sub-Total (Framer). | | | | \$1,118 |
| ELECTRICIAN | | | | |
| 5 | 13. 5. 2 Main Service Panel. Potential Safety or Important Concern. MULTIPLE BRAND BREAKERS PRESENT. The electrical panel was equipped with breaker(s) manufactured by a company other than the panel manufacturer. Panel manufactures warn that the use of other types of breakers voids the warranty, and may void the UL listing. | 87 | Change breakers noted to improve safety. | \$317 |
| 6 | 13. 5. 1 Main Service Panel. WHITE CONDUCTORS NOT. IDENTIFIED BLACK. There were white conductors ran to breakers that were not identified as a hot (ungrounded conductor). These conductors should be marked with a piece of black tape or a sharpie identifying them as an ungrounded conductor. | 87 | Service call to label wires noted. | \$119 |
| 7 | 13. 9. 1 gfci protection. Gfci protection not present/found - age. Bathroom. Fyi - gfci protection was not present/found at the referenced areas, at the time of inspection. Likely not required when this home was built. | 88 | Install GFCI to improve safety. | \$213 |
| 8 | 13. 12. 1 CO Detectors. Potential Safety or Important Concern. CO ALARM(S) NOT PRESENT AT RECOMMENDED LOCATIONS. CO alarms were not present at all locations required by today's standards (referenced above). CO alarms are recommended for any homes containing gas appliances or an attached garage. The installation of CO detectors is recommended for safety. | 88 | Install carbon monoxide detectors as needed. | \$146 |
| 9 | 13. 11. 1 Smoke Alarms / Detectors. YELLOWED SMOKE DETECTOR(S). PRESENT. FYI - There were smoke detector(s) present that were yellowed in color. This is typically an indicator that the detector(s) are past 10 years of age. Multiple sources recommend replacing smoke detectors every ve to ten years. | 88 | Install more smoke alarms as needed throughout. | \$197 |
| Sub-Total (Electrician). | | | | \$992 |
| HANDYMAN | | | | |
| 3 | 5. 4. 1 Vapor Barrier. VAPOR BARRIER LACKED FULL COVERAGE. The vapor barrier in the crawl space lacked full coverage. Current standards require that vapor barriers cover the entirety of the soil in crawl spaces. Modications or repair/replacement to achieve full coverage of the vapor barrier is recommended to be conducted by a qualified contractor. | 40 | Install 6 mil of plastic barrier with pins on ground in crawlspace. | \$547 |
| 4 | 7. 6. 1 interior doors. Cosmetic damage present. Upper level. Cosmetic damage was present to the interior doors. This may include cosmetic deficiencies to the jambs, hardware, slabs, and/or mouldings. | 53 | Repair damaged doors. | \$217 |
| Sub-Total (Handyman). | | | | \$764 |

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|--|---|----|--|--------------|
| CONCRETE CONTRACTOR | | | | |
| 48 | 2. 3. 1 Walkway(s). TRIP HAZARD(S) NOTED. Cracking, heaving, settlement, movement, deterioration, and/or other deficiencies resulting in trip hazards were present as referenced at the walkway. Repairs are recommended to be conducted to these area(s) as needed for safety by a qualified professional. | 19 | Grind down trip hazard or mudjack area to improve safety and fill cracks with MP1 caulk. | \$448 |
| 49 | 10. 5. 1 garage floor/sill plates. Typical settlement / shrinkage. Cracking. Typical settlement / shrinkage cracks were present on the garage concrete slab 1/4 wide. These can be caused by admixtures used in the concrete mix when the slab was poured, the lack of expansion or relief joints, or standard settlement. | 67 | Seal with appropriate caulk and monitor. | \$199 |
| Sub-Total (Concrete Contractor). | | | | \$647 |
| FIREPLACE/CHIMNEY CONTRACTOR | | | | |
| 43 | 3. 6. 1 Chimney(s). LEVEL II CHIMNEY INSPECTION. SAFETY CONCERN: A level II chimney inspection is needed prior to close to fully understand the chimney conditions and whether they are safe to use for any purpose, gas or wood burning. | 28 | Full chimney inspection to recommend repairs. | \$432 |
| 44 | 7. 10. 1 Fireplace(s). LEVEL II CHIMNEY INSPECTION. A level II chimney inspection is needed prior to close to fully understand the chimney conditions and whether they are safe to use for any purpose, gas or wood burning. | 53 | Price Included In Item 43. (Full chimney inspection to recommend repairs). | |
| Sub-Total (Fireplace/Chimney Contractor). | | | | \$432 |
| MASON | | | | |
| 1 | 2. 4. 1 stoop/steps. Tuck pointing recommended. Tuck pointing needed at mortar joints. | 19 | Repair noted areas and seal to prevent moisture intrusion. | \$348 |
| Sub-Total (Mason). | | | | \$348 |
| FURTHER ACTION REQUIRED | | | | |
| 55 | 5. 5. 1 Moisture Presence. DAMP AND/OR WET EARTH PRESENT. Damp earth and mud was present in areas of the crawl space. This is an indicator of moisture intruding into the crawl space area below grade. Repairs by a foundation or grading contractor is recommended to prevent moisture infiltration into the crawl space. | 41 | Contact a basement crawlspace leak management specialist to | \$289 |
| Sub-Total (Further Action Required). | | | | \$289 |
| GARAGE DOOR CONTRACTOR | | | | |
| 45 | 10. 2. 1 garage doors. Weatherstripping damage present. The garage door weatherstripping was missing or damaged at the bottom and/or sides of the door. Repairs or replacement of the weatherstripping is recommended by a qualified person as needed. | 66 | Repair or install as needed. | \$166 |
| Sub-Total (Garage Door Contractor). | | | | \$166 |
| TILE & GROUT CONTRACTOR | | | | |

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|----|--|----|---|-----------|
| 46 | 8. 6. 1 Shower(s). CAULKING/GROUT RECOMMENDED. Failure to keep shower walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection. | 59 | Grouting and caulking as needed throughout. | \$149 |

Sub-Total (Tile & Grout Contractor). \$149

APPLIANCE CONTRACTOR

| | | | | |
|----|--|----|---|------|
| 47 | 6. 4. 1 Undersink Plumbing - Kitchen. DISHWASHER HIGH LOOP MISSING OR INSTALLED IMPROPERLY. A high loop or air gap was not present or not installed properly for the dishwasher drain line at visible portions. A high loop or air gap prevents wastewater from siphoning back into the dishwasher during operation. | 46 | Install anti-siphon or vacuum break on dishwasher drain line. | \$90 |
|----|--|----|---|------|

Sub-Total (Appliance Contractor). \$90

TOTAL ESTIMATE:

\$18,261

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