



**REPAIR
PRICER**



COURTESY OF

Stately Property Inspections

Sent: Tue, 03 Dec 2019 09:09

PREPARED BY:



QUESTIONS?
CLICK HERE TO GET HELP



**REPAIR
PRICER**

Summary

Painter/DryWall	\$5027	
Carpenter/Handyman	\$3400	
Electrician	\$2728	
Plumber	\$1370	
Window	\$1344	
Landscaper	\$1048	
HVAC	\$992	
Concrete Contractor	\$934	
Tile & Grout	\$525	
Roofing	\$327	
Mason	\$292	
Cleaner	\$292	
Garage Door	\$174	
Home Owner Repair	\$160	
Chimney	\$158	
Vents	\$140	
Appliance	\$105	

WHOLE HOME ESTIMATE:

\$15,074

#	Item	Pg	Action	Price
MASON				
1	There are multiple open separations between the brick and mortar	5	Patch mortar in noted areas.	\$292
Sub-Total (Mason)				\$292
CARPENTER/HANDYMAN				
2	Not all portions of the attic were accessible and observed due to the lack of attic decking.	4	Install decking for mechanical walkway.	\$385
3	The access point was stuck and unable to open.	4	Repair and adjust to allow access when needed.	\$409
4	There is trim missing	5	Install trim at noted areas.	\$409
5	The floor in the master bedroom appears to be missing the subfloor or maybe buckling.	6	Replace or repair damaged sub floor.	\$885
6	The door from the garage has a cracked door jamb.	6	Replace rotten areas with pressure treated wood.	\$280
7	There are multiple door handles that are loose and should be repaired.	6	Repair or replace noted hardware.	\$104
8	The front door and the door into the office do not close properly sticks.	6	Adjust noted doors and hardware throughout property	\$259
9	There is moisture damage present at the bottom of the exterior door frame.	6	Make necessary repairs as needed.	\$280
10	The fireplace in the family room is missing a trim kit.	8	Install trim at noted areas.	\$409
Sub-Total (Carpenter/Handyman)				\$3,400
ELECTRICIAN				
11	Improperly terminated wires noted at the main panel.	10	Service call to repair noted items.	\$257
12	There are multiple neutral and ground wires under the same screw within the bus bar.	10	Service panel and install auxillary bus bar.	\$525
13	There are multiple light switches that failed to either turn on / off a light or a fixture when tested.	10	Fault find and repair light fixture.	\$214
14	There are multiple loose receptacles throughout the home and garage.	10	Secure outlets noted.	\$142
15	Extension cords are being used to permanently power devices.	10	Install wire in conduit to replace extension cord.	\$280
16	Gfci protection was found to be missing within 6 feet of the outside edge of a sink.	10	Install GFCI as needed.	\$190
17	There is a missing faceplates for a switch inside the closet near the door to the garage.	11	Repair or install covers and secure.	\$180
18	There was one light fixture that failed to operate at the time of inspection.	11	Fault find and repair light fixture.	\$214
19	There are multiple recessed light fixtures that are not installed correctly.	12	Secure to prevent damage.	\$132
20	The light fixtures on either side of the garage are not installed correctly.	12	Secure to prevent damage.	\$132
21	There is a csst gas line could not be verified if it has the proper bonding or grounding.	15	Correctly bond gas to improve safety.	\$482
Sub-Total (Electrician)				\$2,728
PAINTER/DRYWALL				

#	Item	Pg	Action	Price
22	There are multiple fascia, frieze boards and soffit boards that are missing protective sealants and coatings caulk and paint.	4	Budget to repaint exterior to extend life of materials.	\$4,034
23	There are cracks in the ceilings	6	Patch area and paint.	\$584
24	There is missing sealant at the trim to wall intersection on multiple exterior	6	Caulk penetrations and openings, windows, electrical fixtures, piping, vents, seams at siding and trim.	\$409
Sub-Total (Painter/DryWall)				\$5,027
PLUMBER				
25	The smaller kitchen faucet fixture is loose at its base.	14	Repair and tighten loose faucets.	\$133
26	The main kitchen faucet fixture is very tight and difficult to swivel.	14	Repair or replace faucet.	\$257
27	The toilet in the 2nd floor hallway bathroom is loose at the floor.	14	Service call to repair commodes, lavatory and secure to floor.	\$169
28	A control valve in the utility room appears to be leaking	14	Repair as needed.	\$175
29	The sinks in the basement bar area is slow to drain which could indicate a partial blockage or venting issue.	15	Service sink to improve water flow into drain.	\$174
30	A gas pipe in the utility room is touching and rubbing on the ductwork.	16	Secure with strapping to prevent leaking and extend life of materials.	\$362
31	A pipe are not capped and could admit sewer gas into the home.	16	Cap gas line not in use.	\$100
Sub-Total (Plumber)				\$1,370
HVAC				
32	A licensed professional hvac contractor should be scheduled to perform an annual system check and servicing routine.	13	Adjust clean and inspect units for correct operation.	\$426
33	The cooling system does not have a secondary drain pan, drain line or antioverflow device.	13	Install drain line and drain pan.	\$372
34	A small leak was detected in a coupling above the furnace.	16	Adjust and repair furnace noted items.	\$194
Sub-Total (HVAC)				\$992
ROOFING				
35	The drip edge or rake edge flashings are loose and should be repositioned and fastened	4	Repair drip edge to prevent water intrusion.	\$327
Sub-Total (Roofing)				\$327
LANDSCAPER				
36	There is vegetation making contact with the home.	3	Cut back from structure in all areas.	\$291
37	The grade/soil level around the foundations perimeter is too high where there is mulch.	3	Cut back soil at areas near foundation to improve proper drainage.	\$525
38	There is old sump pump piping that has been disconnected but never removed.	18	Remove unused sump pump	\$232

#	Item	Pg	Action	Price
Sub-Total (Landscaper)				\$1,048
WINDOW				
39	The window trim / moulding in the master bedroom is missing or fallen off.	7	Secure trim in noted areas.	\$304
40	The window in the hallway between the garage door and front door has a broken wood slat.	7	Repair window mechanisms as needed.	\$245
41	The egress window in the basement bedroom is unable to open as designed because of debris in the window well.	7	Remove debris	\$182
42	Moisture and condensation between panes of insulating glass	7	Replace window that has lost thermal seals. Price for one window.	\$613
Sub-Total (Window)				\$1,344
CHIMNEY				
43	Chimney interiors are not inspected by this firm.	8	Full chimney inspection.	\$156
Sub-Total (Chimney)				\$156
GARAGE DOOR				
44	The west older garage door operator auto reverse failed to operate as intended.	19	Service call to adjust garage door and disengage lock to improve safety.	\$174
Sub-Total (Garage Door)				\$174
TILE & GROUT				
45	The fireplace hearth as multiple areas of missing grout and broken tiles.	6	Repair tiles in noted locations.	\$525
Sub-Total (Tile & Grout)				\$525
APPLIANCE				
46	Dishwasher discharge tube is not installed with a high loop secured to the bottom of the counter or an air gap device.	15	Install anti siphon or vacuum break on dishwasher drain line.	\$105
Sub-Total (Appliance)				\$105
CLEANER				
47	The north side of the home is showing a green discoloration or staining.	8	Power wash noted areas.	\$292

#	Item	Pg	Action	Price
Sub-Total (Cleaner)				\$292
CONCRETE CONTRACTOR				
48	The front sidewalk is moving away from the steps and is uneven.	3	Grind area to improve safety or use mud jacking to level out.	\$642
49	The front steps has a crack near the main door	8	Install MP1 caulk in deficient areas.	\$292
Sub-Total (Concrete Contractor)				\$934
VENTS				
50	There is an open dryer vent located in the closet near the garage door.	17	Correctly seal penetration to prevent moisture laden air back into attic.	\$140
Sub-Total (Vents)				\$140
HOME OWNER REPAIR				
51	Multiple closets have unprotected light bulbs.	10	Secure fixtures, fault find bulbs and install covers where needed.	\$160
Sub-Total (Home Owner Repair)				\$160

Thank you for choosing Repair Pricer

About Repair Pricer

Repair Pricer is the industry standard for converting inspection reports into accurate repair estimates during the complex home purchasing process, enabling all parties to act quickly and confidently during a critical period. Repair Pricer saves time and reduces stress for everyone when it matters most. To learn more about Repair Pricer, visit www.repairpricer.com



It is important you understand that the service provided by RepairPricer.com is purely for estimation and negotiation purposes. We do not guarantee that the prices we estimate for repairs on your report are the same that you will end up paying for that specific repair. Our pricing is based on the average cost for a similar repair in your area, and due to unknown factors or underlying issues that we are not privy to, actual repair cost may be substantially higher.