



**REPAIR
PRICER**



COURTESY OF
RESOLV

Sent: Thu, 21 Oct 2021 11:26

PREPARED BY:

Pricing Team

QUESTIONS?
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Summary



Carpenter/Handyman	\$3094	<div></div>
Electrician	\$2095	<div></div>
Landscaper	\$1704	<div></div>
Plumber	\$1129	<div></div>
Vents	\$988	<div></div>
Pest/Mold	\$671	<div></div>
Mason	\$670	<div></div>
Framer	\$639	<div></div>
Painter/DryWall	\$525	<div></div>
HVAC	\$512	<div></div>
Window	\$500	<div></div>
Concrete Contractor	\$423	<div></div>
Tile & Grout	\$389	<div></div>
Further Action Required	\$309	<div></div>

The Whole Home Estimate Explained: You will notice that if you add up every item on your report, the total will never match the Whole Home Estimate total. Why? By using custom calculations we work out not only the individual cost to fix each item, but also the projected cost if ONE contractor per trade were to visit the property and fix all the items at one time. Don't worry, your report is not incorrect and the prices are not meant to match the totals.

WHOLE HOME ESTIMATE:

\$11,028

#	Item	Pg	Action	Projected
	MASON.			
1	The blocks in the retaining walls were not set with mortar.	11	Repair retaining wall in noted locations cosmetic repair only.	\$670
Sub-Total (Mason).				\$670
	FRAMER.			
2	The front ramp did not appear to be properly supported.	8	Install additional framing in noted areas.	\$383
3	The deck floor joists were not in proper contact with the support posts.	9	Install joist hangers in noted locations.	\$256
Sub-Total (Framer).				\$639
	CARPENTER/HANDYMAN.			
4	Recommend installing risers on the steps or using caution.	8	Make necessary repairs if possible to improve safety.	\$447
5	The stairs handrail was not securely attached.	9	Secure and repair as needed.	\$324
6	The guardrail was less than 36 inches high.	10	Install rail in noted areas to improve safety.	\$905
7	There was moisture damage on the trim.	15	Repair damaged areas and seal to prevent moisture intrusion and extend life of materials.	\$799
8	A closer was not installed on the bottom of the front storm door.	17	Install or repair hardware in noted locations.	\$179
9	A guide was not installed on the bottom of the shower doors.	27	Service shower doors.	\$128
10	The door hinge was not securely attached.	32	Service doors.	\$179
11	The attic stairs have been poorly repaired.	34	Service pull down stairs for correct nails and lag bolts, repair, adjust for correct seal and insulation.	\$133
Sub-Total (Carpenter/Handyman).				\$3,094
	ELECTRICIAN.			
12	Electrical wires were not installed in protective sheathing.	16	Service call to secure, adjust or relocate wires.	\$197
13	The electrical receptacles were not GFCI protected and were not safe for outdoor use.	17	Budget to install GFCI in all noted required areas to improve safety.	\$692
14	The conduit protecting the electrical wire to the exterior AC unit was not attached to the disconnect box and wiring to the box was not installed in protective sheathing.	18	Repair or install conduit where needed.	\$224
15	The ventilation fan was not working.	24	Service noted items.	\$128
16	Recommend installing carbon monoxide detectors within 10 feet of the bedrooms.	34	Install carbon monoxide detectors as needed.	\$157
17	Recommend installing smoke detectors in the bedrooms and in the hallways outside the bedrooms.	34	Install more smoke alarms as needed throughout.	\$211
18	Several electrical wires were not safely secured.	37	Service call to re secure wiring.	\$224
19	Recommend labeling the breakers in the electrical sub panel.	46	Label panel wires and breakers that are not labeled.	\$262

#	Item	Pg	Action	Projected
Sub-Total (Electrician).				\$2,095
PAINTER/DRYWALL.				
20	The ceiling was sagging around the air register and there were moisture stains around the register.	29	Repair and seal noted areas after evaluation.	\$525
Sub-Total (Painter/DryWall).				\$525
PLUMBER.				
21	Recommend installing an anti-siphon valve on the hose bib(s).	11	Install anti siphon or vacuum breaks on exterior hose bibs.	\$163
22	The shower spout was not securely attached.	24	Repair or replace faucet.	\$154
23	A drain pan with a drain to the exterior was not installed underneath the water heater.	41	Install and run to exterior.	\$195
24	The water pressure was over 80 psi.	41	Install a pressure reducing valve to protect piping throughout.	\$479
25	A PVC drain pipe was exposed.	41	Paint PVC plumbing to prevent UV damage.	\$138
Sub-Total (Plumber).				\$1,129
HVAC.				
26	Recommend installing additional insulation on the suction line for the exterior AC unit.	18	Insulate AC lines.	\$130
27	Recommend having the heating and cooling system(s) cleaned and examined by a qualified HVAC technician.	43	Adjust clean and inspect units for correct operation.	\$382
Sub-Total (HVAC).				\$512
LANDSCAPER.				
28	The grading was not adequate.	10	Cut swale along length of perimeter to improve drainage.	\$905
29	The rear patio was below grade level and there appeared to be issues with standing water.	11	Pricing in adjacent defect.	
30	Tree limbs were in contact with the main electrical service cable.	16	Cut back branches with a qualified arborist.	\$799
Sub-Total (Landscaper).				\$1,704
WINDOW.				
31	Recommend painting the window opening.	15	Adjust and repair noted items.	\$321
32	Several of the windows would not completely close or lock.	37	Service call to adjust noted windows and replace latches as necessary.	\$179
Sub-Total (Window).				\$500

#	Item	Pg	Action	Projected
PEST/MOLD.				
33	There was possible moisture related growth present.	35	Mold detection with a licensed indoor air quality specialist.	\$671
Sub-Total (Pest/Mold).				\$671
TILE & GROUT.				
34	Several of the floor tiles were cracked and the grout was in poor condition.	23	Grout caulk and repair areas noted.	\$389
Sub-Total (Tile & Grout).				\$389
CONCRETE CONTRACTOR.				
35	There were horizontal cracks in the foundation wall.	38	Beam patch noted areas at foundation, cosmetic repairs only.	\$423
Sub-Total (Concrete Contractor).				\$423
VENTS.				
36	The roof did not have adequate ventilation.	12	Make improvements to promote airflow and prevent moisture build up.	\$692
37	The dryer vent was poorly installed.	21	Install smooth metal inside duct to improve safety.	\$296
Sub-Total (Vents).				\$988
FURTHER ACTION REQUIRED.				
38	There were moisture stains on the foundation walls and the moisture content was elevated.	38	Contact a basement crawlspace leak management specialist to inspect and estimate repairs listed.	\$309
Sub-Total (Further Action Required).				\$309

Thank you for choosing Repair Pricer

About Repair Pricer

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