



**REPAIR
PRICER**

**111 Construction
Dr. Big City, OH
98765**

COURTESY OF

One Source

Inspection, LLC

Sent: Thu, 10 Mar 2022 09:59

PREPARED BY:

Pricing Team

**QUESTIONS?
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Summary



Roofing	\$1501	
HVAC	\$1285	
Electrician	\$1262	
Window	\$944	
Landscaper	\$933	
Plumber	\$610	
Concrete Contractor	\$436	
Painter/DryWall	\$296	
Chimney	\$241	
Flooring	\$154	

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:

\$7,062



#	Item	Pg	Action	Projected
ELECTRICIAN.				
1	Multiple exterior receptacles were observed to be ungrounded three prong outlets. Having ungrounded exterior receptacles can pose a shocking hazard to the homeowner. Recommend evaluation and repair by a qualified electrician.	13	Pricing in adjacent defect.	
2	Multiple locations in the kitchen were noted as not having GFCI protection or the inspector was unable to verify if GFCI protection existed at these locations. Adoption of GFCI outlets was generally phased in over numerous years/decades. Recommend client evaluate upgrading these areas to GFCI protection at their discretion.	14	Pricing in adjacent defect.	
3	Ungrounded three prong receptacles were found throughout the home. These receptacles were upgraded but the wiring to the receptacles was not. All three prong receptacles that are ungrounded should be on a GFCI protected circuit or the electrical wiring should be upgraded to handle an equipment ground.	28	Install GFCI protection in noted areas.	\$1,262
Sub-Total (Electrician).				\$1,262
PAINTER/DRYWALL.				
4	Deteriorated paint was found on the chimney chase. Recommend painting to prevent water intrusion / damage to the chimney chase.	8	Paint wood to extend life of materials.	\$296
Sub-Total (Painter/DryWall).				\$296
PLUMBER.				
5	Multiple water lines in the home were corroded at multiple valves. This is indication of a past or present leak recommend further evaluation by license plumber.	30	Service and repair corrosion at piping to extend the life of materials.	\$259
6	NO EXPANSION TANK No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are required in certain areas for new installs. Recommend a qualified plumber evaluate and install.	31	Install an expansion tank.	\$351
Sub-Total (Plumber).				\$610
HVAC.				
7	The outdoor air temperature was below 60 degrees Fahrenheit during the inspection. Air conditioning systems can be damaged if operated during such low temperatures. It is also impossible to determine if the HVAC system is cooling properly as even if no or low refrigerant is in the system, the air will still register at ambient exterior temperature.	26	Pricing in adjacent defect.	
8	The last service date of the forced air heating / cooling system appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced.	26	Adjust clean and inspect units for correct operation.	\$391
9	Insulation was found in the cold air return. Inspector was unable to determine if cold air return was still in use. Recommend cleaning out return duct, nding the gap allowing insulation into the cold air return duct and repair as necessary.	27	Clean vent covers and ducts as needed.	\$894
Sub-Total (HVAC).				\$1,285



#	Item	Pg	Action	Projected
ROOFING.				
10	Roof deck had a slight sag where the addition was added on to the home. Building materials may have not lined up properly. The structure itself did not appear to be affected. Shingles in this area may be prone to premature failure or leaks as the roof ages. Recommend. Periodic roof inspections to ensure leaks do not occur.	7	Roof repairs needed in noted areas.	\$571
11	Debris such as leaves, sticks, etc. have accumulated on the roof surface. Water may not flow easily off the roof, and can enter gaps in the roof surface. Leaks can occur as a result. Recommend cleaning debris from the roof surface now and as necessary in the future.	7	Clear roof to prevent damage and haul off.	\$217
12	Water staining was found on the roof deck. Area was dry at the time of the inspection. This could have been a result of a previous roof leak before the newer roof covering was installed. Recommend monitoring area for future water intrusion.	32	Fault find and repair noted leak spots.	\$713
Sub-Total (Roofing).				\$1,501
LANDSCAPER.				
13	The grade of the ground was a negative slope towards the home. Recommend landscaping to ensure excess water runs away from the foundation.	9	Cut swale along length of perimeter to improve drainage.	\$933
Sub-Total (Landscaper).				\$933
WINDOW.				
14	The sash-side spring mechanisms in one or more windows were broken, loose or disconnected. The window(s) were difficult to operate as a result, and not square in their frames or tracks. Recommend that a qualified contractor or service technician repair as necessary so windows open and close easily, and stay open without support.	15	Check and repair windows and replace hardware as needed.	\$340
15	Window had been covered over by siding on the exterior of the home.	37	Remove boards and install windows when needed.	\$604
Sub-Total (Window).				\$944
CHIMNEY.				
16	The metal chimney chase cap appears to be pooling water. Staining and rust spots were found on the cap/crown Recommend painting chimney chase and monitoring for future issues. All repairs should be made by a qualified person.	8	Service and seal to extend life of materials.	\$241
Sub-Total (Chimney).				\$241
CONCRETE CONTRACTOR.				
17	Minor cracking was noted at the foundation. This is common as concrete/mortar ages and deteriorates. Recommend monitoring for more serious shifting/displacement and sealing cracks to prevent moisture intrusion.	12	Beam patch noted areas at foundation, cosmetic repairs only.	\$436
Sub-Total (Concrete Contractor).				\$436



#	Item	Pg	Action	Projected
18	FLOORING. Flooring transition strips were loose in multiple areas. Recommend a qualified professional properly secure transition strip.	17	Repair or replace as needed to improve safety.	\$154
			Sub-Total (Flooring).	\$154

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