



**REPAIR
PRICER**

Sample
123 E Main St
Gardena CA 90249

Sent: Tue, 08 Feb 2022 11:44

PREPARED BY:

Repair Pricer Team

QUESTIONS?
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Summary



Carpenter/Handyman	\$30763	<div style="width: 100%;"></div>
Roofing	\$20024	<div style="width: 65%;"></div>
Window	\$15540	<div style="width: 50%;"></div>
Electrician	\$4666	<div style="width: 15%;"></div>
HVAC	\$2723	<div style="width: 9%;"></div>
Plumber	\$2686	<div style="width: 9%;"></div>
Painter/DryWall	\$2040	<div style="width: 7%;"></div>
Garage Door	\$1740	<div style="width: 6%;"></div>
Concrete Contractor	\$1740	<div style="width: 6%;"></div>
Flooring	\$1150	<div style="width: 4%;"></div>
Mason	\$950	<div style="width: 3%;"></div>
Further Action Required	\$787	<div style="width: 3%;"></div>
Pest/Mold	\$630	<div style="width: 2%;"></div>

WHOLE PROPERTY REPORT:

\$82,769

The Whole Property Estimate Explained: You will notice that if you add every item on your report, the total will never match the Whole Property 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.



#	Item	Pg	Action	Projected
MASON				
1	Stucco Missing in areas of the exterior	35	Patch wall covering in noted areas and seal to prevent moisture intrusion	\$950
Sub-Total (Mason)				\$950
CARPENTER/HANDYMAN				
2	Doors weathered/worn doors	10	Install new exterior door to improve safety and energy efficiency	\$473
3	Vent Screens Gable vent screens damaged/missing	27	Install new screens	\$200
4	Siding worn/weathered/cracked materials where visible recommend siding maintenance	36	Budget to replace entire siding and paint	\$25,450
5	Siding Gaps in siding at joints and around windows/doors	36	Pricing in adjacent defect. Budget to replace entire siding and paint.	
6	Siding Deteriorated wood	36	Pricing in adjacent defect. Budget to replace entire siding and paint.	
7	Siding Heavily damaged needs to be replaced	36	Pricing in adjacent defect. Budget to replace entire siding and paint.	
8	Wood trim gaps present at some trim areas - recommend service and water tight maintenance	37	Service call to secure and seal affected areas	\$246
9	Wood Trim Deteriorated wood	37	Replace damaged areas and seal to prevent moisture intrusion and extend life of materials	\$1,230
10	Eaves & Facia Deteriorated	38	Pricing in adjacent defect	
11	Eaves & Facia Condensation/moisture damage	38	Replace and secure damaged areas noted to prevent moisture intrusion	\$1,584
12	Eaves & Facia Damaged due to moisture	38	Pricing in adjacent defect	
13	Exterior Paint Weathered and worn more than normal	39	Pricing in adjacent defect	
14	Exterior paint blistered and peeling in areas -	39	Pricing in adjacent defect	
15	Exterior doors moisture damage	39	Replace and install exterior door	\$377
16	Patio and Porch Roof/s Wood deterioration observed - consult termite report	43	Change out rotten areas and seal to extend life of materials	\$800
17	Stairs & Handrails Handrail not proper size to be graspable -	44	Install graspable cap in noted areas	\$403
Sub-Total (Carpenter/Handyman)				\$30,763
ELECTRICIAN				
18	Electrical Outlet hot wired in reverse with neutral -	11	Service call to reverse wiring	\$118
19	Electrical three prong outlets not grounded -	11	Install GFCI protection in noted areas or change back to 2 prong throughout	\$2,350
20	Electrical Outlet cover missing -	11	Repair or install outlet, switch covers and secure throughout	\$171



#	Item	Pg	Action	Projected
21	Electrical Outlet/switch cover damaged/missing	18	Pricing in adjacent defect	
22	Sub Panel/s Missing knockouts/twistouts -	21	Service panel as needed to improve safety	\$120
23	Sub Panel/s Evidence of water intrusion in the panel	21	Service noted items on sub panels	\$150
24	Cable feeds wiring to garage is weathered/worn/deteriorated	23	Service as needed to improve safety	\$490
25	Cable Feeds Drip loop heavily damaged	23	Have electrician and power company coordinate install as needed	\$950
26	Electrical Open junction boxes - safety concern - recommend installing proper covers, as needed, for safety	32	Install and repair junction boxes as needed to improve safety	\$134
27	Electrical Exposed non-metallic sheathed (romex) wires below 8 feet -	32	Secure in conduit and service	\$183
28	Electrical Outlet/switch cover missing/damaged - recommend outlet and switch covers on all fixtures to prevent access to wires/connections	32	Pricing in adjacent defect	
Sub-Total (Electrician)				\$4,666
PAINTER/DRYWALL				
29	Walls peeling/blistered/cracking paint in areas	7	Touch up paint noted items	\$1,145
30	Walls Stains/blistered areas present - tested dry with moisture meter at time of inspection	7	After leak detection patch moisture damaged areas noted on the report	\$895
31	Ceilings Stains/blistered areas present - tested dry with moisture meter	8	Pricing in adjacent defect	
32	Walls Stains present - tested dry for moisture at time of inspectio	30	Pricing in adjacent defect	
33	Walls Evidence of moisture entering at base	30	Pricing in adjacent defect	
Sub-Total (Painter/DryWall)				\$2,040
PLUMBER				
34	Bath Tub/s Drains operated slowly	12	Service as needed to make improvements	\$149
35	Sink/s Fixture leaks when operating	16	Repair and service fixtures noted	\$95
36	Plumbing Corrosion is present at plumbing areas - this is a sign of slow leaking and should be further evaluated by a plumber	17	Service and repair corrosion at piping to extend the life of materials	\$190
37	Temperature Pressure Release Valve/s Visibly corroded	19	Pricing in adjacent defect. Included in replacement.	
38	Plumbing Direct hard pipe connections to water heater - recommend flexible connectors for optimal seismic event performance/movement	19	Pricing in adjacent defect. Included in replacement.	
39	Water heater/s condition unit was not operating at the time of the inspection - we recommend that a licensed plumber evaluate the unit	19	Pricing in adjacent defect. Included in replacement.	
40	Water Heater/s Condition Unit old and nearing end of useful life - we recommend that you budget for a replacement	19	Budget to replace water heater	\$1,732
41	Strapping None/Missing - needs to be serviced - requires two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom	20	Pricing in adjacent defect. Included in replacement.	
42	Overflow Line/s None	20	Pricing in adjacent defect. Included in replacement.	
43	Gas Pipe/s and Valve/s Significant rusting	24	Clean and service gas line to extend life of materials	\$520
Sub-Total (Plumber)				\$2,686



#	Item	Pg	Action	Projected
HVAC				
44	Window-Wall A/C or Heat Unit/s Did not operate	9	Pricing in adjacent defect. Included in replacement.	
45	Window-Wall A/C or Heat Unit/s Heavily damaged unit recommend replacement	9	Replace window units as needed	\$2,723
Sub-Total (HVAC)				\$2,723
ROOFING				
46	Rafters & Ceilings Stains present - tested dry at time of inspection - monitor for possible moisture intrusion	28	Pricing in adjacent defect. Included in replacement.	
47	Condition Exposed nails on roofing material - recommend sealing all fastener heads	47	Pricing in adjacent defect. Included in replacement.	
48	Condition Missing/damaged shingles/tiles at ridge/hip -	47	Pricing in adjacent defect. Included in replacement.	
49	Condition shingles exhibited moderate granule loss - normal for age of material	47	Remove roof and install new roof as needed to prevent moisture intrusion on noted roofs	\$19,704
50	Vents and vent cap/s worn/weathered recommend seasonal maintenance to ensure that caps do not become loose or develop other defects	49	Repair or install as needed	\$320
Sub-Total (Roofing)				\$20,024
WINDOW				
51	Windows Stuck in position-	9	Pricing in adjacent defect. Included in replacement.	
52	Window deteriorated frames-	34	Budget to replace or upgrade noted windows	\$15,540
53	Window/s Broken pane-	34	Pricing in adjacent defect. Included in replacement.	
Sub-Total (Window)				\$15,540
PEST/MOLD				
54	Window-Wall A/C or Heat Unit/s Mold like substance present suggest further investigation/test to confirm	9	Mold detection with a licensed indoor air quality specialist	\$630
55	Rafters & Ceilings Mold like substance present - testing needed to confirm	28	Pricing in adjacent defect	
56	Walls Mildew smell	30	Pricing in adjacent defect	
Sub-Total (Pest/Mold)				\$630
GARAGE DOOR				
57	Main automotive door/s damaged/deteriorated	28	Replace and upgrade garage door	\$1,740
Sub-Total (Garage Door)				\$1,740



#	Item	Pg	Action	Projected
CONCRETE CONTRACTOR				
58	Slab Worn heavily	32	Repair deteriorated area of foundation cosmetic repair only	\$350
59	Parking lot/s/driveway/s and walkway/s driveway slopes towards structure- potential for water intrusion	42	Repair and adjust to improve drainage as needed	\$900
60	Parking lot/s/driveway/s and walkway/s wood ribbons in concrete deteriorated and potential trip hazard	42	Grind down trip hazard or mud jack area to improve safety and fill cracks with MP1 caulk	\$490
Sub-Total (Concrete Contractor)				\$1,740
FLOORING				
61	Floors worn/stained heavily in areas	9	Budget to install r repair flooring where needed	\$1,150
Sub-Total (Flooring)				\$1,150
FURTHER ACTION REQUIRED				
62	Foundation perimeter cracked more than typical	41	Structural engineer or foundation specialist needed to inspect structural support and recommend repairs	\$787
Sub-Total (Further Action Required)				\$787

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 property 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



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