



**123 SAMPLE REPORT Lane  
Anywhere CA 00000**

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Sent: Mon, 19 Aug 2019 15:48

PREPARED BY:

Alex Hamilton

**QUESTIONS?  
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## Summary

Electrician	\$1694	
Plumber	\$1512	
Painter/DryWall	\$1444	
HVAC	\$1305	
Carpenter/Handyman	\$1009	
Pest/Mould	\$950	
Mason	\$800	
Further Action Required	\$566	
Concrete Contractor	\$550	
Fencing	\$484	
Window	\$354	
Chimney	\$350	
Garage Door	\$210	
Home Owner Repair	\$68	

**WHOLE HOME ESTIMATE:**

**\$9,246**

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#	Item	Pg	Action	Price
	<b>MASON</b>			
1	There are typical cracks in the stucco.	13	Patch stucco in noted areas and seal to prevent moisture intrusion.	\$800
			<b>Sub-Total (Mason)</b>	<b>\$800</b>
	<b>CARPENTER/HANDYMAN</b>			
2	There are stains or moisture damage to the subfloor beneath hall bathroom.	26	Replace or repair damaged sub floor .	\$741
3	The door striker plate needs to be adjusted for the striker pin to engage.	33	Adjust noted doors and hardware throughout property to insure they latch correctly and sealed against water and pest intrusion.	\$268
			<b>Sub-Total (Carpenter/Handyman)</b>	<b>\$1,009</b>
	<b>ELECTRICIAN</b>			
4	An outlet near the side door does not respond to testing.	16	Fault find and repair noted outlets.	\$250
5	The overhead conductor lines are not properly configured with a drip loop.	19	Have electrician and power company coordinate install as needed.	\$950
6	One or more ceiling lights do not respond and should be serviced.	31	Fault find and repair light fixture.	\$183
7	The exhaust fan is functional but noisy.	34	Service noted fan for proper operation.	\$150
8	An electrical connection has been incorrectly made outside of a junction box.	40	Secure splices in a junction box.	\$161
			<b>Sub-Total (Electrician)</b>	<b>\$1,694</b>
	<b>PAINTER/DRYWALL</b>			
9	There is moisture staining on the ceiling.	30	After leak detection patch moisture damaged areas noted on the report.	\$649
10	There is moisture staining on the walls and ceiling.	41	After leak detection patch moisture damaged areas noted on the report.	\$795
			<b>Sub-Total (Painter/DryWall)</b>	<b>\$1,444</b>
	<b>PLUMBER</b>			
11	The water heater is leaking and should be serviced.	22	Service repair leak, or diagnose replacement if necessary.	\$137
12	The water heater is not correctly secured.	22	Install and adjust straps as needed.	\$129
13	The vent pipe is too close to combustible material and should be serviced before the close of escrow.	23	Service call to cut back combustibles and correctly secure flue.	\$140
14	There is an active leak below the hall bath shower.	26	Service to repair leak or change out to correct connections.	\$198
15	The mechanical sink stopper is incomplete and should be serviced.	33	Change out drain stops noted throughout report.	\$119
16	The tub valves leak when in use.	33	Repair leak at tub valve.	\$110
17	The shower has low water pressure.	34	Service aerators and improve flow and adjust as needed.	\$120

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#	Item	Pg	Action	Price
18	There is a leak below the sink.	34	Service to repair leaks or change out to correct connections.	\$149
19	The shower diverter valve in the tub/shower is defective.	34	Adjust valve to direct all water during operation.	\$110
20	The hot water side of the faucet has very low pressure.	35	Service call to adjust water temperature and fault find problem.	\$160
21	The gas line should be capped at all times when not in use.	38	Install cap on gas line to improve safety.	\$140
<b>Sub-Total (Plumber)</b>				<b>\$1,512</b>
<b>HVAC</b>				
22	We recommend all systems be cleaned and serviced by a qualified hvac contractor.	27	Full service and adjustment to get system working more efficiently .	\$475
23	There is what appears to be insulation in one of the registers.	28	Service on ductwork in attic.	\$380
24	Hvac the pan is rusted indicating it held water.	28	Change out drain pan and service drain line to prevent future damage.	\$220
25	Hvac there is likely a leak in the main drain line.	28	Service call to correctly install drain line.	\$230
<b>Sub-Total (HVAC)</b>				<b>\$1,305</b>
<b>FENCING</b>				
26	The fences and gates are serviceable, but have damage commensurate with their age.	16	Repair fence in noted areas.	\$484
<b>Sub-Total (Fencing)</b>				<b>\$484</b>
<b>WINDOW</b>				
27	A window lock is missing and needs to be serviced to be functional.	31	Install new window lock to improve safety.	\$177
28	A window lock is missing, or needs to e serviced, to be functional.	32	Install new window lock to improve safety.	\$177
<b>Sub-Total (Window)</b>				<b>\$354</b>
<b>CHIMNEY</b>				
29	The chimney flue needs to be cleaned and evaluated by a specialist before it is used.	29	Full chimney sweep and inspection.	\$350
<b>Sub-Total (Chimney)</b>				<b>\$350</b>
<b>PEST/MOULD</b>				
30	There is damage to the wood trim, posts, roof eves that should be evaluated by a termite inspector.	15	Treat home for wood destroying insects.	\$950
<b>Sub-Total (Pest/Mould)</b>				<b>\$950</b>



Prepared for: Micaela Birton | Prepared by: Alex Hamilton.

#	Item	Pg	Action	Price
	<b>GARAGE DOOR</b>			
31	The garage door hardware has been unprofessionally repaired or modified.	41	Service call to adjust garage door and repair noted items.	\$210
	<b>Sub-Total (Garage Door)</b>			
	<b>CONCRETE CONTRACTOR</b>			
32	There are several offsets in the walkways that could prove to be trip hazards.	15	Grind area to improve safety or use mud jacking to level out.	\$550
	<b>Sub-Total (Concrete Contractor)</b>			
	<b>HOME OWNER REPAIR</b>			
33	There is no wrench at the gas shutoff valve to facilitate an emergency shutoff.	21	Purchase and secure wrench near valve for added safety	\$68
	<b>Sub-Total (Home Owner Repair)</b>			
	<b>FURTHER ACTION REQUIRED</b>			
34	Microbial growth is present.	41	Mold detection with a licensed indoor air quality specialist.	\$566
	<b>Sub-Total (Further Action Required)</b>			

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