

www.RepairPricer.com



Your report prepared by:

Mike S

Prepared for:

Michael Colombo
548 N Main St
Yreka California 96097

COURTESY OF
Repair Pricer LLC



WHOLE HOME ESTIMATE

The price to fix both defective and cosmetic items to make home like new.
(Minimum trip charges apply)

\$14550



DEFECTIVE

\$13040

Repairs that we recommend are completed



COSMETIC

\$4800

Cosmetic issues that do not affect the performance of the home



POTENTIAL

\$220

Repairs that warrant further evaluation and monitoring



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Report prepared for:
 Michael Colombo
 548 N Main St
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(530) 598-7856
 lori@shacksandshanties.com

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 Tue, 04 Sep 2018

#	Item	Pg	Action	Defective Item Price	Cosmetic Item Price	All Items Complete	Potential Item Price
(Contractor - Mason)							
1	Driveway has settled and cracked	15	Grind trip hazards and fill with MP1 caulk to improve safety	\$450			
2	Some damaged stucco	16	Repair damaged areas noted	\$500			
3	Large wall crack present	36	Patch wall to seal crack	\$1,100			
4	Brick mortar is damaged at the chimney	44	Repair noted areas	\$450			
5	Stucco is cracked in some areas	53	Patch stucco in noted areas and seal to prevent moisture intrusion	\$800			
Sub-Total				\$3,300		\$2,820	
(Contractor - Framer)							
6	Wood in contact with soil	18	Adjust to have enough clearance not to cause wood rot		\$250		
Sub-Total					\$250	\$250	
(Contractor - Carpenter/Handyman)							
7	Hand railing is loose	19	Repair and secure railing	\$150			
8	Hand railing is missing	38	Install hand rail in noted areas	\$650			
9	Debris on roof	44	Clear roof to prevent damage and haul off		\$300		
10	Siding and trim is damaged in some areas	53	Replace damaged siding or trim areas and paint	\$550			
11	Damaged door trim	54	Repair damaged door trim	\$140			
12	Damaged or missing subfloor	58	Repair or brace noted areas	\$650			
Sub-Total				\$2,140	\$300	\$1,840	
(Contractor - Electrician)							
13	No GFCI protection at one or more location.	25	Install GFCI in noted required areas to improve safety	\$430			
14	One or more knockouts are missing	27	install knockouts	\$120			
15	Disconnected Wiring in panel	27	Service call on panel	\$140			
16	Exterior outlets or switches missing rain covers	63	Install rain covers at exterior	\$150			
17	Service panel	64	Service call to fix noted items				\$220
18	Open splices and junction boxes	64	Secure splices in a junction box	\$180			
19	Exterior conduit not secured	65	Secure conduit to protect wires and improve safety	\$160			
20	Loose fixtures	65	secure noted fixtures	\$190			
21	Loose, damaged, missing outlets or covers	65	Repair or install covers and secure	\$190			

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Cosmetic - Cosmetic issues that do not affect performance of the home

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22	Electrical inspection and service for receptacles	66	Change back to 2 prong for 14 dollars a receptacle or GFCI for 45 dollars per receptacle. There is an averag	\$850			
23	Hot wire noted	67	Service call to repair or replace wire noted	\$260			
Sub-Total				\$2,670		\$1,660	\$220
(Contractor - Painter/DryWall)							
24	Signs of moisture	17	After leak detection patch moisture damaged areas	\$350			
25	Repaint exterior	17	Repaint exterior to extend life of materials		\$3,500		
26	Signs of settling ceiling cracks are present	37	patch area and paint.		\$500		
Sub-Total				\$350	\$4,000	\$4,110	
(Contractor - Plumber)							
27	Water heater TPR termination	30	Terminate within 6 inches of the ground and be plumbed horizontally and not reduced in size or wrong materia	\$310			
28	A drain pan is needed for water heater	30	Install drain pan and run to exterior	\$350			
29	Copper lines supported by metal straps	30	Replace strapping to extend life of copper	\$330			
30	Amateur plumbing noted	70	Service call to repair noted items	\$320			
Sub-Total				\$1,310		\$950	
(Contractor - Roofing)							
31	Damaged flashing	44	Repair and use correct flashing in noted areas	\$400			
Sub-Total				\$400		\$400	
(Contractor - Window)							
32	Window Frame damaged	77	Repair window frames noted	\$230			
Sub-Total				\$230		\$230	
(Contractor - Concrete Contractor)							
33	Cracks in steps and flatwork	18	Install MP1 caulk in deficient areas		\$250		
34	Cracks in foundation wall	22	Beam patch noted areas	\$300			
35	Cracks driveway	52	Install MP1 caulk in deficient areas	\$250			
36	Cracks walkway	52	Install MP1 caulk in deficient areas	\$250			
Sub-Total				\$800	\$250	\$690	
(Contractor - Gutters)							
37	Gutters missing	9	Install gutters in noted locations	\$800			
38	Downspouts extensions needed	45	Install extension to divert water	\$190			

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39	Leave or debris in the gutters and downspouts	45	Clean out gutters and downspouts, general service and repair	\$450			
Sub-Total				\$1,440		\$1,200	
(Contractor - Flooring)							
40	Damaged laminate flooring	22	Service call to patch damaged section	\$240			
Sub-Total				\$240		\$240	
(Contractor - Vents)							
41	Exhaust fan cover missing	83	Install cover	\$160			
Sub-Total				\$160		\$160	
Total				\$13,040	\$4,800	\$14,550	\$220

Please Note: All Items column shows defective and cosmetic prices minus extra trip charges!

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