

www.RepairPricer.com



Your report prepared by:

Rex McAdams

Prepared for:

Sam Shannon
6418 Dunsmuir Ave
Dunsmuir California 96025

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)

\$24468



DEFECTIVE

\$27158

Repairs that we recommend are completed



COSMETIC

\$0

Cosmetic issues that do not affect the performance of the home



POTENTIAL

\$0

Repairs that warrant further evaluation and monitoring



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Report prepared for:
 Sam Shannon
 6418 Dunsmuir Ave
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(530) 643-8052
 lori@shacksandshanties.com

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 Thu, 06 Sep 2018

#	Item	Pg	Action	Defective Item Price	Cosmetic Item Price	All Items Complete	Potential Item Price
(Contractor - Mason)							
1	Brick mortar in the firebox or chimney	12	Repair noted areas	\$200			
2	Retaining wall needs repairing	37	Repair retaining wall in noted locations, cosmetic repair only due to tree	\$650			
Sub-Total				\$850		\$730	
(Contractor - Framer)							
3	Floors not level	38	On site assessment by Professional contract	\$250			
4	Bottom plate replacement	38	Replace damaged botom plate	\$4,500			
Sub-Total				\$4,750		\$4,630	
(Contractor - Carpenter/Handyman)							
5	Change out door threshold x 2	21	Change factory threshold for custom one with pan to prevent water intrusion	\$400			
6	Doors jam has wood rot	21	Replace rotten areas with pressure treated wood	\$390			
7	Siding and trim is damaged in areas	24	Replace damaged siding or trim areas and paint	\$1,850			
8	Structural support post rotting	28	Repair and install brackets underneath to extend life of wood	\$1,500			
9	Eave replacement	29	Eave replacement	\$950			
10	Gripable hand railing is missing	28	Install grapable cap in noted areas	\$350			
11	Hand railing is loose	27	Repair and secure railing	\$150			
12	Damaged steps	27	Remove and replace steps to improve safety	\$320			
13	Hand railing is missing	65	Install hand rail in noted areas	\$650			
Sub-Total				\$6,560		\$5,600	
(Contractor - Electrician)							
14	No GFCI protection	42	Install GFCI in noted required areas to improve safety	\$430			
15	Smoke alarms	43	Install 4 more smoke alarms and 2 Carbon Monoxide detector	\$380			
16	One or more knockouts are missing	45	install knockouts	\$120			
17	Open splices and junction boxes	46	Secure splices in a junction box	\$180			
18	Exterior wire not in conduit	46	Install conduit where noted	\$210			
19	Fixtures and or bulb deficiencies	47	Fault find, secure or replace in noted items and bulbs	\$230			
Sub-Total				\$1,550		\$1,020	
(Contractor - Painter/DryWall)							

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All items - Cost to fix defective and cosmetic repairs in the home at one time



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20 Deck needs sealing or painting	27 Seal or paint deck to extend life of materials	\$350		
21 All water penetrations in structure	64 After leak detection patch moisture damaged areas noted on the report	\$745		
Sub-Total		\$1,095		\$975
(Contractor - Plumber)				
22 Faucets and heads need servicing	53 Service noted items including stoppers, diverters and anti siphon devices	\$280		
23 Sink damaged	53 Repair chipped or damaged tub	\$265		
24 Water heater TPR	54 Repair or install new Pressure relief valve	\$230		
Sub-Total		\$775		\$535
(Contractor - HVAC)				
25 Service call for all HVAC needed	55 Service noted items	\$350		
Sub-Total		\$350		\$350
(Contractor - Landscaper)				
26 Tree branches too close to overhead	44 Cut back branches with a qualified arborist	\$750		
Sub-Total		\$750		\$750
(Contractor - Window)				
27 Windows needs replacing	23 Replace noted windows	\$5,200		
28 Broken windows needs replacing	62 Replace cracked windows	\$450		
29 Glazing compound damaged	62 Replace compound in noted areas	\$290		
Sub-Total		\$5,940		\$5,700
(Contractor - Chimney)				
30 Fireplace service call needed	12 Repair noted items	\$520		
31 Chimney cap and spark arrestor	13 Install on chimney to prevent water intrusion and repair coping or crown at the same time	\$600		
Sub-Total		\$1,120		\$1,000
(Contractor - Concrete Contractor)				
32 Crawlspace access too small	32 Re frame opening to allow 18 x 24	\$450		
33 Pier and beam system at crawl space	33 As noted good construction methods needed	\$1,350		
34 Cracks in foundation wall	35 Beam patch noted areas	\$300		
Sub-Total		\$2,100		\$1,860
(Contractor - Flooring)				
35 Vinyl flooring cracking or pulling up	64 Replace and patch noted areas	\$350		

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Sub-Total		\$350	\$350
(Contractor - Inspections)			
36	Structural engineering inspection	34	Inspect structural support and recommend repairs
			\$800
Sub-Total		\$800	\$800
(Contractor - Miscellaneous)			
37	Damaged or missing hardware present	61	Repair or replace noted hardware
			\$168
Sub-Total		\$168	\$168
Total		\$27,158	\$24,468

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

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