



**REPAIR
PRICER**

REPORT FOR

123 Main Street
Dallas TX 12345

COURTESY OF

Pricing Team

SENT

Wed, 19 Apr 2023 17:02

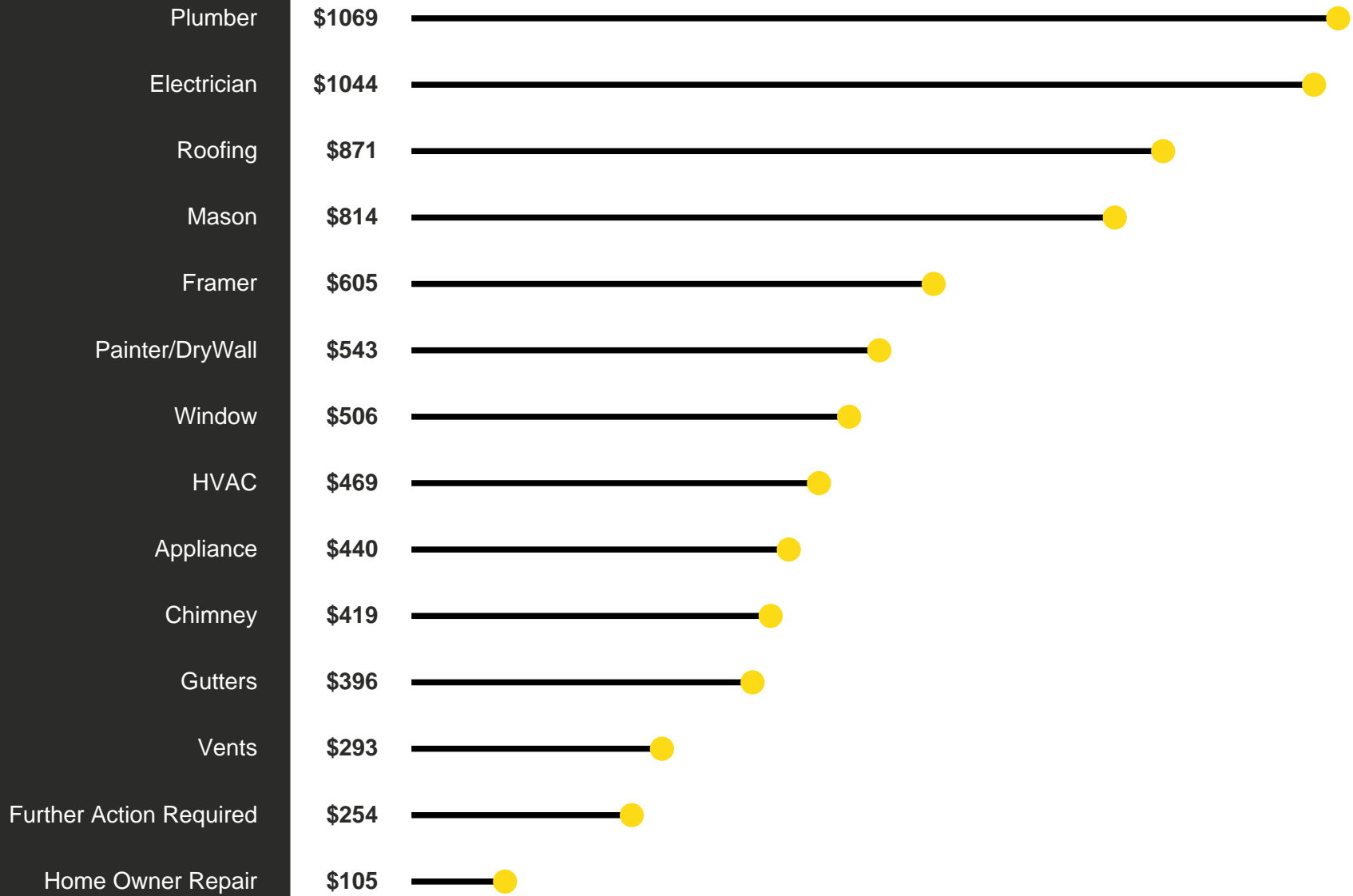
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Summary



ESTIMATED



QUESTIONS?
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Highlighted items require further evaluation from a qualified specialist. Some issues are impossible to accurately estimate due to the nature of the required repairs.

#	Item	Pg	Action	Projected
PLUMBER				
7	(3) Interior Plumbing Fixtures - The faucet assembly at the wetbar sink is loose where it intersects with the top of the sink.	19	Make necessary repairs to fixtures.	\$266
8	(2) Interior Plumbing Fixtures - Shower Heads - The shower head in jack and jill bathroom leaks where the shower head is connected to the supply pipe.	19	Repair shower head or adjust as needed.	\$208
9	(4) Water Heating Equipment - The exterior vent and vent cap for the hallway water heater are not compliant with building standards. The vent should be a listed and labeled Type-B vent system. The hallway water heater's vent is in contact with combustible materials in the attic. This is a safety hazard.	20	Change out to class B vent to improve safety.	\$351
10	Current building standards call for a sediment trap to be placed on the gas line near the unit.	21	Install sediment trap at gas supply in noted areas.	\$244
Sub-Total (Plumber).				\$1,069
ELECTRICIAN				
3	(2) Interior Receptacles - GFCI Protection - GFCI protection is missing at the dishwasher receptacle under the kitchen sink. This is a new requirement to be reported as proclaimed by the Texas Real Estate Commission.	12	Install GFCI to improve safety.	\$259
4	Smoke detectors should be tested monthly and batteries changed out upon taking occupancy and every six months thereafter. Smoke detectors should be replaced if the units are older than 10 years.	14	Install more smoke alarms as needed throughout.	\$240
5	(13) Exterior Receptacles - The subject property does not have receptacles within twenty five feet and on the same level as the exterior HVAC equipment. Current standards require Ground Fault Circuit Interrupter (GFCI) receptacles to be located at the listed location.	15	Install outlet where noted.	\$545
Sub-Total (Electrician).				\$1,044
ROOFING				
13	Roof Covering Materials - The pitch of the roof covering over the outdoor cooking equipment is not compliant with the use of composition shingles and at the time of the inspection the shingles were holding moisture.	6	Roof repairs needed in noted areas.	\$629
14	Missing valley ridge support.	6	Install framing members to support and brace as necessary.	\$242
Sub-Total (Roofing).				\$871
MASON				
1	Cracked mortar joints.	8	Repair noted areas and seal as needed.	\$814
Sub-Total (Mason).				\$814
FRAMER				
2	(1) Roof Structure - There are missing purlin braces, a broken brace and missing valley ridge bracing.	6	Install and repair framing members to support and brace as necessary.	\$605
Sub-Total (Framer).				\$605

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PAINTER/DRYWALL				
6	Comments: (1) Interior Room Walls - A normal interior wall stress crack was observed at the opening between the front entry and formal living room. These types of cracks can be indicative of structural or foundational movement, however it cannot be determined as to what actually caused the cracks, when the cracks first appeared, or if they will expand.	7	Patch areas of sheetrock and paint areas noted throughout including loose tape.	\$543
Sub-Total (Painter/DryWall).				\$543
WINDOW				
15	(3) Exterior Doors - The front door has cracked decorative glass.	9	Change out broken glass to improve efficiency.	\$506
Sub-Total (Window).				\$506
HVAC				
11	(3) Indoor Cooling Equipment - The primary condensation drain lines are not insulated. The lack of insulation on the primary condensation drain lines may result in condensation build up on the exterior of the drain line. If there is excessive buildup of condensation the condensation will drip into the attic.	17	Insulate AC lines to improve efficiency.	\$148
12	(1) Cooling Equipment - The A/C operated for performance due to the exterior temperature being below 60 degrees. Operating cooling equipment when the temperature is below 60 degrees can damage the equipment. At the time of the inspection a HVAC contractor was on sight inspecting the HVAC equipment.	17	Adjust, clean and inspect units for correct operation.	\$321
Sub-Total (HVAC).				\$469
APPLIANCE				
17	(2) Range Hood and Exhaust Systems - The exhaust is terminating into the attic. The exhaust should terminate outdoors.	23	Service call to extend vent to exterior where possible.	\$440
Sub-Total (Appliance).				\$440
CHIMNEY				
16	(1) Fireplace Chimney Interiors - Chimney interiors are not full inspected by this firm. It is not possible to see the entire chimney beyond the damper. If the client is concerned about the condition of the chimney or flue a professional chimney sweep should be contacted for further evaluation and recommendations.	11	Full chimney sweep.	\$419
Sub-Total (Chimney).				\$419
GUTTERS				
18	(4) Drainage - The gutters are filled with debris. Obstructed gutters prevent the free flow of water away from the structure. The gutters are not performing as intended.	5	Clean out gutters and downspouts, general service and repair.	\$396

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Sub-Total (Gutters).				\$396
VENTS				
19	Exterior Dryer Exhaust System - The dryer vent hood is damaged and the damper is stuck in the open position.	24	Repair and seal vent on exterior and remove lint.	\$160
20	Damaged vent hood and damper stuck open.	24	Service clean and repair noted items.	\$133
Sub-Total (Vents).				\$293
FURTHER ACTION REQUIRED				
23	(4) Attic - The Heating Ventilation & Air Conditioning equipment in the attic does not have the required 30 inch service platform.	7	Install at least 30x30 inches of platform.	\$254
Sub-Total (Further Action Required).				\$254
HOME OWNER REPAIR				
21	(4) Garage Door (overhead) - The overhead garage door locking mechanism is not disabled as current standards require. Garage doors with automatic operators should have the locking mechanism removed or disabled to prevent the lock from accidentally becoming engaged and causing damage to motor and or components.	9	Disabled the garage door locks if required.	
22	(10) Interior Closet Light Fixtures - Closets have unprotected light bulbs. Current building standards require light bulbs in closets to be covered with a protective globe. The installation of a protective globe by a qualified contractor is recommended.	14	Secure fixtures, replace bulbs and install covers where needed.	\$105
Sub-Total (Home Owner Repair).				\$105

TOTAL ESTIMATE:

\$6,868

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