



**REPAIR
PRICER**

**1234 Sample St
Houston TX 77070**

COURTESY OF

1st Rate Inspections

PREPARED BY:

Pricing Team

QUESTIONS?
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Summary



Electrician	\$7477	<div></div>
Painter/DryWall	\$3597	<div></div>
Carpenter/Handyman	\$3322	<div></div>
HVAC	\$3008	<div></div>
Plumber	\$1772	<div></div>
Roofing	\$1525	<div></div>
Insulation	\$1300	<div></div>
Pest/Mold	\$1279	<div></div>
Flooring	\$998	<div></div>
Further Action Required	\$818	<div></div>
Concrete Contractor	\$755	<div></div>
Landscaper	\$726	<div></div>
Chimney	\$687	<div></div>
Mason	\$674	<div></div>
Tile & Grout	\$534	<div></div>
Glass	\$520	<div></div>
Fencing	\$417	<div></div>
Vents	\$379	<div></div>
Appliance	\$304	<div></div>
Window	\$270	<div></div>
Cleaner	\$114	<div></div>
Home Owner Repair	\$111	<div></div>

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

WHOLE HOME ESTIMATE:

\$24,357

#	Item	Pg	Action	Projected
MASON.				
1	E. 1. -Seal all gaps and holes in brick or siding to help prevent moisture intrusion. Mainly at - Right.	18	Repair and patch mortar and brick as needed.	\$674
2	E. 3. -Settlement cracks were noted in the brickwork. Mainly at - Right, Front, Left.	18	Pricing in adjacent defect.	
Sub-Total (Mason).				\$674
CARPENTER/HANDYMAN.				
3	D. 1. -Weather stripping should be installed around the edge of the door on the attic stairway to help prevent attic air from entering the home or conditioned air from entering the attic and to help slow the spread of fire.	16	Repair or replace weather stripping in noted areas.	\$130
4	D. 2. -Attic stairway not cut properly to the floor, recommend cutting ladder so the ladder is a straight line when in the down position, otherwise it will put undue stress at the hinge and can cause ladder to fail.	16	Service pull down stairs for correct nails and lag bolts, repair, adjust for correct seal and insulation.	\$130
5	E. 6. -Deterioration was noted at the trim, recommend replacing all deteriorated trim. Unable to determine the condition of the underlying materials. Mainly at - Right, Front, Rear.	18	Repair damaged areas and seal to prevent moisture intrusion and extend life of materials.	\$780
6	E. 7. -Seal gaps and holes in soffit to help prevent water penetration or rodent intrusion. Mainly at - Left.	18	Seal penetrations and openings to prevent rodent and moisture intrusion.	\$215
7	E. 10. -There is some damage to the exterior siding, recommend repair or replacement to help prevent water penetration. Unable to determine the condition of the underlying materials. Mainly at - Front, Rear.	18	Repair noted areas and seal to extend life of materials.	\$777
8	E. 11. -There is loose siding on the home, recommend securing all loose siding to help prevent damaged and water penetration. Mainly at - Right.	18	Pricing in adjacent defect.	
9	G. 1. -The garage door self-closing hinges are not installed.	32	Install or repair auto closing device to improve safety.	\$187
10	G. 2. -Deterioration was noted mainly along the door and jamb, recommend repair or replacement to help prevent water penetration. Unable to determine the condition of the underlying materials. Mainly at - Rear door.	32	Replace damaged areas and seal to extend life of materials.	\$250
11	G. 3. -The door is cracked or damaged. Mainly at - Master bathroom.	32	Repair damaged doors.	\$227
12	L. 2. -Wood or other debris is stacked against the house. Recommend all wood or other materials be separated from the structure to help prevent conducive conditions for wood destroying insects.	35	Remove debris, lumber or junk then haul off.	\$218
13	L. 3. -The are signs of water damage in the cabinet under sink. Mainly at - Kitchen, master bathroom, hallway bath.	35	Repair cabinets and seal noted areas to extend life of materials.	\$408
Sub-Total (Carpenter/Handyman).				\$3,322
ELECTRICIAN.				
14	A. 10. -There is rust present in the panel.	39	Cost covered in replacement.	
15	A. 2. -The breakers in the main electrical panel are not labeled.	39	Label panel wires and breakers that are not labeled.	\$256
16	A. 3. -There is at least one filler plate missing on the main electrical panel cover. Recommend adding missing filler plates to help prevent electrical shock.	39	Service panel as needed to improve safety.	\$125
17	A. 4. -There is an improper ground rod clamp, it is recommended that ground wires be secured with the proper acorn style clamp for proper protection.	39	Remove and install approved clamp.	\$146

#	Item	Pg	Action	Projected
18	A. 5. -The electrical system only has one ground rod installed, it is now recommended that two ground rods be installed for your protection and the ground rods should be located at least 6' apart.	39	Install 8 foot ground rod assembly to improve safety.	\$340
19	A. 6. -Unable to verify bonding at the water line, bonding is usually done at an exterior hose bib or at the water line to the water heater. Recommend having the bonding verified to help protect from damage to appliances or electrical shock.	39	Service call to correctly bond lines and improve safety.	\$125
20	A. 7. -Unable to verify bonding at the gas line, bonding is usually done at the gas meter or at the gas line to the water heater or furnace. Recommend having the bonding verified to help protect from damage to appliances or electrical shock.	39	Check for bonding in noted areas to improve safety.	\$281
21	A. 9. -the panel door is showing signs of rust.	39	Cost covered in replacement.	
22	B. 7. -there is no receptacle at the a/c unit outside. It is recommended to have power for maintenance purposes.	42	Install outlet where noted.	\$468
23	B. 5. -Recommend replacing all wet area exterior receptacle covers with the code approved bubble style cover.	42	Install rain covers at exterior.	\$156
24	B. 10. -There is no GFCI (Ground Fault Circuit Interrupter) protected for the bath and/or any receptacles that are located within six feet of the outside edge of a sink, bathtub and/or shower.	42	Pricing in adjacent defect.	
25	B. 12. -GFCI's (Ground Fault Circuit Interrupter) are not installed in this home. These receptacles may not have been required at time of construction but are now installed as a safety feature in kitchens, baths, garage, exterior, dishwashers, disposals, laundry, and any receptacles that are located within six feet of the outside edge of a sink, bathtub and/or shower.	43	Pricing in adjacent defect.	
26	B. 13. -Smoke detectors were not noted in all recommended areas. Smoke detectors should be located on each floor, in all bedrooms and in hall way leading to bedrooms and at least one on each floor.	43	Install more smoke alarms as needed throughout.	\$206
27	B. 14. -The carbon monoxide detectors were not noted in the recommended locations. It is now recommended that carbon monoxide detectors be located outside sleeping areas and at least one on each floor when gas appliances are installed.	43	Install carbon monoxide detectors as needed.	\$153
28	B. 16. -The smoke detectors were not interconnected. This may not have been required at time of construction.	43	Pricing in adjacent defect.	
29	F. 1. -Bath or laundry exhaust fan did not operate. Mainly at - Hallway bath.	56	Service noted items.	\$125
30	A. 8. -This house is equipped with a Federal Pacific labeled main and/or sub-electrical panel. There is significant information that suggests that panels and circuit breakers of this manufacturer have a high rate of failure. The failures are not readily visible or apparent without dismantling the panel box which is beyond the scope of inspection.	67	Remove panel and install a panel up to code.	\$3,796
31	B. 9. -There is no GFCI (Ground Fault Circuit Interrupter) protected for the exterior.	68	Pricing in adjacent defect.	
32	B. 11. -There is no GFCI (Ground Fault Circuit Interrupter) protected for the garage.	68	Pricing in adjacent defect.	
33	B. 1. -Combination GFCI/Arc-Fault Circuit Interrupters (AFCI's) were not noted in all the recommended areas as is required at this time.	68	Install 10 AFCI combination GFCI breakers.	\$1,300
34	B. 2. The overcurrent 250 volt device is not properly Arc- fault/GFCI protected as recommended. It is now recommended that all 250 volt appliances be Arc-fault and/or GFCI protected.	68	Pricing in adjacent defect.	
35	B. 8. -Not all the recommended receptacles are GFCI (Ground Fault Circuit Interrupter) protected for the kitchen and/or any receptacles that are located within six feet of the outside edge of a sink.	68	Pricing in adjacent defect.	
Sub-Total (Electrician).				\$7,477
PAINTER/DRYWALL.				
36	C. 1. -One or more of the vents and or flashing is unpainted, recommend painting all unpainted vents and flashing to help prevent damage due to UV rays or rust.	10	Paint to extend serviceable life of materials.	\$208

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37	E. 12. -There is damage to the drywall, recommend repairs as needed. Mainly at - Garage, front right bedroom.	18	Patch areas of sheetrock and paint areas noted throughout including loose tape.	\$517
38	E. 13. -Settlement cracks were noted in the drywall. Mainly at - Various locations.	18	Pricing in adjacent defect.	
39	E. 5. -recommend sealing between the trim and brickwork to help prevent water penetration. Mainly at - front, left.	18	Seal and caulk as needed in noted locations and penetrations.	\$383
40	E. 14. -There is a hole in the wall in the garage. All holes in the garage walls adjoining the living spaces should be patched to help keep the recommended fire barrier between the home and garage.	19	Repair noted areas and paint.	\$260
41	F. 1. -Settlement cracks were noted in the drywall. These are generally considered cosmetic only, unless otherwise noted. Mainly at - Living room, front entry.	29	Pricing in adjacent defect.	
42	H. 3. -Sealant is needed around the interior of the windows between the window framing and the drywall to help prevent water penetration. Mainly at - Throughout interior.	33	Pricing in adjacent defect.	
43	H. 1. -Sealant is needed around various windows between the window framing and exterior brickwork or trim to help prevent water penetration, recommend checking all windows for proper sealant.	33	Correctly seal noted windows to extend life of frame.	\$374
44	L. 5. - Seal countertop at wall connection. Mainly at - Kitchen.	35	Caulk and seal counter backsplash in noted areas.	\$156
45	L. 1. -There are indications of water penetration to the ceiling evident mainly by staining and high moisture content. Unable to determine condition of the underlying materials. Mainly at - Master bathroom, hallway bath.	35	After leak detection patch moisture damaged areas noted on the report.	\$981
46	C. 4. -There is condensation staining on the drywall at the water heater vent pipe.	53	Repair and paint damaged areas around vent.	\$333
47	E. 8. -Moisture damage was noted on the window sill. This is usually caused by condensation from the windows. Recommend monitoring moisture levels and re-sealing the window sills to help prevent further deterioration. Mainly at - Dining room.	64	Repair damaged sills noted.	\$385
Sub-Total (Painter/DryWall).				\$3,597
PLUMBER.				
48	A. 1. -There is no drip leg or sediment trap for gas line on the furnace. This helps prevent trash from clogging jets.	45	Install gas drip legs as needed.	\$309
49	A. 5. -Spider cracks were noted in the sink. This is caused by the hot and cold water temperature changes on the surface of the sink. This is usually cosmetic unless otherwise noted. Mainly at - Hallway bath.	51	Service sink.	\$164
50	A. 1. -The commode is loose and needs to be properly attached to the floor. Mainly at - Master bathroom.	51	Service call to repair commodes, lavatory and secure to floor.	\$163
51	A. 2. -There is a water leak at the commode, recommend repair or replacement. Mainly at - Master bathroom.	51	Pricing in adjacent defect.	
52	A. 4. -Recommend adding or replacing insulation to exterior faucets to help prevent freezing.	51	Install insulation on all exposed water lines.	\$120
53	A. 9. -The shower head leaks at the connection. Mainly at - Hallway bath.	51	Repair shower head or adjust as needed.	\$179
54	A. 10. -The house is plumbed with the majority of the original galvanized pipe. Galvanized piping has a life expectancy of 40 to 50 years depending on condition of water and origin of the piping. Galvanized pipes may need future repair or replacement.	51	On site water piping inspection to determine need and extent of repairs.	\$401
55	C. 2. -The T&P (Temperature & Pressure relief valve) is not opening under normal pressure, this usually means that it may not function as intended when needed and should be replaced. It is recommended by the manufacture that the T&P valve be replaced every three years.	53	Repair or install new Pressure relief valve.	\$135
56	C. 3. -No drip leg or sediment trap for gas line on water heater. This helps prevent trash from clogging jets.	53	Pricing in adjacent defect.	

#	Item	Pg	Action	Projected
57	C. 5. -There is an unapproved gas valve installed at the water heater. Although they may not be leaking at the time of inspection they have a high likely hood of leaking when operated.	53	Service noted items on the water heater.	\$142
58	A. 3. -At least one anti-siphon is missing on an exterior faucet, recommend anti-siphon devices be installed on all exterior water faucets.	70	Install anti siphon or vacuum breaks on exterior hose bibs.	\$159
Sub-Total (Plumber).				\$1,772
HVAC.				
59	B. 5. -There is water noted in the A/C pan. This is an indication that the main condensation line is clogged, recommend contacting an A/C specialist to remove clog and restore drain to normal operating procedure. It is also recommended to have the unit checked for proper operation and for cleanliness.	46	Service and repair after fault finding.	\$234
60	B. 4. -The A/C compressor was not raised at least 3 above ground level.	46	Install pad at noted condenser and raise necessary inches.	\$259
61	B. 6. -There is rust noted in the drain pan. Indications are that the pan is operating as intended at time of inspection.	46	Service drain pan and check lines.	\$177
62	B. 2. -Seal A/C line entry to help prevent water penetration or rodent entry.	46	Install flashing boot for refrigerant lines and seal as needed.	\$172
63	B. 3. -The fan cage is rusting on the A/C condenser unit.	46	Service to improve airflow and extend life of unit.	\$203
64	C. 3. -the gray plastic covering on the a/c heating ducts are known for having issues with deterioration. Some of the ducts in the attic are beginning to deteriorate, recommend an evaluation by a licensed a/c and heating specialist for repair or replacement needs of all ducts. Further deterioration may happen over time.	48	Replace where possible.	\$1,368
65	C. 5. -registers are rusting. Mainly at - throughout interior.	48	Replace or repair damaged registers.	\$304
66	C. 2. -The ducts were not hung properly with webbing material. Ducts must be supported and stretched as straight as possible with no kinks that obstruct air flow.	48	Make necessary repairs and adjustments.	\$291
Sub-Total (HVAC).				\$3,008
FENCING.				
67	L. 4. -Although fences are not inspected it was noted that the fence is showing some signs of damage or deterioration.	35	Repair as needed in noted areas.	\$417
Sub-Total (Fencing).				\$417
ROOFING.				
68	C. 6. -There are indications that there is deteriorated decking under the roof covering due to a soft spot under the shingles, recommend contacting a roof specialist to evaluate and repair as needed and check entire roof for other issues that may be of concern. Mainly at - Left side of the home.	10	Full inspection by roof specialist to determine extent of repairs.	\$470
69	C. 4. -The shingles are not laying down properly on the roof allowing gaps which could allow the shingles to lift during high wind conditions.	10	Pricing in adjacent defect.	
70	C. 5. -the decking is buckling on the roof, this is often caused by an improper gap for expansion of the decking materials, recommend consulting a roofing contractor for evaluation and repairs as needed. Mainly at - rear.	10	Repair as needed after leak detection.	\$364

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71	C. 3. -Due to granular loss on portions of the ridge shingles these portions of the roof covering materials may age prematurely. May want to replace worn ridge shingles to help prolong the life of the roof. This is often due to normal wear due to the age of the roof.	10	Roof repairs needed in noted areas.	\$691
72	C. 7. -The shingle roof covering had been applied over a surface with a pitch (slope) less than the industry standard, and is subject to leakage if proper underlayment was not used. Unable to determine if proper underlayment methods were used at time of inspection.	62	Pricing in adjacent defect.	
Sub-Total (Roofing).				\$1,525
LANDSCAPER.				
73	B. 2. -The soil and or rock level around the home is higher than recommended or in contact with the siding materials. Recommend lowering the soil line to help prevent water penetration and/or damage to the structure. Mainly at - Left, Rear.	8	Adjust soil at areas near foundation to extend life of materials.	\$467
74	E. 2. -Recommend trimming vegetation so that it is not in contact with the house. Vegetation in contact with the structure can hold moisture against the structure and promote damage to building materials and conducive conditions for wood destroying insects.	18	Cut back from structure in all areas.	\$259
Sub-Total (Landscaper).				\$726
WINDOW.				
75	H. 2. -Recommend lubricating the springs on the windows to help restore to normal operating condition.	65	Service call to adjust noted windows and repair noted items.	\$270
Sub-Total (Window).				\$270
INSULATION.				
76	D. 3. -Insulation is not up to today's standards recommend upgrading to R-30 value to improve energy consumption.	16	Install attic insulation to correct R value.	\$1,300
Sub-Total (Insulation).				\$1,300
CHIMNEY.				
77	J. 1. -There are cracks noted in the liner or base of the firebox, recommend sealing cracks to help prevent further deterioration.	34	Repair and seal to improve safety.	\$458
78	J. 2. -Fireplace cap was rusting paint cap to chimney to help prevent further deterioration.	34	Service and seal to extend life of materials.	\$229
Sub-Total (Chimney).				\$687
PEST/MOLD.				

#	Item	Pg	Action	Projected
79	D. 4. -Rodent activity was observed in the attic space. Trails and holes through the insulation is a good indication that rodents have been in the attic at some point. The inspector is usually not able to determine if this is an active or past condition and is beyond the scope of a home inspection.	16	Rodent proof and service property.	\$624
80	C. 4. -Registers are showing signs of growth, recommend cleaning vents and ducts as needed. Air sampling will most likely not identify microbial growth, however a swab or tape sample will determine if there is microbial growth.	69	Mold detection with a licensed indoor air quality specialist.	\$655
Sub-Total (Pest/Mold).				\$1,279
TILE & GROUT.				
81	F. 4. -Cracks were noted in the tile. Mainly at - Front entry.	29	Replace broken tile and patch loose tile.	\$368
82	A. 6. -All tub shower faucets and spouts should be sealed to help prevent water penetration behind the fixture.	51	Pricing in adjacent defect.	
83	A. 7. -Recommend sealing the shower surround to help prevent water penetration to underlying materials. Mainly at - Master bath.	51	Grouting and caulking as needed throughout.	\$166
84	A. 8. -Recommend sealing the tub/shower surround to help prevent water penetration to underlying materials. Mainly at - Hallway bath.	51	Pricing in adjacent defect.	
Sub-Total (Tile & Grout).				\$534
APPLIANCE.				
85	B. 1. -Disposal is making an irregular noise.	55	Service call to repair noted items.	\$83
86	A. 1. -Dishwasher drain line missing high loop or air gap in drain line. This helps prevent water from siphoning back into dishwasher from disposal or drain line.	55	Install anti siphon or vacuum break on dishwasher drain line.	\$94
87	D. 3. -There is no anti-tip device installed for the oven/range.	56	Install antitip device at oven.	\$127
Sub-Total (Appliance).				\$304
CLEANER.				
88	F. 7. -The carpet is stained. Mainly at - Throughout interior.	29	Clean carpet or patch noted areas.	\$114
Sub-Total (Cleaner).				\$114
CONCRETE CONTRACTOR.				
89	E. 4. -Seal expansion joints to help prevent moisture penetration. Mainly at - Throughout exterior.	18	Fill expansion joint with MP1 caulk.	\$287
90	E. 9. -There are gaps at the joints in the siding in various locations due to shrinking and expansion of siding materials, recommend sealing all open joints in the siding to help prevent water penetration.	18	Pricing in adjacent defect.	
91	F. 3. -Cracks were noted in the pavement. The pavement is unlevel and can be a tripping hazard if not corrected, recommend repairs. Mainly at - Driveway, Sun room.	29	Grind down trip hazard or mud jack area to improve safety and fill cracks with MP1 caulk.	\$468
92	F. 2. -Cracks were noted in the pavement. These are cosmetic in nature at this time. Recommend sealing to prevent further deterioration. Mainly at - Garage.	29	Pricing in adjacent defect.	

#	Item	Pg	Action	Projected
93	K. 1. -Settlement cracks are noted on the patio, recommend sealing to help prevent water penetration and the settling of the pavement.	35	Pricing in adjacent defect.	
Sub-Total (Concrete Contractor).				\$755
FLOORING.				
94	F. 6. -The finish is damaged on the flooring, recommend evaluation and repairs as needed. Mainly at - Kitchen.	29	Service call to patch damaged section.	\$562
95	F. 5. - There is carpet missing, recommend repair or replacement. Mainly at - Dining room.	29	Carpet needs patching.	\$270
96	F. 8. -The carpet is in need of stretching. Mainly at - Throughout interior.	29	Adjust carpet in noted areas.	\$166
Sub-Total (Flooring).				\$998
VENTS.				
97	F. 2. -Bath or laundry exhaust vents terminate in attic, recommend all exhaust vents terminate to the exterior.	56	Service call to extend vent to exterior.	\$379
Sub-Total (Vents).				\$379
GLASS.				
98	E. 15. -the mirror is discolored. Mainly at - both bathrooms.	19	Replace both mirrors to improve safety.	\$520
Sub-Total (Glass).				\$520
FURTHER ACTION REQUIRED.				
99	A. 2. -Prior to closing, the foundation should be inspected by a qualified structural engineer or foundation expert familiar with the soils and construction methods of the region, in order to determine if permanent repairs are required.	6	Structural engineer or foundation specialist needed to inspect structural support and recommend repairs.	\$818
100	A. 3. -There are indications of previous foundation repair. However, there are some significant signs of subsequent movement. Recommend a structural engineer and/or foundation specialist be consulted for revaluation and/or possible repairs.	6	Pricing in adjacent defect.	
Sub-Total (Further Action Required).				\$818
HOME OWNER REPAIR.				
101	B. 3. -Some or all of the bulbs in the light fixture(s) did not respond to normal controls. Recommend replacing or installing bulb(s) to verify fixture is operation correctly in all none functioning fixtures. Some fixture may be on motion or photo cells and are not tested during the inspection. Mainly at - Throughout interior.	42	Pricing in adjacent defect.	
102	B. 6. -The fluorescent light panel cover is missing or damaged. Mainly at - Kitchen.	42	Secure fixtures, replace bulbs and install covers where needed.	\$93
103	B. 4. -The light fixture is not operating. Mainly at - Living room.	42	Pricing in adjacent defect.	
104	B. 15. -At least one smoke detector was beeping. Recommend changing batteries in all smoke detectors and testing for proper operation.	43	Replace smoke and CO detector batteries around home.	\$18



#	Item	Pg	Action	Projected
105	C. 2. -The filter was caked with grease, recommend cleaning or replacing to help prevent grease fire.	55	Clean off or replace vent.	
106	G. 1. -The lock for the overhead garage door has not been removed or disabled as recommended by the electric garage door manufacturer.	57	Disabled the garage door locks if required.	
Sub-Total (Home Owner Repair).				\$111

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