



**REPAIR
PRICER**

**1234 Main Street
Katy TX 77494**

Sent: Thu, 29 Dec 2022 08:14

PREPARED BY:

Pricing Team

**QUESTIONS?
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Summary



Insulation	\$1531	
Concrete Contractor	\$1489	
Roofing Contractor	\$887	
HVAC	\$754	
Electrician	\$699	
Gutters	\$574	
Handyman	\$439	
Plumber	\$411	
Appliance	\$270	
Garage Door	\$207	
Vent Contractor	\$184	

TOTAL ESTIMATE:

\$6,555



#	Item	Pg	Action	Projected
HANDYMAN.				
1	3: Siding Nails. Maintenance Item. Improperly seal or installed nails in siding. Multiple locations.	14	Secure and seal noted fasteners to prevent water intrusion.	\$233
2	1: Door Adjustment. Maintenance Item. Bedroom 3 Second Floor East. Door close by itself. Door and frame not aligned. Recommend handyman DIY to align.	15	Adjust noted doors to operate correctly.	\$206
Sub-Total (Handyman).				\$439
ELECTRICIAN.				
3	1: Inadequate Number of Receptacles. Garage, South. Flexible Extension Cord used as permanent installation indicate insufficient number of receptacles in the home. This can cause a short circuit. Recommend licensed electrician add additional exterior receptacles.	19	Install outlet where noted.	\$551
4	3: Cover Plate Loose or Missing. Maintenance Item. Recommendation: Contact a handyman or DIY project.	33	Repair or install outlet, switch covers and secure throughout.	\$148
Sub-Total (Electrician).				\$699
PLUMBER.				
5	1: Faucet Connector Maintenance Item Half Bathroom Hot Water Faucet Connector with signs of corrosion. Recommendation: Contact a handyman or DIY project.	32	Make necessary repairs to fixtures throughout.	\$270
6	2: Improper Water Pop-Up Stopper Installation. Maintenance Item. Master Bathroom. Water Pop-Up Stopper installed improperly. Recommend a qualified handyman or plumber evaluate and repair.	33	Install or repair drain stoppers in areas as needed.	\$141
Sub-Total (Plumber).				\$411
HVAC.				
7	1: Needs Servicing/Cleaning. Maintenance Item. Media Filter and Fresh Air Filter should be replaced according to manufacturers recommendations. Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.	24	Adjust clean and inspect units for correct operation.	\$325
8	1: Air Flow Restricted. South. Mineral deposits in condenser coil and fins. Air flow to the air conditioner condenser might be restricted. This may result in inefficient operation. Recommend chemical cleaning of the unit. Consult with HVAC Professional.	26	Service and clean as needed.	\$221
9	1: Ducts Not Properly Sealed. Attic 1 Roof. Air supply ducts were not properly sealed. Recommend a qualified HVAC contractor seal supply and return ducts for maximum efficiency.	29	Service call to clean and seal chase.	\$208
Sub-Total (HVAC).				\$754
ROOFING CONTRACTOR.				



#	Item	Pg	Action	Projected
10	2: Asphalt Shingle Cracks. South. Some Asphalt Shingle Cracks. Recommended roofing professional to evaluate. . Recommendation: Contact a qualified roofing professional.	9	Price Included In Item 10. (Roof repairs needed in noted areas).	
11	1: Localized Granulate Loss. West. Excessive granulate loss. Localized shingle wear. Recommended roofing contractor to evaluate and repair as needed.	9	Roof repairs needed in noted areas.	\$887
Sub-Total (Roofing Contractor).				\$887
INSULATION.				
12	1: Insufficient Insulation. Attic 2 Second Floor Southwest. Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.	12	Install attic insulation to R38 value.	\$1,531
13	2: Potential Insulation Deficiency. Recommend further evaluation by insulation contractor for evaluation and repair as needed.	14	Price Included In Item 12. (Install attic insulation to R38 value).	
Sub-Total (Insulation).				\$1,531
GARAGE DOOR.				
14	1: Pressure Auto Reverse Sensor Not Working. Safety Hazard. Garage. The pressure auto reverse sensor was not responding at time of inspection. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and repair/replace.	41	Service call to adjust garage door and service auto reverse to improve safety.	\$207
Sub-Total (Garage Door).				\$207
APPLIANCE.				
15	1: Rack Corrosion. Recommendation: Contact a qualified appliance repair professional.	36	Service call to remove rust and adjust.	\$147
16	1: Microwave Plate doesnt turn. Recommendation: Contact a qualified appliance repair professional.	40	Repair noted items on microwave.	\$123
Sub-Total (Appliance).				\$270
CONCRETE CONTRACTOR.				
17	1: Nail Corrosion. North South. Nail Corrosion observed near in foundation and near post tension cable patch. Recommended repair / patch.	6	Beam patches at cable ends after treating with rust inhibitor to extend life of materials.	\$501
18	1: efflorescence. South. Efflorescence evidence at south wall. Owner commented that was due to a ac mist system. Condenser fins and cabinet showed mineral deposits. No moisture evidence at the interior or exterior wall at the time of the inspection as evaluated with thermal imaging and moisture meter. Recommended further evaluation.	13	Clean with muriatic acid allow to dry and seal after grade and gutter corrections.	\$988
Sub-Total (Concrete Contractor).				\$1,489
GUTTERS.				



#	Item	Pg	Action	Projected
19	1: Gutter and Downspout System. West. Recommend Gutter Contractor to evaluate and repair/replace as needed.	6	Service to improve flow of water and repair as needed.	\$404
20	2: Downspout System (Gutter & Downspout System). North, South, East. Gutter Contractor to evaluate and repair as needed. An alternative recommendation is to, at least, install splash blocks to divert the water away from the foundation.	7	Install splash blocks where needed.	\$170
Sub-Total (Gutters).				\$574
VENT CONTRACTOR.				
21	1: Lint Accumulation. Maintenance Item. Laundry. Recommend annual cleaning / swipe dryer vent duct-work. Dryer vent duct-work with excessive lint is a potential fire hazard.	42	Service call to clear lint debris and improve safety.	\$184
Sub-Total (Vent Contractor).				\$184

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