



Repair Estimate Report



PREPARED FOR
Client

PREPARED BY
Porch Pricing Expert
Sent Thu, 28 May 2020

COURTESY OF
NEXTDAY INSPECT®



Summary



TOTAL DEFICIENCIES

Repairs affecting performance of the home that we recommend are completed. This is the total cost if deficiencies are addressed one at a time.

\$18,635



WHOLE HOME ESTIMATE

The expected price for a professional to address all the deficiencies at once.

\$13,445



POTENTIAL ITEMS

Issues that warrant monitoring or further investigation, not included in combined total

\$0

#	Issue	Pg	Action	Deficient	Combined	Potential
				Cost	Cost	Cost
(Contractor - Mason)						
1	Minor mortar cracks noted.	36	Patch mortar in noted areas.	\$440		
Sub-Total				\$440	\$440	
(Contractor - Carpenter/Handyman)						
2	Damaged cabinet noted.	10	Repair cabinets and seal noted areas to extend life of materials .	\$201		
3	Access has no insulation.	30	Service pull down stairs for correct nails and lag bolts, repair, adjust for correct seal and insulation.	\$126		
4	Loose, missing, and/or damaged hardware noted.	35	Install or repair hardware in noted locations.	\$169		
5	Severe warping noted.	36	Repair noted areas and seal to extend life of materials .	\$550		
6	Loose trim cladding observed, suggest securing as necessary.	37	Service call to secure and seal affected areas.	\$247		
7	Door doesnt latch properly.	50	Service doors and adjust to latch properly in noted areas.	\$126		
8	The closet door was missing.	53	Install as needed.	\$222		
9	Door does not latch.	58	Service doors and adjust to latch properly in noted areas.	\$126		
10	Door rubs on jamb.	58	Adjust noted doors throughout property.	\$169		
Sub-Total				\$1,936	\$1,186	
(Contractor - Electrician)						
11	Electrical recommend improvement: one or more ungrounded 2 prong electrical outlets noted.	7	Repair outlet to improve safety.	\$128		
12	Vent condition exhaust fan is inoperable.	13	Replace fan as needed.	\$201		
13	Exposed wiring noted.	14	Service call to secure, adjust or relocate wires.	\$186		
14	No gfci protection present near sink, suggest installing gfci protected receptacles for safety.	15	Install GFCI to improve safety.	\$215		
15	Panel cover screws missing.	25	Trip charge to secure with blunted screws to improve safety.	\$117		
16	Dirt or rust buildup inside panel box.	25	Remove rust and corrosion.	\$221		
17	Evidence of water intrusion.	25	Service call to fix noted items.	\$115		
18	Frayed service entry cable sheathing noted.	25	Service as needed to improve safety.	\$492		
19	Burned or scorched wiring observed, recommend review by a licensed electrician.	26	Repair damaged wiring.	\$261		

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#	Issue	Pg	Action	Deficient	Combined	Potential
				Cost	Cost	Cost
20	Recommend improvement: one or more ungrounded 2 prong electrical outlets noted.	58	Install GFCI protection in noted areas.	\$1,156		
21	Loose outlets noted.	58	Repair or install outlet covers and secure.	\$122		
22	One or more miswired outlets noted.	58	Check polarity, hot, open ground and other items and repair as needed.	\$251		
Sub-Total				\$3,465	\$2,425	
(Contractor - Painter/DryWall)						
23	Peeling paint, bare wood, and/or wood deterioration noted.	35	Refinish noted doors or door jambs.	\$241		
24	Split caulking noted.	35	Seal and caulk as needed in noted locations and penetrations.	\$370		
25	Cabinets hole noted.	44	Seal penetration noted.	\$123		
26	Moisture damage noted.	44	After leak detection patch moisture damaged areas noted on the report.	\$497		
Sub-Total				\$1,231	\$941	
(Contractor - Plumber)						
27	Faucet leaks at base.	12	Repair and service fixtures noted.	\$126		
28	Plumbing visible leaking noted under the sink.	13	Service to repair leaks or change out to correct connections.	\$141		
29	Damaged plumbing fixture noted.	16	Make necessary repairs.	\$156		
30	Corrosion noted.	17	Service to repair corrosion at piping.	\$392		
31	Tprv corrosion noted.	23	Repair noted areas.	\$161		
32	Appears to be damaged/leaking.	40	Service leaky hose bib.	\$161		
33	Corrosion noted on saddle valve.	42	Recommend evaluation and/or repair, as necessary.	\$161		
34	Abandoned saddle valve noted.	42	Recommend removal.	\$182		
35	Flex drain observed, these are subject to frequent clogging.	46	Change out P trap or corrugated materials.	\$151		
36	Sinks stopper is missing/inoperable.	48	Install or repair drain stoppers in areas as needed.	\$116		
37	Askew and no longer plumb and/or square to wall.	50	Secure sink.	\$111		
38	Metal ptrap noted.	51	Change out P trap or corrugated materials.	\$151		
39	Slow drain at sink.	52	Service as needed to make improvements.	\$150		
40	Stopper is missing/inoperable.	52	Install or repair drain stoppers in areas as needed.	\$116		
41	Water off to toilet.	52	Service call to adjust fault find problem.	\$246		
Sub-Total				\$2,521	\$1,121	

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(Contractor - HVAC)						
42	Ac compress condition r22 a/c systems noted, epa is making the production and service illegal in the us by jan.	19	Service call on equipment to repair noted items.	\$249		
43	Refrigerant lines deteriorated insulation on the refrigerant lines, replace as needed.	20	Insulate AC lines.	\$123		
44	Safety hazard: loose, damaged, and/or missing component noted.	32	Repair as needed to improve safety.	\$251		
Sub-Total				\$623	\$453	
(Contractor - Roofing)						
45	Some shingles curling.	28	Roof repairs needed in noted areas.	\$523		
Sub-Total				\$523	\$523	
(Contractor - Landscaper)						
46	Sump pump recommend routing discharge away from foundation to reduce the chance of water reentry.	34	Extend pipe to correctly extend water away.	\$191		
47	Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.	39	Cut back from structure in all areas.	\$250		
48	Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.	39	Cut back branches and remove debris from structure.	\$295		
Sub-Total				\$736	\$496	
(Contractor - Window)						
49	Deterioration noted due to contact with moisture, repairs needed.	8	Remove damaged wood, replace and paint noted windows.	\$472		
50	Hardware difficult to operate at one or more locations.	8	Service call to adjust noted windows and repair noted items.	\$261		
51	Fog/condensation observed in thermopane windows.	8	Budget to replace windows that have lost thermal seals.	\$528		
52	One or more damaged windows screens noted.	35	Replace window screens around house.	\$352		
53	Basement window well protected by plastic cover attached to structure with packing tape and caulk.	35	Install approved cover over basement window well.	\$161		
54	Broken sash wire/cord observed on window frame.	54	Check and repair windows as needed.	\$312		
55	Fog/condensation observed in one, or more, windows.	59	Budget to replace windows that have lost thermal seals.	\$528		
Sub-Total				\$2,614	\$1,894	

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(Contractor - Insulation)						
56	Insulation is missing and/or disturbed in some areas.	31	Adjust insulation in noted areas to improve efficiency .	\$352		
57	Insulation was installed wrong side up.	31	Adjust insulation in noted areas to improve efficiency .	\$352		
Sub-Total				\$704	\$584	
(Contractor - Pest/Mold)						
58	Pest activity noted.	10	Rodent proof and service property .	\$905		
Sub-Total				\$905	\$905	
(Contractor - Tile & Grout)						
59	Tile deterioration noted.	9	Replace broken tile and patch loose tile.	\$356		
60	Shower walls recommend grout, caulk, silicone, as necessary, to inhibit water penetration.	47	Grouting and caulking as needed throughout.	\$312		
Sub-Total				\$668	\$548	
(Contractor - Appliance)						
61	Water off to dishwasher.	11	Service noted items.	\$112		
62	Cook top condition one or more burners did not operate properly when tested.	11	Service call to repair burners.	\$121		
Sub-Total				\$233	\$183	
(Contractor - Concrete Contractor)						
63	Moderate cracks in driveway.	38	Fill gaps with MP1 sealer to prevent water intrusion.	\$251		
Sub-Total				\$251	\$251	
(Contractor - Gutters)						
64	Extensions / splash blocks missing or insufficient: install to divert water away from the foundation.	29	Install splash blocks where needed.	\$140		
Sub-Total				\$140	\$140	
(Contractor - Vents)						
65	The dryer vent pipe is damaged and/or disconnected.	16	Repair duct to improve safety.	\$121		
Sub-Total				\$121	\$121	
(Contractor - Further Action Required)						

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66	Evidence of past water penetration observed.	33	Contact a basement crawlspace leak management specialist to inspect and estimate repairs listed.	\$291		
67	Moldlike biological growth noted.	33	Mold detection with a licensed indoor air quality specialist.	\$633		
68	Galvanized pipe noted.	42	On site water piping inspection to determine need and extent of repairs.	\$388		
Sub-Total				\$1,312	\$1,072	
(Contractor - Home Owner Repair)						
69	Filters filter installed backwards.	20	Change to a Merv 8 or better rated filter to improve efficiency.	\$75		
70	Light bulbs are not working or missing at some fixtures.	45	Secure fixtures, replace bulbs and install covers where needed.	\$137		
Sub-Total				\$212	\$162	
Total				\$18,635	\$13,445	

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