

HOW TO READ YOUR REPAIR REPORT

Repair Pricer converts inspection findings into a structured repair estimate designed to support informed negotiations during the property purchase process.

Before reviewing, please read the guide below to understand how pricing is calculated and presented.

1 THE TOTAL ESTIMATE

Please note: Individual line item prices may not equal the total estimate. The total estimate reflects the projected cost if ALL repairs are completed together by a contractor during one coordinated project. Service call minimums, mobilization, and labor efficiencies are distributed across the full scope to provide a realistic whole-home estimate.

2 MINOR REPAIRS (LISTED AS <\$200)

Items estimated under \$200 are grouped to streamline negotiations and account for contractor service minimums and local material price variability.

This prevents minor price fluctuations from distracting from the more significant findings in your report.

3 HIGHLIGHTED ITEMS (Further Evaluation Required)

Items highlighted in yellow require additional inspection before accurate pricing can be determined.

Certain conditions, such as water intrusion or structural movement, cannot be responsibly estimated without confirming the full scope of work.

A qualified specialist should evaluate these items prior to finalizing negotiations.



REPAIR
PRICER

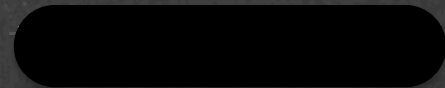
REPORT FOR



COURTESY OF

Precision Inspecting

SENT



Have questions?
Need changes?



Summary



ESTIMATED

Electrician

\$3806

Window/Glass Contractor

\$3769

Insulation Contractor

\$3331

DryWall/Painter

\$2989

Plumber

\$2730

Landscaper

\$2001

General Contractor/Handyman

\$1848

Mold Testing Contractor

\$1729

Flooring Contractor

\$1476

Fireplace/Chimney Contractor

\$1391

Further Action Required

\$1104

Vent Contractor

\$681

Mason

\$388

Gutter Contractor

\$335

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
ELECTRICIAN				
9	Shock hazard - at the time of the inspection, there was a 220v three-pronged outlet present. Industry safety standards now call for four-pronged outlets at washers and dryers and ranges in order to prevent potential electrical shock. Important: this allows for the neutral wire and the ground wire to move on separate lines, thus removing the potential shock hazard.	66	Upgrade to newer outlet.	<\$200
10	The main electrical distribution panel may require rewiring to meet proper subpanel configuration standards. During the inspection, potential non-standard wiring connections were identified as clouding a separate disconnect located upstream. Improper panel wiring can create electrical safety risks, potentially leading to circuit overloads or increased fire hazards.	96	Inspect panel and add sticker as needed and recommend repairs.	\$256
11	At the time of the inspection, i observed one or more neutral wires under one terminal screw on the neutral bar of the panel. Two neutral wires should not be connected to a single terminal in a panel board. One reason this should not be done is so that the circuit can be isolated if it needs to be worked on.	96	Install auxiliary bus bar and service to improve safety.	\$461
12	Shock hazard exposed wires or splices were observed. This creates a potential shock or fire hazard. All exposed wire connections should be wire-nutted and enclosed in approved junction boxes. I recommend a licensed electrician to evaluate and correct all exposed wiring.	97	Secure splices in a junction box and use correct connection techniques .	\$287
13	At the time of the inspection one or more junction boxes were without covers. This presents a potential shock hazard. I recommend a qualified professional evaluate and install cover plates where absent.	97	Install and repair junction boxes as needed to improve safety.	<\$200
14	At the time of the inspection i observed exposed branch wiring. Branch wiring in finished or exterior areas should be enclosed behind walls ceilings or in conduit and fastened at regular intervals. This is a sub-standard electrical installation that is a potential shock hazard.	98	Service call to secure, adjust or relocate wires	<\$200
15	I observed one or more light fixtures and or switches that did not appear to be working. They did not respond to normal switching. The bulb may need to be replaced. There may also be a photocell connected to the light if it is exterior. If that does not work, i recommend a qualified professional to evaluate.	99	Find fault, secure or replace noted items and bulbs	<\$200
16	An electrical fixture has reached the end of its serviceable life and should be replaced. Older fixtures may have reduced efficiency, outdated design, or components that no longer function reliably. Replacement with a modern fixture will improve functionality and safety.	99	Replace damaged fixture	\$287
17	Gfci protection was missing in one or more locations where ground fault protected outlets should be installed. A gfci device protects against electric shocks from electrical devices used in damp areas of the home.	100	Install GFCI to improve safety.	\$219
18	Safety issue - at the time of the inspection, i observed a receptacle that was loose in its box. This presents a shock hazard to the user. I recommend a qualified professional to repair.	100	Repair and secure noted outlets or switches	<\$200
19	Safety issue 2-slot receptacles outlets were installed in one or more areas. This is considered old wiring and does not have an equipment ground and is considered unsafe by todays standards. This could be a sign of knob and tube wiring if the home was built before 1940. In which case, it should be evaluated by an electrician.	101	Install GFCI protection in noted areas.	\$1,179
20	Safety issue - at the time of the inspection one or more gfci receptacles were not tripping. In this condition the safety features of the gfci are ineffective. Typically gfci outlets have a limited lifespan. I recommend replacing this receptacle with	102	Replace or repair GFCI as needed to improve safety.	<\$200
21	Throughout home. Safety issue. The american society of home inspectors ashi standard of practice sop states 7.2 the. Inspector is not required to: a. Inspect: 1. Remote control devices. 2. Or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices.	103	Install more smoke alarms as needed throughout	\$203
Sub-Total (Electrician)				\$3,806

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#	Item	Pg	Action	Projected
WINDOW/GLASS CONTRACTOR				
34	At the time of the inspection, the home had one or more older wooden windows. These windows can last 50 -100 years or more. They may even outlast vinyl windows but they are less efficient and require more maintenance. For example, broken glass, periodic painting, re-glazing and sash chord replacement are necessary.	53	Replace and upgrade windows as needed, this is a budget for windows seen, more maybe needed	\$643
35	At the time of the inspection i observed a window or windowwith broken glass. I recommend a qualified professional to repair.	53	Replace and install windows as needed x3	\$2,338
36	I observed windows that was painted or stuck shut. They could not be inspected for operability. I recommend all windows be restored to functional use.	54	Adjust and repair noted items	\$616
37	At the time of inspection i found one or more of the windows would not lock. It appeared the lock mechanism was broken. I recommend a qualified professional evaluate and repair.	54	Service call to adjust noted windows and replace latches as necessary	<\$200
Sub-Total (Window/Glass Contractor)				\$3,769
INSULATION CONTRACTOR				
38	At the time of the inspection, the r-value of the insulation in the attic was below current standards. See photo. New construction calls for r-49. Energy savings can be captured by bringing the r-value up to today's standards. I recommend a qualified insulation contractor or dyi install additional insulation where possible.	37	Install attic insulation to correct value	\$3,331
Sub-Total (Insulation Contractor)				\$3,331
DRYWALL/PAINTER				
22	I observed ceiling damage. The areas pictured should be repaired. See photo description. I recommend a qualified professional to evaluate all the ceilings and make appropriate repairs.	51	Seal and paint ceiling cracks noted	\$806
23	Paint is peeling from interior surfaces. This condition can indicate underlying moisture problems, age-related wear, or poor surface preparation during application. Peeling paint should be addressed to prevent further deterioration and to maintain the aesthetic condition of the home.	57	Touch up paint noted items .	\$748
24	At the time of the inspection the ceiling wall had one or more holes in the ceiling between the garage and living space. Municipal code normally requires that openings around penetrations in a wall or ceiling be filled with an approved anti-combustable material that inhibits the free passage of flame and products of combustion.	60	Install approved materials to improve safety	\$1,435
25	At the time of inspection the drywall joints of the wall and or ceiling board that separated the fire rated area from the living space was not fully taped. In order for fire separation to be adequate, all joints must be mudded and taped with at least one coat. I recommend a qualified professional to evaluate and repair.	60	Price Included In Item 24. (Install approved materials to improve safety)	
Sub-Total (DryWall/Painter)				\$2,989

PLUMBER

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#	Item	Pg	Action	Projected
26	Water heater: age 2013 based on the manufacturers suggested service life, the life expectancy of a gas water heater is about 8 to 14 years and an electric water heater is 10-18 years. I recommend having a qualified professional evaluate the condition of the water heater to best determine its life expectancy.	78	Budget to replace water heaters noted.	\$2,185
27	At the time of the inspection, i observed a loose toilet fixture. Movement of the toilet can cause the toilet's seal to the drain line to be compromised. It is also possible that there is hidden damage to the floor or toilet fasteners that are contributing to this issue. This condition may result in water leakage and damage.	87	Service call to secure toilet and repair or replace wax ring	\$235
28	At the time of the inspection the fixture pictured here was leaking. I recommend a qualified handyman or plumber evaluate and repair or replace.	87	Make necessary repairs to fixtures	<\$200
29	The shower diverter is not operating as intended during inspection. This component controls water flow between the tub spout and showerhead, and when malfunctioning, it prevents proper water direction and may result in water flowing from both outlets simultaneously or inconsistently.	88	Adjust valve to direct all water during operation	<\$200
Sub-Total (Plumber)				\$2,730

LANDSCAPER

30	I observed a trees whose branches were overhanging the roof. This condition is not healthy for roof life. Moisture, insects and biological growth are encouraged to remain on and around the roof surface. I recommend this growth be cutback.	12	Cut back branches and remove debris from structure	\$301
31	The discharge outlet connected to the sump pump was not visible on the exterior. It is important that the discharge outlet be free from obstruction and drain positively away from the house. I recommend the area here be evaluated to determine the location of the discharge.	21	Extend pipe to correctly extend water away	\$502
32	At the time of the inspection there was a low or neutral spots around the foundation wall. These depressed areas can create a pathway for water to enter the home causing water damage. Best practices call for 6% slope or greater. I recommend this area be evaluated and re-graded to avoid this potential entry point.	21	Dig swales into lot to drain water and level out high or low soil level	\$871
33	An exterior sump pit and pump system is present at the property. This system is designed to manage groundwater and surface water drainage away from the foundation. The condition, functionality, and maintenance status of this system should be evaluated to ensure it is operating effectively.	22	Service and repair sump pump to improve drainage .	\$327
Sub-Total (Landscaper)				\$2,001

GENERAL CONTRACTOR/HANDYMAN

2	Safety hazard i observed doors with keyed dead bolts that could only be unlocked with a key. In the event of a fire, the doors could not be quickly and easily unlocked. A qualified professional should replace the dead bolts with a turn knob s	20	Replace with a latch interior deadbolt to improve safety	<\$200
3	I observed holes openings in the soffit. See photos. This can allow moisture and pests to enter. I recommend this be repaired.	22	Seal penetrations and openings to prevent rodent and moisture intrusion	\$212
4	Nesting debris was observed in the attic during inspection. This indicates that animals or birds have been or are currently nesting in the space. Animal nesting can lead to contamination, potential structural damage from gnawing or burrowing, and health hazards from droppings and parasites.	33	Remove debris, lumber or junk then haul off.	\$215

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#	Item	Pg	Action	Projected
5	I observed a doors that was sticking. It was difficult to open and close. I recommend a professional to make adjustments so that it operates smoothly.	56	Adjust noted doors to operate correctly	<\$200
6	At the time of the inspection there was one or more interior door that was missing. I recommend a qualified professional to install a new door in this location.	57	Install or repair doors as needed.	\$227
7	Safety issue an open stairway lacks a guardrail or barrier on one or more sides. This creates a fall hazard, particularly for children, elderly individuals, or anyone who might lose their balance while using the stairs.	58	Install decorative filler pieces at handrail to minimize gaps and improve child safety	\$359
8	Fire hazard a door that meets municipal fire separation code between the garage and living space was not present at the time of the inspection. That means includes glass that is not fire rated. Although it may not have been required when the house was built i recommend a qualified professional to evaluate and install a door that meets proper fire separation.	59	Change door to fire rated	\$491

Sub-Total (General Contractor/Handyman) \$1,848

MOLD TESTING CONTRACTOR

41	At the time of the inspection, i observed a mold like substance. Mold has the potential to cause health problems. Molds produce allergens and irritants. Inhaling or touching mold or mold spores may cause allergic reactions in sensitive individuals. I recommend an evaluation by a qualified professional to evaluate and recommend a treatment plan.	33	Budget for mold remediation after moisture detection and control	\$1,729
42	At the time of the inspection, i observed a possible mold like substance. Mold has the potential to cause health problems. Molds produce allergens and irritants. Inhaling or touching mold or mold spores may cause allergic reactions in sensitive individuals. I recommend an evaluation by a qualified professional to evaluate and recommend a treatment plan.	50	Price Included In Item 41. (Budget for mold remediation after moisture detection and control)	
43	At the time of the inspection, i observed a mold like substance. Mold has the potential to cause health problems. Molds produce allergens and irritants. Inhaling or touching mold or mold spores may cause allergic reactions in sensitive individuals. I recommend an evaluation by a qualified professional to evaluate and recommend a treatment plan.	52	Price Included In Item 41. (Budget for mold remediation after moisture detection and control)	

Sub-Total (Mold Testing Contractor) \$1,729

FLOORING CONTRACTOR

45	I found flooring planks or tiles that were gapping or separated. This condition could continue and cause damageto the floor. I recommend a qualified professional to evaluate and repair.	55	Service call to secure flooring sections and seal.	\$328
46	The wood floors show wear and are in need of refinishing. This restoration work will restore the appearance and protective finish of the flooring. A flooring contractor should evaluate the floors and provide refinishing recommendations.	56	Reseal wood floors as needed.	\$1,148

Sub-Total (Flooring Contractor) \$1,476

FIREPLACE/CHIMNEY CONTRACTOR

39	The chimney vent did not have a cap. The absence of a cap can lead to potential damage to the flue through moisture penetrating into the home. I recommend installing a properly sized cap. If a chimney flue is in disuse you may want to consider sealing it permanently.	13	Install to improve safety	\$1,148
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QUESTIONS?

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#	Item	Pg	Action	Projected
40	I observed a fireplace damper mechanism that was broken. The damper cannot be operated properly. I recommend this be repaired by a qualified professional.	106	Service call to repair damper as required	\$243
Sub-Total (Fireplace/Chimney Contractor)				\$1,391
FURTHER ACTION REQUIRED				
48	Moisture appeared to be entering the foundation. See photos. Most moisture problems most often originate on the exterior. If the source is not identified, this moisture can cause significant damage structurally and be a source of mold growth	34	Contact a basement crawlspace leak management specialist to inspect and estimate repairs listed	\$297
49	At the time of the inspection, i observed shear cracking in the foundation wall. Most basements show some signs of leaking and cracking. Through the years, problems with water, poor soils, grading, drainage and possible settling affect the	35	Structural engineer or foundation specialist needed to inspect structural support and recommend repairs.	\$807
Sub-Total (Further Action Required)				\$1,104
VENT CONTRACTOR				
47	At the time of the inspection, the exhaust fan ducting material was found to be substandard	41	Service call to extend vent to exterior where possible	\$681
Sub-Total (Vent Contractor)				\$681
MASON				
1	I observed the chimney crown to be deteriorating. Chimney crown deterioration is the breakdown of the concrete top of a chimney, typically caused by water infiltration, freeze-thaw cycles, and aging. It leads to cracks, crumbling, and structural damage to the chimney masonry. Proper repair involves replacing the crown to prevent moisture intrusion.	14	Repair damaged areas to prevent moisture intrusion.	\$388
Sub-Total (Mason)				\$388
GUTTER CONTRACTOR				
44	Gutter debris was observed during the roof drainage system inspection. Accumulated leaves, twigs, and organic materials can impede proper water flow and drainage, potentially causing water backup, damage to the roof edge, fascia and f	12	Clean out gutters and downspouts, general service and repair	\$335
Sub-Total (Gutter Contractor)				\$335
RADON MITIGATION CONTRACTOR				
50	Potential health hazard at the time of inspection a radon test was not performed. Radon is a class a carcinogen and the second leading cause of lung cancer in the usa. Not knowing your radon levels can be hazardous to your health.	40	Radon testing and recommended plan of action	\$256
Sub-Total (Radon Mitigation Contractor)				\$256



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#	Item	Pg	Action	Projected
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TOTAL ESTIMATE:

\$24,134

Thank you for choosing Repair Pricer

About Repair Pricer

Repair Pricer is the industry standard for converting inspection reports into accurate repair estimates during the complex property purchasing process, enabling all parties to act quickly and confidently during a critical period. Repair Pricer saves time and reduces stress for everyone when it matters most. To learn more about Repair Pricer, visit www.repairpricer.com



It is important you understand that the service provided by RepairPricer.com is purely for estimation and negotiation purposes. We do not guarantee that the prices we estimate for repairs on your report are the same that you will end up paying for that specific repair. Our pricing is based on the average cost for a similar repair in your area, and due to unknown factors or underlying issues that we are not privy to, actual repair cost may be substantially higher.