

www.RepairPricer.com



Your report prepared by:

Matthew Tye

Prepared for:

Corey Richardson
2021 Shadow Pine Dr
Brandon Florida 33511

COURTESY OF
Repair Pricer LLC



WHOLE HOME ESTIMATE

The price to fix both defective and cosmetic items to make home like new.
(Minimum trip charges apply)

\$7550



DEFECTIVE

\$7660

Repairs that we recommend are completed



COSMETIC

\$1500

Cosmetic issues that do not affect the performance of the home



POTENTIAL

\$9275

Repairs that warrant further evaluation and monitoring



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(813) 777-8851
 corey@safelineinspections.com

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 Tue, 18 Sep 2018

#	Item	Pg	Action	Defective Item Price	Cosmetic Item Price	All Items Complete	Potential Item Price
(Contractor - Mason)							
1	Stucco is cracked in some areas	7	Patch stucco in noted areas and seal to prevent moisture intrusion	\$800			
2	Weep screed needed	7	Cut back stucco and correctly install weep screed	\$2,500			
Sub-Total				\$3,300		\$3,180	
(Contractor - Carpenter/Handyman)							
3	Torn screens on porch	5	Install door screen	\$180			
4	Doors do not latch properly	8	service doors and adjust to latch properly in noted areas	\$250			
5	Access ladder missing insulation	12	Install insulation at ladder	\$160			
Sub-Total				\$590		\$350	
(Contractor - Painter/DryWall)							
6	Exterior paint and stain	7	Patch areas showing signs of wear		\$350		
7	Signs of moisture penetration is present	15	Patch damaged areas noted after leak detection		\$450		
8	Caulking, grout and sealer is missing	15	Caulk, grout interior openings, penetrations, tubs and commodes	\$50	\$350		
9	Signs of previous water penetration	37	Patch damaged area and paint		\$350		
Sub-Total				\$50	\$1,500	\$1,140	
(Contractor - Plumber)							
10	No pressure regulator installed	24	Install a pressure reducing valve to protect piping throughout	\$450			
11	Water heater exceeds serviceable life	25	Replace with new water heater				\$1,200
12	Leakage under sink	40	Service to repair leaks or change out to correct connections	\$140			
13	Faucets and heads need servicing	40	Service noted items including stoppers, diverters and anti siphon devices	\$230			
Sub-Total				\$820		\$580	\$1,200
(Contractor - HVAC)							
14	Vent pipes disconnected in attic	13	Repair and re connect	\$130			
15	Coil and condenser at end of service	17	Replace with newer models				\$5,000
16	Heating unit exceeded serviceable life	18	Install new furnace				\$3,075
17	Service call needed	19	Service noted items on heating equipment	\$250			
18	Filters needed	20	Install filters Merv 8 or better rated	\$210			
19	Rust in drain pan	19	Change out drain pan	\$160			

Defective - Repairs that we recommend are completed

Cosmetic - Cosmetic issues that do not affect performance of the home

Potential - Repairs that warrant further evaluation and monitoring

All items - Cost to fix defective and cosmetic repairs in the home at one time



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Sub-Total		\$750	\$390	\$8,075
(Contractor - Roofing)				
20	Damaged, lifted or missing shingles	9	Roof repairs needed in noted areas	\$520
21	Exposed nails and shingle deficiencies	9	Repair noted areas	\$550
22	Evidence of moisture in attic	12	Leak detection and repair by specialist on noted areas in attic	\$960
Sub-Total		\$2,030	\$1,790	
(Contractor - Appliance)				
23	Burners do not operate	33	Service call to repair burners	\$120
Sub-Total		\$120	\$120	
Total		\$7,660	\$1,500	\$7,550
				\$9,275

Please Note: All Items column shows defective and cosmetic prices minus extra trip charges!

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Cosmetic - Cosmetic issues that do not affect performance of the home

Potential - Repairs that warrant further evaluation and monitoring

All items - Cost to fix defective and cosmetic repairs in the home at one time