



REPORT FOR

COURTESY OF

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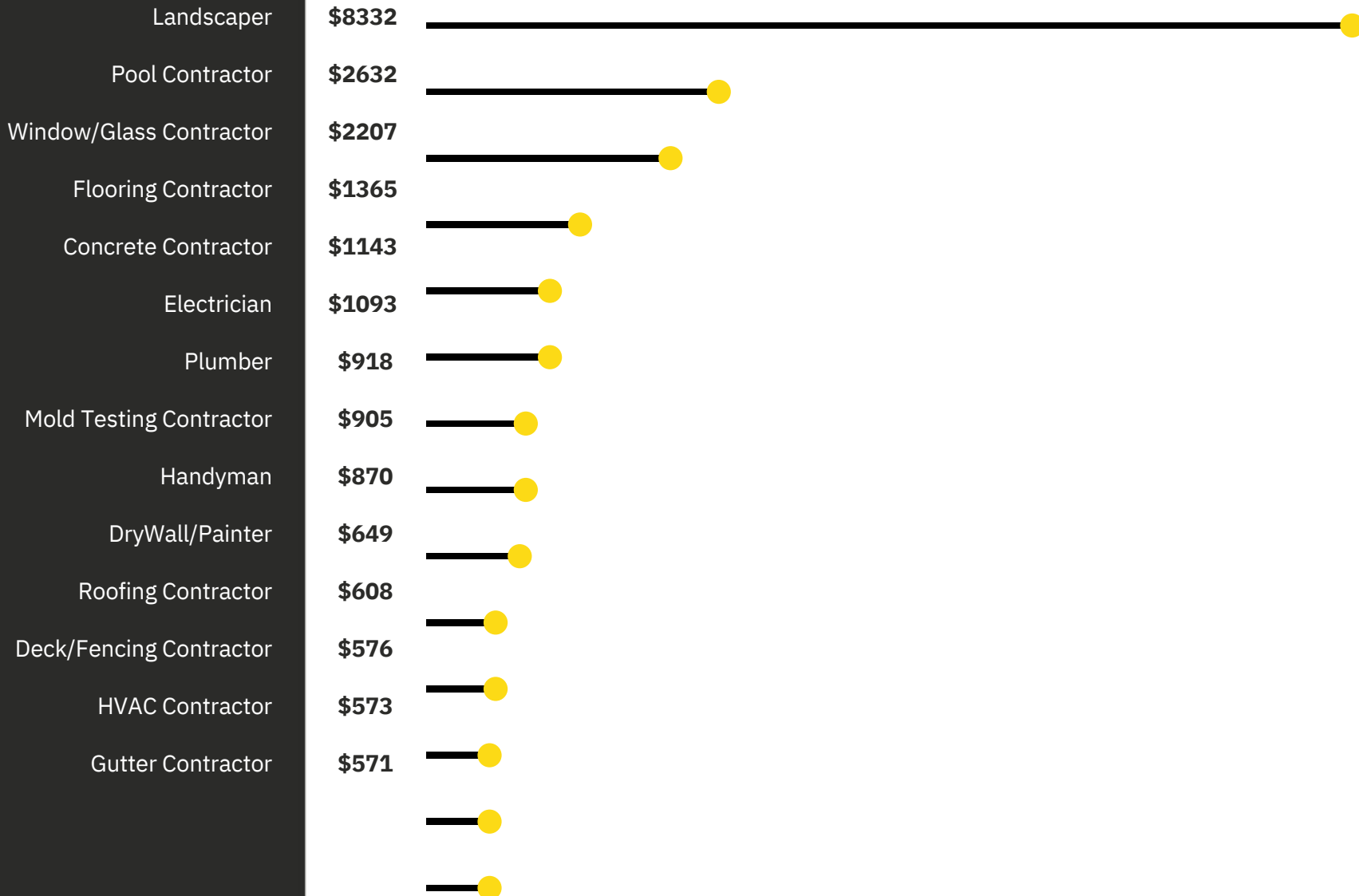
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Summary



ESTIMATED



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
LANDSCAPER				
22	Large trees or vegetation are present near structural components. No damage was visible at the time of inspection. Vegetation has the ability to lift or destroy structural components and it is possible for damage to be concealed. If you have further concerns about this area a general contractor can help determine if hidden damage exists.	27	Remove tree to prevent damage to structure.	\$7,111
23	Negative and/or poor site drainage or grading was observed. We recommend re-grading uneven areas or adding drainage to assure water drainage away from the house. Failure to re-grade low-lying areas can result in ponding and if near the foundation can cause water seepage under slabs, into the basement / crawlspace, and / or cracks or movement in the foundation.	27	Cut swale along length of perimeter to improve drainage.	\$1,221
24	Evidence of ponding and/or standing water were noted at the pool deck. This is an indication of poor drainage or grading and water may pool here during heavy rains. Regrading for proper run off may be required in these low-lying areas. improve drainage).	83	Price Included In Item 23. (Cut swale along length of perimeter to	
Sub-Total (Landscaper).				\$8,332
POOL CONTRACTOR				
27	Door and/or window alarms are missing, damaged or inadequate. All doors and windows providing direct access from the home to the pool should be equipped with exit alarms that have a minimum sound pressure rating of 85 dBA at 10 feet. Deactivation switches should be at least 54 inches above the threshold.	82	Install alarms on exterior doors to improve safety.	\$265
28	Gates for the pool area open inward toward the pool. Gates that provide access to the swimming pool must open outward away from the pool. Check with current codes and correct to meet current installation standards for pool safety.	82	Service as required.	\$199
29	The pool deck drain is blocked by landscaping debris and or building materials. These systems should be free of debris to allow for proper drainage.	83	Repair and install as necessary to prevent moisture intrusion behind materials.	\$354
30	Metal objects near and around the pool are required to be bonded to ground. Existence of the bond wire connection for the pool screen enclosure could not be verified. You should have an electrician and/or pool contractor verify the bond connection.	83	Service call to bond noted items and improve safety.	\$243
31	Metal objects associated with the swimming pool such as pump, ladder, metal plumbing, pool cover frames, metal lighting fixtures in the pool walls, and the water circulating pump are required by the electrical code to be connected together with a solid copper wire that is at least size 8 AWG or larger.	84	Qualified electrician to make necessary repairs.	\$891
32	Baltimore pool components did not appear to be gfci protected. Current codes require pool pumps, heaters and luminaries to have proper gfci protection. Recommend further evaluation and repair by a licensed electrician.	84	Install GFCI as needed to improve safety.	\$193
33	The pool heater was operating during the of inspection and reected a setting of 80. The pool however was only 74. We recommend review by qualified contractor to ensure the unit is adequately sized for the pool.	86	Service and clean the pool.	\$487
Sub-Total (Pool Contractor).				\$2,632
WINDOW/GLASS CONTRACTOR				
25	One or more screens are missing or damaged. We suggest contacting the Current Owner to verify if missing items are in storage.	29	Replace window screens around property.	\$1,402
26	The windows at one or more locations would not remain in the open position. It is suggested that a Qualified Window & Door Contractor be contacted for further evaluation and repair.	78	Service call to adjust noted windows and repair noted items.	\$805
Sub-Total (Window/Glass Contractor).				\$2,207

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#	Item Pg Action	Projected
FLOORING CONTRACTOR		
45	Moisture stains and/or damage was observed at one or more locations. A moisture meter indicated the area(s) are currently within normal moisture levels and considered dry. However, if the leak source has not been identified and properly repaired, the leak may return. Contact the current owner to verify this condition has been addressed -or- contact a licensed contractor for repairs.	37 After drying out floor and fixing moisture problem repair noted areas. \$1,365
Sub-Total (Flooring Contractor).		\$1,365
CONCRETE CONTRACTOR		
40	Typical cracks and surface deterioration when noted at the walkway. Recommend repairs as desired by qualified contractor.	28 Seal cracks to prevent water intrusion. \$27
41	Cracks and settlement was observed. Trip hazards may be present or occur overtime. Correction is recommended by a qualified masonry contractor to deter further settlement and cracking.	28 Grind down trip hazard or mudjack area to improve safety and fill cracks with MP1 caulk. 6 \$64
42	Typical shrinkage cracks were observed in the floor slab with no noticeable vertical displacement. The cracks appear to be typical for this type of construction. These cracks are very common and generally take place as the concrete cures.	38 Seal with appropriate caulk and monitor. \$221
Sub-Total (Concrete Contractor).		\$1,143
ELECTRICIAN		
5	An outlet and breaker for a generator has been installed. Auxiliary generator breakers require a proper lockout so electricity cannot backflow into the public power system when in use and cause harm to people working on the system. Recommend evaluation and repair by licensed electrician.	42 Install as required. \$325
6	There is exposed wiring at one or more locations. Industry standards indicate that wiring installed below 7 feet be protected from physical damage. The wiring needs to be installed in properly rated conduit to meet electrical safety standards. A qualified electrician should do the work.	44 Service call to secure, adjust or relocate wires. \$204
7	Covers were missing at one or more electrical junction box(es). Lack of covers on junction boxes is a shock hazard. A qualified person can install proper UL rated covers as needed.	44 Install and repair junction boxes as needed to improve safety. \$148
8	Light(s) were out or inoperative at one or more locations. This may simply be a bulb is out or we were unable to locate the proper switch. Dismantling and testing of light fixtures is not performed as part of this inspection. Note, non-working items noted are based on a random sampling and this condition may exist at other locations. Recommend all lights be operable prior to close.	45 Fault find and repair as needed. \$140
9	The disconnect box at one or more locations had inadequate clearance for accessibility. We recommend relocation by a licensed electrician.	53 Move disconnect to a better location if possible. \$276
Sub-Total (Electrician).		\$1,093
PLUMBER		
11	Back-flow prevention devices are now required on exterior hose bibs under current plumbing standards to prevent cross contamination of the domestic water supply. These devices are inexpensive and available at most hardware stores. Back-flow devices are recommended at all locations where not currently installed.	47 Install anti-siphon or vacuum breaks on exterior hose bibs. \$169

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#	Item Pg	Action	Projected
12	The inspector is unable to determine or report on the condition of buried / non-visible piping. Buried piping is susceptible to many adverse conditions such as; tree roots, collapse, breakage, etc. Although, new pipes are also prone to damage a sewer scope extent of repairs. inspection from a qualified contractor is highly recommended for homes over 20 years old.	48Hydrostatic test of sewer lines and or sewer scope to determine	\$355
13	The accordion style drain pipe at the sink drain should be replaced with a solid pipe. These drain lines are known to cause clogs and slow drainage.	63Replace trap or corrugated materials.	\$228
14	Evidence of past or present leaks was noted under sink. No active leaks were visible. We recommend repairs as needed by a licensed plumbing contractor.	63Repair leakage as needed to prevent damage.	\$166
15	The accordion style drain pipe at the sink drain should be replaced with a solid pipe. These drain lines are known to cause clogs and slow drainage.	67Price Included In Item 13. (Replace trap or corrugated materials).	

Sub-Total (Plumber). **\$918**

MOLD TESTING CONTRACTOR

54	We are unable to determine if fungal growth is present without further testing. We recommend repairs be made by licensed HVAC contractor and area be allowed to dry out. If a mold test is performed and active mold is present we recommend a licensed remediation company.	55Mold detection with a licensed indoor air quality specialist.	\$905
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Sub-Total (Mold Testing Contractor). **\$905**

HANDYMAN

1	One or more lanai doors dont fully open. This may indicate a problem with the landing area and needs leveling or replacement.	30Adjust noted doors to operate correctly.	\$23
2	The door connecting the garage and living space lacks a self-closing mechanism. While it may not have been necessary when the house was constructed, most current building codes mandate its use in new construction for safety reasons. We advise adding this safety feature.	38Install or repair auto closing device to improve safety.	7 \$19
3	The closet doors were loose/damaged or difficult to operate. Repairs and / or adjustments are recommended by a qualified person.	7 Install or repair door guides as needed for smooth operation.	9 \$17
4	The stair or landing railings are not installed properly and may be a personal safety risk. Per construction standards - the ends of the railing must return to the wall or newel post. This is to prevent loose clothing, purse straps, etc. from catching on the open end and causing a fall and is to prevent re hoses from pinching in the open end and impeding access.	8 Install correct end on handrail to improve safety.	1 \$26
		9	3

Sub-Total (Handyman). **\$870**

DRYWALL/PAINTER

10	Typical settlement type cracks were observed. These appear aesthetic in nature. Patch and spackle as desired.	37Patch areas of sheetrock and paint areas noted throughout including loose tape.	\$649
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Sub-Total (DryWall/Painter). **\$649**

ROOFING CONTRACTOR

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#	Item Pg Action	Projected
20	Rodents such as squirrels and rats like to chew on lead flashing materials. If not currently installed, we recommend adding rodent33Repair lead flashing and use correct roll down technique. protection to plumbing vents to deter future damage.	\$221
21	The plumbing vent flashing was damaged and/or missing at one or more areas. This is considered an active leak condition. The33Repair and use correct flashing. photographs provided are based on a random sampling and this condition may be present in other locations. The hired contractor should evaluate and repair all affected areas as needed.	\$387
Sub-Total (Roofing Contractor).		\$608
DECK/FENCING CONTRACTOR		
19	The fencing at the one or more locations of the property is damaged, sufficient to impair the performance of the fencing. A fencing contractor can properly repair or replace all damaged fence parts.	\$576
Sub-Total (Deck/Fencing Contractor).		\$576
HVAC CONTRACTOR		
16	Airflow surrounding the condenser appears to be limited. We suggest removal of excess vegetation within two feet from the condenser.	\$122
17	The HVAC system is not a heat pump style system. Thermostats for these type of units are generally not be equipped with an emergency/auxiliary heat function. This option does not have a current functionality as a system is not built for this type of thermostat.	\$305
18	Insulation pipe wrap should be installed on the condensation line until it exits the structure to stop the condensation from forming and dripping from the line causing damage to the surrounding areas. Note, elevated moisture was also detected surrounding this area of the condensate drain line.	\$146
Sub-Total (HVAC Contractor).		\$573
GUTTER CONTRACTOR		
43	Recommend gutter downspouts be kept in good condition and extended / routed away from the building for proper drainage. Ponding, flooding and water seepage into crawl spaces, basements and under foundations can be caused by inadequate removal of rainwater from the perimeter of the house.	\$361
44	One or more gutters is draining on the roof surface. This condition can lead to advanced deterioration of roofing materials. We recommend routing all gutters into gutter systems or to the ground level.	\$210
Sub-Total (Gutter Contractor).		\$571
APPLIANCE CONTRACTOR		
37	If not currently installed, as a preventive measure we recommend installing anti-burst water supply hoses at interior plumbing connections, such as clothes washers, toilets, sinks, and refrigerators. These hoses reduce the risk of excessive water damage due to burst connections.	\$133



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#	Item	Pg	Action	Projected
38	Our inspection does not include moving appliances. However, we strongly recommend verifying that the anti-tip safety device, provided by the range manufacturer and required in installation specifications, is correctly in place. Typically, this device is mounted to the floor or wall behind the unit and placed to catch a leveling bolt to prevent the unit from tipping forward.	73	Install anti-tip device at oven.	\$134
39	The dishwasher unit was not secured properly to the cabinet. Recommend further evaluation by an appliance repair company prior to close.	74	Service call to secure dishwasher.	\$87

Sub-Total (Appliance Contractor).				\$354
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VENT CONTRACTOR

46	We recommend the transition vent duct in place for the dryer be changed to a re-retardant product approved by the dryer manufacturer. Generally, semi-rigid or rigid metal duct products are acceptable.	60	Install smooth metal inside duct to improve safety.	\$309
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Sub-Total (Vent Contractor).				\$309
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GARAGE DOOR CONTRACTOR

35	The automatic safety reverse did not operate. This is an important safety function designed to reduce the chance of injury and/or damage if someone or something becomes stuck under the door. Adjustments and / or repairs are needed. It is suggested that a Overhead Door Contractor be contacted for further evaluation and repair.	39	Service call to adjust garage door and service auto reverse to improve safety.	\$187
36	The lights in the garage door opener were not operational at the time of inspection. This may indicate a simple issue such as bulb replacement or may indicate a problem with the unit. Recommend replacement of bulbs or service as needed by a garage door specialist.	39	Price Included In Item 35. (Service call to adjust garage door and service auto reverse to improve safety).	

Sub-Total (Garage Door Contractor).				\$187
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TOTAL ESTIMATE:

\$20,312

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Item Pg Action

Projected

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