



Realtyless



**REPAIR
PRICER**

**156 Inagehi Way
Loudon TN 37774**

Sent: Sat, 26 Feb 2022 05:23

PREPARED BY:

Repair Pricer Team

QUESTIONS?
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Summary

Carpenter/Handyman	\$3954	<div></div>
Roofing	\$1954	<div></div>
Painter/DryWall	\$1338	<div></div>
Electrician	\$926	<div></div>
Chimney	\$830	<div></div>
Mason	\$644	<div></div>
Plumber	\$555	<div></div>
Framer	\$457	<div></div>
Concrete Contractor	\$448	<div></div>
Gutters	\$328	<div></div>
Garage Door	\$315	<div></div>
Landscaper	\$292	<div></div>
Vents	\$276	<div></div>
Window	\$269	<div></div>
HVAC	\$255	<div></div>



WHOLE HOME ESTIMATE:

\$10,551

***The Whole Property Estimate Explained:** You will notice that if you add every item on your report, the total will never match the Whole Property Estimate total. Why? By using custom calculations we work out not only the individual cost to fix each item, but also the projected cost if ONE contractor per trade were to visit the property and fix all the items at one time. Don't worry, your report is not incorrect and the prices are not meant to match the totals.*

#	Item	Pg	Action	Projected
MASON				
1	Brick veneer Cracks present on lower rear corner	5	Repair and patch mortar and brick as needed	\$644
Sub-Total (Mason)				\$644
FRAMER				
2	Deck rails and steps stained wood, composite materials - repairs noted to steps, screws in hangers are not proper for application, recomemnd repair, baluster spacing too wide	4	Install correct ledger board and lag bolts to improve safety	\$457
Sub-Total (Framer)				\$457
CARPENTER/HANDYMAN				
3	Fall Protection on retainnig wall: Not Present - Recommend adding fall protection to top of retaining wall for safety	4	Install rail in noted areas to improve safety	\$845
4	Deck Door: Working properly - Water damage and rot noted on door trim of bedroom deck door	5	Replace damaged areas and seal to extend life of materials	\$239
5	Ventilation: gable, ridge and soffit vents - damage noted at gable vent	9	Install as needed	\$149
6	Evidence of slight settlement noted making the door hard to close, recommend repair	27	Service and adjust doors throughout to operate correctly	\$316
7	Basement Stairs/Railings: Wood stairs with wood handrails - No fall protection on right side of steps, Recommend repair for safety	34	Install in noted areas to improve safety	\$1,144
8	Boat house roof asphalt shingle - cupola water damaged and wood rotted	37	Change out rotten areas and seal to extend life of materials	\$497
9	Dock: treated wood, composite decking - loose/damaged/rotted handrails,	37	Secure and repair as needed to improve safety	\$302
10	Wood rot noted at decking boards in areas, recommend repairs	37	Change out boards and seal as needed to extend life of materials	\$462
Sub-Total (Carpenter/Handyman)				\$3,954
ELECTRICIAN				
11	Exterior electric outlets: 110 vac - recommend installing gfci protected outlets outside	5	Install GFCI to improve safety	\$439
12	Electrical: 110 VAC - Recommend installing GFCI protected outlets	21	Pricing in adjacent defect	
13	Smoke Detector: Hall - New guidelines recommend a smoke detector in every bedroom	27	Install more smoke alarms as needed throughout	\$197
14	Electrical: 110 VAC - Recommend installing GFCI protected outlets	31	Pricing in adjacent defect	
15	Electrical: 110 vac - light bulb broken in socket, socket broken, recommend repair/replacement	34	Fault find and repair as needed	\$126
16	Dock Electric 110 VAC GFCI - Gfci outlet present but not working properly, evaluation by a licensed electrician is recommended	37	Replace or repair GFCI as needed to improve safety	\$164
Sub-Total (Electrician)				\$926
PAINTER/DRYWALL				
17	Ceiling: Paint - Water stains present	24	After leak detection patch moisture damaged areas noted on the report	\$891

#	Item	Pg	Action	Projected
18	Walls: Good Condition - Noted paint crack at tape joint	24	Patch areas of sheetrock and paint areas noted throughout including loose tape	\$447
19	Ceiling: Good condition - Nail pops noted	25	Pricing in adjacent defect	
20	Walls: paint - cracks present	27	Pricing in adjacent defect	
Sub-Total (Painter/DryWall)				\$1,338
PLUMBER				
21	Hose Bibs: Rotary - Hose bib on side of home not working properly	5	Repair or replace hose bib	\$209
22	Water Temperature: 120+ Degrees - Water temperatures in excess of 120 degrees are considered a safety concern, recommend adjusting thermostat	12	Service call to adjust water temperature to a safe setting	\$109
23	Toilets: Adequate - The toilet is loose at the floor, Recommend tightening	29	Service call to repair commodes, lavatory and secure to floor	\$116
24	Tub/Surround: Cast iron tub and ceramic tile surround - Diverter valve not operating correctly, owner states water heater for this side of the home is off due to no having guests	30	Adjust valve to direct all water during operation	\$121
25	Toilets: Adequate - The toilet is loose at the floor, Recommend tightening	31	Pricing in adjacent defect	
Sub-Total (Plumber)				\$555
HVAC				
26	House fan: direct drive with manual controls - fan not working at time of inspection	10	Service call to repair as needed	\$255
Sub-Total (HVAC)				\$255
ROOFING				
27	Material: asphalt shingle - damaged shingles, shingles not sealing in areas, a qualified roofing contractor is recommended to evaluate and estimate repairs	6	Repair noted areas of roofing to prevent moisture intrusion	\$582
28	Flashing: Metal - Flashing not sealing properly on side of home, recommend repair	7	Repair and use correct flashing	\$348
29	Chimney Flashing: Metal - Evidence of leakage noted in attic, seller was having repaired, recommend monitoring	8	Install flashing at chimney	\$298
30	Sheathing: OSB - Visible daylight at corner on side of home, no evidence of pest intrusion, recommend sealing	9	Seal penetrations to prevent rodent and moisture intrusion	\$209
31	Boat house roof asphalt shingle - shingles show signs of deterioration	37	Roof repairs needed in noted areas	\$517
Sub-Total (Roofing)				\$1,954
LANDSCAPER				
32	Vegetation: Trees and shrubs - Tree limbs over hang the roof and should be cut back	4	Cut back branches and remove debris from structure	\$292
Sub-Total (Landscaper)				\$292



#	Item	Pg	Action	Projected
WINDOW				
33	Skylights: Present - Water stains present on right skylight, peeling paint noted on left skylight, recommend monitoring for leaks	7	Repair and seal the repair damaged areas	\$269
Sub-Total (Window)				\$269
CHIMNEY				
34	Operation Can not get gas logs to light - I could not get logs to light at time if inspection, recommend cleaning and inspection by a qualified contractor prior to use	18	Repair noted items	\$274
35	Smoke Chamber: Brick - Cracks present	19	Repair and seal to improve safety	\$438
36	Operation appears to be operational - fireplace and components need cleaning and inspection by a licensed professional prior to use	19	Full chimney inspection	\$118
Sub-Total (Chimney)				\$830
GARAGE DOOR				
37	Garage doors: metal - damaged seals noted at garage door	20	Repair or install as needed	\$166
38	Door Operation: Mechanized - No safety cables inside springs, Recommend installing cables for safety	20	Repair or replace as needed to improve safety	\$149
Sub-Total (Garage Door)				\$315
CONCRETE CONTRACTOR				
39	Patio: Concrete - Cracks present	3	Seal with MP1 caulk and monitor	\$199
40	Driveway: Concrete - Cracks present	3	Fill gaps with MP1 sealer to prevent water intrusion	\$249
Sub-Total (Concrete Contractor)				\$448
GUTTERS				
41	Gutters: Aluminum - Gutter not properly sealed in front, Recommend repair	8	Service to improve flow of water and repair as needed	\$328
Sub-Total (Gutters)				\$328
VENTS				
42	Dryer Vent: Good Condition - Vinyl dryer vent extension is being used, Recommend upgrading to flexible metal for safety	32	Install smooth metal inside duct to improve safety	\$276
Sub-Total (Vents)				\$276

Thank you for choosing Repair Pricer

About Repair Pricer

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