



WHOLE PROPERTY ESTIMATE

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

\$8286



DEFECTIVE

\$9483

Repairs that we recommend are completed



COSMETIC

\$1733

Cosmetic issues that do not affect the performance of the property



POTENTIAL

\$1156

Repairs that warrant further evaluation and monitoring



www.repairpricer.com

Report prepared for:

Junghoon Choi

[Redacted]
[Redacted]

(972) 800-8151

intellihomeinspection@gmail.com

Prepared by: Rex McAdams

Thu, 17 Jan 2019

#	Item	Pg	Action	Defective Item Price	Cosmetic Item Price	All Items Complete	Potential Item Price
(Contractor - Carpenter/Handyman)							
1	Access ladder needs servicing	11	Service ladder for correct nails and lag bolts, repair, adjust for correct seal and insulation	\$203			
2	Garage door needs self closing	11	Install self closing at garage to house door	\$191			
3	Garage door not fire rated	11	Deliver and install fire rated door to improve safety	\$430			
4	Doors need adjusting and servicing	13	Adjust noted doors throughout property including weatherstripping and door stops	\$133			
Sub-Total				\$957		\$597	
(Contractor - Electrician)							
5	Incorrect size of breakers	17	Inspect and replace to improve safety	\$251			
6	Double lugging	17	Re wire so as not to have two wires going to one breaker	\$179			
7	Not properly grounded or bonded	18	Service call to bond noted items and improve safety	\$227			
8	Smoke alarms and CO detector	18	Install 6 more smoke alarms and 2 Carbon Monoxide detector	\$451			
9	Exterior outlets or switches missing rain covers	19	Install rain covers at exterior	\$179			
10	Exterior conduit damaged	19	Repair conduit at sprinkler system	\$251			
Sub-Total				\$1,538		\$938	
(Contractor - Painter/DryWall)							
11	Evidence of previous water penetration	10	Patch and paint water		\$657		
12	Exterior caulking and sealer is missing	10	Caulk penetrations and openings noted throughout report		\$359		
13	Lintels are rusted	13	Remove rust and paint lintels to extend life of materials		\$418		
Sub-Total					\$1,434	\$1,194	
(Contractor - Plumber)							

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



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14	Water pressure too high	26	Install a pressure reducing valve to protect piping throughout	\$538		
15	Faucets and heads need servicing	26	Service noted items including stoppers, diverters and anti siphon devices	\$211		
16	Commodes, toilets need servicing	27	Service call to repair commodes, lavatory and secure to floor	\$173		
17	Water heater TPR termination	27	Terminate within 6 inches of the ground and be plumbed horizontally and not reduced in	\$370		
18	Vent pipe not secured on water heater	28	Secure vent to improve safety	\$167		
19	Vent pipe needs sealing	28	Seal vent to improve safety	\$227		
20	Gas caps needed	32	Install gas caps on unused gas lines	\$143		
			Sub-Total	\$1,829	\$1,109	
(Contractor - HVAC)						
21	Heating and air system clean and inspection	21	Adjust clean and inspect units for correct operation	\$436		
22	Cooling equipment service call needed	22	Service call on cooling equipment to repair noted items	\$296		
23	Rust in drain pan	23	Change out drain pan	\$191		
24	AC lines are not properly insulated	23	Insulate AC lines	\$131		
25	Thermostat conduit	24	Install new thermostat conduit	\$329		
26	Return air chases dusty with debris	24	Service call to clean out chase and seal as needed	\$143		
27	Mechanical exhaust fan needed	31	Install exhaust fans in noted locations	\$777		
			Sub-Total	\$2,303	\$1,583	
(Contractor - Landscaper)						
28	Inadequate grading and water ponding	8	Cut swale along length of perimeter to improve drainage	\$1,016		
29	Foliage too close to structure	10	Cut back and trim foliage in noted areas	\$299		
			Sub-Total	\$1,315	\$1,195	
(Contractor - Garage Door)						

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30	Garage door lock	12	Render garage door lock inoperable to prevent damage	\$103				
31	Garage door needs servicing	12	Service call to adjust garage door noted items	\$191				
Sub-Total				\$294			\$244	
(Contractor - Appliance)								
32	Oven or range service needed	30	Service call to adjust or repair noted items	\$331				
33	Absence of anti tip device	30	Install antitip device at oven	\$145				
Sub-Total				\$476			\$356	
(Contractor - Concrete Contractor)								
34	Corner pops on foundation	7	Beam patch at foundation			\$299		
Sub-Total						\$299	\$299	
(Contractor - Gutters)								
35	Gutters missing	7	Install gutters in noted locations					\$1,156
Sub-Total								\$1,156
(Contractor - Vents)								
36	Dryer vent cover is incorrect type	31	Change vent cover to correct termination and remove build up of lint to improve safety	\$203				
Sub-Total				\$203			\$203	
(Contractor - Glass)								
37	Windows cracked	14	Replace broken glass panes in noted areas	\$568				
Sub-Total				\$568			\$568	
Total				\$9,483	\$1,733	\$8,286		\$1,156

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

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