



Property  
Inspection  
Solutions



**REPAIR  
PRICER**

**123 Main Street  
San Antonio TX 78209**

COURTESY OF

Property Inspection Solutions LLC

Sent: Mon, 11 Jul 2022 09:57

PREPARED BY:

Repair Pricer Team

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## Summary



Property  
Inspection  
Solutions



Painter/DryWall	\$12337	<div></div>
Mason	\$4692	<div></div>
Plumber	\$4603	<div></div>
Roofing	\$4581	<div></div>
Carpenter/Handyman	\$4325	<div></div>
Electrician	\$2866	<div></div>
Landscaper	\$2337	<div></div>
Glass	\$2325	<div></div>
Window	\$1577	<div></div>
Insulation	\$1313	<div></div>
HVAC	\$974	<div></div>
Gutters	\$543	<div></div>
Vents	\$382	<div></div>
Chimney	\$363	<div></div>
Concrete Contractor	\$313	<div></div>
Framer	\$221	<div></div>
Home Owner Repair	\$26	<div></div>

**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.

## WHOLE HOME ESTIMATE:

\$37,268



#	Item	Pg	Action	Projected
<b>MASON</b>				
1	1: brick skirting needs repair the brakes guarding in various areas around the home is in need of repair and mortar upgrades	4	Repair noted areas and seal as needed	\$657
2	3: cracks in exterior walls cracks were observed on the exterior walls of the structure. This implies that some type structural movement of the building has occurred, as is typical of most houses. These areas need to be properly sealed, to prevent the possibility of moisture intrusion.	17	Patch wall covering in noted areas and seal to prevent moisture intrusion	\$1,042
3	6: Weep screed is missing at stucco/EIFS siding In need of immediate attention or repair or Safety Concern There is not a weep screed installed at the stucco/EIFS portion of the wall cladding on this home.	18	Cut back stucco and correctly install weep screed	\$2,625
4	5: Stucco. Recommend Caulking to prevent moisture intrusion and further deterioration.	18	Pricing in adjacent defect	
5	7: Stucco damaged There are various areas around the property where stucco is damaged and will need repair	19	Pricing in adjacent defect	
6	2: gas meter piping is not sleeved as it runs through the wall the gas piping from the meter is running through the brick veneer and does not have a sleeve on it which in some cases will help prevent corrosion. We recommend that this rusted area be cleaned and painted to prevent further corrosion.	56	Remove brick, install sleeve and install brick	\$368
<b>Sub-Total (Mason)</b>				<b>\$4,692</b>
<b>FRAMER</b>				
7	3: 30 x 30 Service Platform. The attic equipment service platform is inadequate or missing. There should be at least a 30 X 30 inch floored service space in front of the service side of the equipment.	41	Install at least 30x30 inches of platform	\$221
<b>Sub-Total (Framer)</b>				<b>\$221</b>
<b>CARPENTER/HANDYMAN</b>				
8	2: Crawl Space Debris. There are areas of the crawl space that have debris in them these areas should be cleared from under the home.	5	Remove debris, lumber or junk then haul off	\$221
9	3: Crawl Space - Vapor Barrier not installed. The crawl space does not have a vapor barrier on the ground, this is very common in a pier and beam home, however it is recommended that a vapor barrier be in place to help keep moisture content in the crawl space under control.	5	Install 6 mil of plastic barrier with pins on ground in crawlspace	\$576
10	Type of Ventilation:.. Turbine Vents, Gable Vents, Ridge Vents. 1: Fascia/soffit/trim- Damage. There are areas where the fascia, soffit, or frieze board material has deteriorated or is moisture damaged that will need repair.	15	Replace and secure damaged areas noted to prevent moisture intrusion	\$456
11	8: damaged crawlspace access door the crawlspace access door is damaged and should be repaired/ replaced to keep animals from entering under the home	19	Repair or install to allow access when needed	\$368
12	1: Door Doesn't Latch. Back. Door doesn't latch properly. This can be a sign of settlement or improper installation. We Recommend handyman repair latch or strike plate.	20	Service doors and adjust to latch properly in noted areas	\$131
13	2: Garage entry door not Fire Rated. Garage entry door is not fire rated. Solid core and metal clad doors can help contain a fire in the garage for roughly twenty minutes. The presence of a carbon monoxide sensing smoke detector is also highly recommended.	21	Change door to fire rated	\$293





#	Item	Pg	Action	Projected
14	4: Moisture damage to threshold There is moisture damage to the threshold at the back door of the home, this threshold may need replacement in the future	22	Make repairs to prevent moisture intrusion and extend life of materials	\$328
15	5: No garage service door auto closing device The door between the garage and the interior of the house (garage entry door) should be equipped with an auto-closer device to prevent automobile fumes from entering the house	22	Install or repair auto closing device to improve safety	\$189
16	3: Hardware - Dead bolt doesn't operate properly There are one or more dead bolts that do not operate properly around the home. These areas will need adjustments or replacement.	22	Replace with a latch interior deadbolt to improve safety	\$176
17	7: Weather stripping not installed The weather stripping is not installed correctly at the door of this home	23	Repair or replace weather stripping in noted areas	\$131
18	6: Repairs needed at exterior doors. There are repairs/ replacement and caulking needed at one or more exterior doors.	23	Replace and install exterior door	\$396
19	2: no ash dump on the exterior of the chimney there is not an ash dump installed on the exterior of the chimney of this home. It seems to be covered up with board in the garage.	28	Repair and install as noted	\$356
20	2: Back porch awning is not flashed The awning over the back porch is not properly flashed, this is allowing water to get into the wood and cause damage to the awning. We recommend this awning be flashed properly.	28	Repair or replace awning cover	\$704
<b>Sub-Total (Carpenter/Handyman)</b>				<b>\$4,325</b>
<b>ELECTRICIAN</b>				
21	1: Anti oxidant paste is needed on all aluminum wiring In need of immediate attention or repair or Safety Concern Anti oxidant paste is needed for aluminum wiring in the electrical panels	33	Use antioxidant compound	\$141
22	2: No AFCI Breakers installed. This home did / did not meet current arc-fault circuit-interrupter (AFCI) requirements. This is an as-built condition, and was not required when this home was built. Some items reported as Deficient may be considered upgrades to the property.	33	Install 10 AFCI combination GFCI breakers	\$1,313
23	3: Abandoned wires in panel Abandoned wires were noted in the electrical panel. These wires should be removed if not in use, or at least wire noted for safety.	33	Remove or secure wires as needed	\$221
24	1: Open ground receptacles In need of immediate attention or repair or Safety Concern One or more receptacles throughout the house have an open ground. These receptacles should be repaired or replaced.	35	Repair noted outlets to improve safety	\$133
25	2: Cover Plates Missing. Hallway. One or more receptacles/light switches are missing a cover plate. This is a potential short and shock risk. Recommend installation of plates.	36	Repair or install outlet, switch covers and secure throughout	\$127
26	4: Recessed lighting hazard Recessed light fixtures that are installed in insulated ceilings can represent a fire hazard if they are not suitably rated for this application. Unfortunately, it is difficult to verify that the installation has been made safely, during a home inspection.	37	Install insulated rated can or remove insulation	\$231
27	3: Light/receptacle cover plate broken Light/receptacles have broken cover plates in one or more locations throughout the house	37	Pricing in adjacent defect	
28	1: Smoke/Carbon Monoxide Detector Missing. In need of immediate attention or repair or Safety Concern Smoke/Carbon monoxide detector is not present at time of inspection. Recommend installation before closing.	39	Install more smoke alarms as needed throughout	\$208
29	2: Smoke alarms not interconnected One or more of the smoke alarms in this home are not interconnected. This is a safety feature that is required by the national fire protection agency we recommend upgrading smoke alarms to be hardwired and interconnected.	39	Install more smoke alarms as needed throughout	\$208



#	Item	Pg	Action	Projected
30	1: Improper bonding wires on gas system In need of immediate attention or repair or Safety Concern The gas supply system does not appear to be properly bonded to the electrical system. To ensure a proper bond, all wiring, clamps, and piping must be bare metal.	55	Check for bonding in noted areas to improve safety	\$284
<b>Sub-Total (Electrician)</b>				<b>\$2,866</b>
<b>PAINTER/DRYWALL</b>				
31	2: paint and patching noted on walls throughout the home paint and patching noted on walls throughout the home	17	Repaint interior, walls, ceilings, trim and cabinets	\$10,928
32	1: Damaged drywall There are areas of damaged drywall that will need repair in one or more locations throughout this property	17	Patch areas of sheetrock and paint areas noted throughout including loose tape	\$471
33	1: Ceiling damage There are areas of the home that have ceiling damage that will need repair	20	Repair and seal noted areas after evaluation	\$938
<b>Sub-Total (Painter/DryWall)</b>				<b>\$12,337</b>
<b>PLUMBER</b>				
34	2: Missing/Improper Sediment Trap. The heater gas supply line sediment trap is missing, or improperly installed just before the gas appliance connector. This condition does not meet current installation requirements and should be corrected.	40	Install gas drip leg as needed	\$311
35	4: Pan- the auxiliary drain pane does not have a full drainline installed. The auxiliary drain pan does not have a drain line installed on it. We recommend that a drain line be installed and ran to where it terminates out of the soffit out side a window that has regular use.	44	Install and run to exterior	\$192
36	1: Hose bib valve handle is leaking There are one or more hose bib valve panels that are leaking and should be repaired	48	Service leaky hose bibs	\$168
37	3: rusty water noted at bathtub master bathroom 2 rusty water was noted at the bathtub in the master bathroom 2. This is likely due to the older water heater.	49	Budget to replace water heater	\$1,609
38	2: No anti-siphon Water spigots on the exterior of the home should have anti-siphon/ back flow prevention devices installed on them to keep the supply lines from being contaminated with trash or severe flood waters. In some cases hose bibs may have a built in antisiphon but it is difficult to tell unless the tag is left on the hose bib.	49	Install anti siphon or vacuum breaks on exterior hose bibs	\$161
39	4: Slow drain There are one or more drains in this home that have a slow drain and need to be cleaned out	49	Service as needed to make improvements	\$206
40	1: Drain leaking under sink There are one or more sink drains that are leaking in this home	50	Service to repair leaks or change out to correct connections	\$147
41	2: Poor/Slow Drainage. Master Bathroom. Poor/slow drainage was observed at time of inspection. Recommend a qualified plumber evaluate and repair.	51	Pricing in adjacent defect	
42	1: flex line used on tprv drain line there is a flexible hose installed in the temperature pressure relief valve drain line this line should be made fully of rigid piping. Flexible piping is not rated for the pressure that could relieve through the tprv in most cases.	54	Terminate within 6 inches of the ground and be plumbed horizontally and not reduced in size or wrong material	\$289
43	2: No Shut off valve on cold water side of the water heater. There is no shutoff valve on the cold water side of the water heater. We recommend that you add a shut off valve for ease of maintenance and replacement of the water heater.	54	Install new shutoff valve if needed	\$343



#	Item	Pg	Action	Projected
44	3: Air Circulation. Back Outbuilding. Water heaters must be surrounded by a certain amount of clearance, or air space, to function properly and safely. A clearance area of 12 inches is required on all sides of a hot water heater. A certain amount of airflow is also required for proper combustion and ventilation.	54	Improve combustion air	\$221
45	4: Missing/Improper Sediment Trap. The heater gas supply line sediment trap is missing, or improperly installed just before the gas appliance connector. This condition does not meet current installation requirements and should be corrected.	55	Pricing in adjacent defect	
46	1: Leak. Leaking was noted at the waste disposal at the time of the inspection. Repairs or replacement as recommended.	57	Service call to replace disposal	\$242
47	1: Gas valve is not readily accessible In need of immediate attention or repair or Safety Concern The gas valve to the range, oven, and or stove is not readily accessible to shut it off in the event of an emergency. We recommend that the gas valve be made accessible for reasons of safety.	58	Install gas shut off in adjacent cabinet to improve safety	\$420
48	2: No Gas Shut-off Valve. No gas shut-off valve was observed at the supply pipe. Recommend a qualified plumber evaluate and remedy.	58	Install gas shutoff valve as needed to improve safety	\$294
<b>Sub-Total (Plumber)</b>				<b>\$4,603</b>
<b>HVAC</b>				
49	1: condensate drainline the condensate drain line leaked under the home and should be repaired. Fix shown is only temporary. When condensation is leaking into the crawl space it is important to get it under control so that it does not cause the ground to get too wet and cause the piers to shift and cause differential settlement.	42	Service as required	\$138
50	3: LINE NOT TRAPPED. The condensate drain line was not trapped at visible portions. On a negative pressure system such as this, this can allow exterior air to be drawn into the air handling unit, preventing condensate from properly draining from the unit. The installation of a trap in the line is recommended by an HVAC contractor.	43	Install P traps on condensate line	\$176
51	2: Coils are dirty Left Side (looking from front) We recommend the condensing coils be cleaned to help achieve proper air flow	43	Service call to clean and repair coils and improve air flow, install insulation where needed	\$218
52	5: Unit Not Level. The condensing unit(s) were not level. This can put strain on the fan motor, prevent proper lubrication of the compressor, and affect system performance. I recommend that the units are leveled as needed by an HVAC contractor or other qualified person.	44	Shim and level unit to improve efficiency	\$116
53	6: Missing P-Trap. The primary condensate drain line is not equipped with a p-trap. Under current mechanical installation standards, the manufacturer requires a p-trap be installed in the primary condensate drain line within 6-inches of the coil housing.	45	Pricing in adjacent defect	
54	7: Secondary drain missing In need of immediate attention or repair or Safety Concern The secondary drain at the evaporator coil is missing. Recommend having a licensed and qualified HVAC technician evaluate and repair as necessary.	45	Install secondary drain line	\$326
<b>Sub-Total (HVAC)</b>				<b>\$974</b>
<b>ROOFING</b>				



#	Item	Pg	Action	Projected
55	1: Debris. Debris was noted on the roof surface of this home. We recommend that all debris be removed from the roof covering surface periodically. Leaves and pine needles in this area of the country can allow water to accumulate in valleys and next to side walls of the home (if present) due to debris damming up water flow on the roof.	9	Clear roof to prevent damage and haul off	\$208
56	2: Shingles- Nail Pops. There were nail pop(s) present on the roof surface in a few areas. This is where a nail backs out of a shingle due to expansion and contraction and lifts or protrudes through the overlapping shingle. Repairs are recommended as needed by a roofing contractor or other qualified person.	10	Repair locations with exposed nail heads to prevent water entry	\$116
57	5: low slope- ponding. Observed ponding in one or more areas of roof. Ponding can lead to accelerated erosion, deterioration and greater potential for leaks in these areas. As noted above although this material is high quality, water sitting in one concentrated area for long periods of time can affect the sealant at the seams.	11	Change to approved materials for slope of noted areas	\$2,205
58	4: Plumbing boots are in need of repair Plumbing vent boots are in need of repair/ painting to preserve life	11	Repair as needed to prevent moisture intrusion	\$249
59	3: Roof Covering Prior Repairs. Roof. There appeared to be one or more areas of the roof covering surface that have been repaired. The repairs appear to be installed correctly however we do recommend that a qualified roofing professional and or your insurance company evaluate the repairs for advice on insurability and life expectancy.	11	Full inspection by roof specialist to determine extent of repairs	\$475
60	6: Metal Roof Penetrations Not Properly Sealed. The vent duct penetration on the roof ridge top is not properly installed the Shingle should be installed over the roof penetration to help keep water from penetrating the roof. The way the penetrations are sealed currently may crack over time and need regular repair.	13	Repair all noted roof penetrations	\$341
61	7: Sealant around chimney needs repair There is sealant around the chimney that will need repair. This is not a proper way to repair a roof. The sealant is cracking and should be repaired due to the potential for unwanted leaks in this area.	13	Repair as needed to prevent moisture intrusion	\$278
62	8: Shingles- Multiple Layers. Note: Two or more layers of roofing material were observed to be in place on the roof at the time of this inspection. Multiple layer being installed on a roof may be cheaper when installed however It puts a lot of excess weight on the roof structure and can do more damage to the roof than good.	14	Pricing in adjacent defect	
63	9: staining on the roof surface. There are areas of staining on the flat roof surface this can be cleaned by a professional roofing contractor .	14	Clean off affected areas to extend life of materials and prevent moisture intrusion	\$341
64	4: Sheathing-Moisture damage or delamination noted on roof decking There were areas of the roof decking that appeared to have moisture damage and should be repaired when the roof is replaced	16	Repair as needed after leak detection	\$368
<b>Sub-Total (Roofing)</b>				<b>\$4,581</b>
<b>LANDSCAPER</b>				
65	6: crawlspace wood to ground contact. There is wood to ground contact in the crawl space area this should be monitored in the future. Wood to ground contact could allow wood destroying insects access to the wooden members of the home and cause damage that could weaken the structural stability of the home.	6	Adjust soil at areas near wood to extend life of materials	\$471
66	10: Trees- Impinging Roof Line. Tree branches impinging roof line can damage a roof even in a gentle breeze. Whenever a tree is in contact with the roof structure, we recommend trimming the tree or branches back aggressively.	14	Cut back branches and remove debris from structure	\$309
67	4: trees should be trimmed where powerlines run	34	Cut back branches with a qualified arborist	\$788



#	Item	Pg	Action	Projected
68	1: backflow preventer missing. Backflow preventer or vacuum breaker is missing from irrigation system at the time of the inspection. This device prevents water from being siphoned from a contaminated source into the main water supply system and is usually a mandatory requirement by the local water municipality.	60	Install double check with permit at water line to improve safety	\$769
<b>Sub-Total (Landscaper)</b>				<b>\$2,337</b>
<b>WINDOW</b>				
69	2: Missing Screen(s). Back Front Left Side (looking from front) Back. One or more windows are missing a screen. Recommend replacement.	25	Replace window screens around property	\$368
70	1: Failed Seal. Rear Dinning Room. Observed condensation and/or fogging between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.	25	Budget to replace windows that have lost thermal seals	\$551
71	4: Windows-Low Quality. Bedroom 2. Note: some of the windows are relatively low quality, single pain in some rooms and are in a state of mild disrepair. Trimming, adjustments, hardware improvements, and weatherproofing improvements could be undertaken. In practice, improvements are performed on an as needed basis.	27	Replace with double glazing for efficiency	\$658
<b>Sub-Total (Window)</b>				<b>\$1,577</b>
<b>INSULATION</b>				
72	2: Insulation- Improper. In areas, Attic insulation was improperly installed. Recommend a qualified contractor evaluate and correct.	15	Pricing in adjacent defect	\$1,313
73	3: Insulation- is light in areas Some areas in the attic had less than the recommended amount of insulation present. Uniform insulation coverage is recommended for energy efficiency and comfort. The installation of additional insulation to achieve an R-30 or better rating throughout the attic is recommended by an insulation contractor.	16	Install attic insulation to R38 value	
<b>Sub-Total (Insulation)</b>				<b>\$1,313</b>
<b>CHIMNEY</b>				
74	Living Room. 1: Chimney Liner Dirty. Living Room. Chimney liner had layer of creosote dust, so underlying structure couldn't be inspected for cracks. Recommend qualified chimney sweep company inspect and/or clean.	28	Full chimney sweep	\$363
<b>Sub-Total (Chimney)</b>				<b>\$363</b>
<b>CONCRETE CONTRACTOR</b>				
75	1: Cracks in concrete flatwork around the home There were cracks in the sidewalks and driveways around this home in various locations We recommend that these areas be sealed/repared to prevent moisture accumulation	28	Fill gaps with MP1 sealer to prevent water intrusion	\$313
76	1: Cracks in driveway There are cracks in the driveway of this home that are in need of sealing and repair. Cracks in the driveway are typical and are not usually a major concern the reason that these cracks occurred was likely due to minimal reinforcement being installed in the concrete form before the driveway was poured.	29	Pricing in adjacent defect	





#	Item	Pg	Action	Projected
Sub-Total (Concrete Contractor)				\$313
<b>GUTTERS</b>				
77	2: Gutters - Downspout Terminating Next To The Structure. There were one or more downspout drain tube(s) present that was/were discharging within 3-5 feet of the foundation of the structure.	7	Install extension to divert water away from property	\$200
78	1: Gutters- Debris. The gutters have debris in them that will need to be cleaned out so that water can flow properly.	7	Clean out gutters and downspouts, general service and repair	\$343
79	3: Gutter Screens. The gutters have a screen over them We recommend all debris be removed periodically to ensure proper drainage.	8	Pricing in adjacent defect	
Sub-Total (Gutters)				\$543
<b>VENTS</b>				
80	5: Crawlspace - Vents Need Clearing. Obstructed crawl space wall vents should be cleared or opened.	5	Open obstructed vents and install appropriate covers	\$235
81	4: Crawl Space - Vent Screens Need To Be Replaced. The screens on the crawlspace vents are damaged or missing and should be replaced.	5	Repair vent screens noted	\$147
Sub-Total (Vents)				\$382
<b>GLASS</b>				
82	3: windows do not have safety glass markings	25	Replace with safety glass to improve safety	\$2,325
Sub-Total (Glass)				\$2,325
<b>HOME OWNER REPAIR</b>				
83	1: DIRTY FILTER. The air filter(s) was dirty. I recommend replacement ASAP. This puts additional strain on the air handler, can shorten the life of the unit, and affects the efficiency of the unit.	46	Change to a Merv 8 or better rated filter to improve efficiency	\$26
Sub-Total (Home Owner Repair)				\$26

## 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](http://www.repairpricer.com)



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