



Repair Estimate Report



PREPARED FOR

PREPARED BY
Porch Pricing Expert
Sent Thu, 10 Mar 2021

COURTESY OF



Schedule Your Repairs
1-855-937-2491

The Porch Pro Network will match your repair request with more than 300,000 local professionals who can tackle more than 1,100 different job types.



Summary



TOTAL DEFICIENCIES

Repairs affecting performance of the home that we recommend are completed. This is the total cost if deficiencies are addressed one at a time.

\$18,883



WHOLE HOME ESTIMATE

The expected price for a professional to address all the deficiencies at once.

\$16,543



POTENTIAL ITEMS

Issues that warrant monitoring or further investigation, not included in combined total

\$0

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#	Issue	Pg	Action	Deficient	Combined	Potential
				Cost	Cost	Cost
(Contractor - Mason)						
1	Stucco. Materials & Condition:. Appears serviceable with typical cracks present Recommend repairs to all cracks to help prevent possible moisture i	21	Patch wall covering in noted areas and seal to prevent moisture intrusion	\$788		
Sub-Total				\$788	\$788	
(Contractor - Framer)						
2	Damage is viewed - improper recommend further inspection and deemed necessary repairs by a qualified service provider	16	Repair noted items to extend life of deck and improve safety.	\$443		
3	Wood beams/underfloor:. Significant moisture staining/fungus is viewed	25	Replace damaged framing members or reinforce .	\$443		
Sub-Total				\$886	\$766	
(Contractor - Carpenter/Handyman)						
4	Railing is loose - improper	16	Secure and repair as needed to improve safety	\$299		
5	Rear bedroom: daylight void is seen at the bottom of the door - improper possible insect and rodent intrusion recommend repairs to restore to norma	22	Service noted doors in house to improve efficiency.	\$207		
6	Front Bedroom: a void of approximately 2.5 is viewed between the bottom of the door and the floor (unusual condition) Recommend remediation to r	49	Adjust noted doors to operate correctly	\$165		
Sub-Total				\$671	\$431	
(Contractor - Electrician)						
7	Doorbell is not functioning Recommend remediation.	21	Install or replace door bell	\$118		
8	Inadequate clearance less than 3 is viewed between the power conductor line and the water heater vent this is a safety, liability and compliance issu	31	Install extension at mast to increase distance and improve safety.	\$1,371		
9	A tie down fastener is missing on the main amp - improper Lugs & wiring have significant corrosion - improper This is a safety, liability and complian	32	Remove rust and corrosion	\$217		
10	Energized (live) wiring is viewed immediately adjacent to the hatch - improper This is a safety and liability issue Recommend repairs by a licensed el	33	Service call to repair noted items	\$217		
11	Garbage Disposal:. Missing safety clip on power cord - improper Recommend installation of a safety clip.	43	Service call to secure cord or change to correct connection	\$89		
12	Functioning and properly installed smoke detectors did not respond to the test button in the following areas: Both Bedrooms	51	Install more smoke alarms as needed throughout	\$195		

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				Cost	Cost	Cost
Sub-Total				\$2,207	\$1,747	
(Contractor - Plumber)						
13	Due to the age of this home it is highly recommended to have the entire plumbing system evaluated by a licensed plumber.	37	On site water piping inspection to determine need and extent of repairs	\$380		
14	Missing anti-siphon valves/vacuum breakers - improper	38	Install anti siphon or vacuum breaks on exterior hose bibs	\$151		
15	Corrosion is viewed on valve and connector - improper	39	Service corrosion to extend life of materials	\$123		
16	Gas connector missing sediment trap (drip leg) - improper	39	Install gas drip leg as needed	\$198		
17	Pressure relief valve drain line is ends prematurely approximately 11 off of the floor/ground - improper (requirement is to terminate no higher than 6	39	Terminate within 6 inches of the ground and be plumbed horizontally and not reduced in size or wrong materia	\$271		
18	Hot water flow rate is low as compared to other areas of the house - improper Recommend further inspection and deemed necessary repairs by a lic	45	Service aerators and improve flow and adjust as needed	\$118		
19	Toilet.. Master Bath.. Recommend recaulking between base and floor to help prevent possible moisture intrusion.	45	Service call to repair commodes, lavatory and secure to floor	\$107		
20	Angle stop appears to be older due to the age and as a matter or preventative maintenance it is highly recommended to replace the angle stop failur	46	Install as needed.	\$157		
21	Please Note: recommend installation of a drip pan under the washing machine.	52	Install drain pan under washing machine	\$196		
Sub-Total				\$1,701	\$951	
(Contractor - HVAC)						
22	All: 49 F - 59 F.. Supply Air Temp.: Remotes.: Rear Bedroom: the mode function is not responding Recommend repairs.	35	Full service to achieve correct temperature differential	\$300		
Sub-Total				\$300	\$300	
(Contractor - Fencing)						
23	Cracks present are typical listing leaning likely due to rotted posts recommend further inspection and deemed necessary repairs by a licensed gener	17	Repair as needed in noted areas.	\$415		
24	damage viewed in multiple areas Front porch gate: lock/latch not aligned (not working properly) Recommend repairs	17	Repair gate as needed	\$148		
Sub-Total				\$563	\$443	
(Contractor - Roofing)						

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25	Missing 4 vent caps & 2 vent stacks Recommend repairs.	28	Repair or install as needed	\$365		
26	Skylight appears to be cracked Recommend repairs.	53	Replace with new sky light to prevent water intrusion	\$697		
Sub-Total				\$1,062	\$942	
(Contractor - Landscaper)						
27	Foliage is in contact with structure - improper allow for a minimum 6' clearance from structure	19	Cut back from structure in all areas	\$245		
28	Retaining/Planter Walls:. Please Note: Inspector is unable to identify the presence of a drainage system.	19	Install drains through the planter to the exterior to prevent moisture intrusion	\$243		
Sub-Total				\$488	\$368	
(Contractor - Window)						
29	Wood: damage is viewed in multiple areas - improper recommend repairs	49	Repair window frames noted.	\$340		
Sub-Total				\$340	\$340	
(Contractor - Insulation)						
30	Insulation is excessive blocking access and likely negatively impacting the ventilation recommend remediation.	30	Adjust insulation in noted areas to improve efficiency .	\$345		
Sub-Total				\$345	\$345	
(Contractor - Pest/Mold)						
31	Evidence of rodent activity (droppings & abatement tactics) is observed - improper	19	Rodent proof and service property	\$691		
32	Evidence of rodent activity (droppings, carcass & abatement tactics) is observed - improper Remediation by a licensed exterminator is required to re	25	Pricing in adjacent defect.			
33	Evidence of rodent activity (droppings & abatement tactics) is observed - improper	38	Pricing in adjacent defect.			
Sub-Total				\$691	\$691	
(Contractor - Appliance)						
34	Burners not responding to the igniter (not functioning as designed) - improper Recommend repairs.	20	Service call to repair burners	\$118		

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35	Missing anti-tip bracket - improper This is a safety, liability and compliance issue Recommend installation of an anti-tip bracket to restore to safe con	41	Install antitip device at oven	\$120		
Sub-Total				\$238	\$188	
(Contractor - Concrete Contractor)						
36	Appear serviceable with the following noted: efflorescence is present in multiple areas recommend remediation by a qualified service provider	6	Clean with muriatic acid allow to dry and seal after grade and gutter corrections.	\$867		
37	Efflorescence was observed in the crawlspace/foundation walls - improper this is likely due to poor exterior grading at the adjacent exterior walls rec	18	Budget for a qualified contractor identify source of moisture and correct.	\$4,226		
38	Efflorescence is present in multiple areas recommend remediation by a qualified service provider	24	Pricing in adjacent defect.			
39	The crawlspace access hatch/access point is 12x 16. This is considered to be inadequate for entry (the minimum required size is 16x24) Due to this	24	Re frame opening to allow 18 x 24 if possible with structural support	\$837		
40	At least 1 post is missing from a pier - improper recommend further inspection and deemed necessary repairs by a licensed foundation company or	26	Make repairs as needed for structural support.	\$1,543		
Sub-Total				\$7,473	\$7,113	
(Contractor - Gutters)						
41	Recommend installation of a downspout system to help shed water away from the structure.	29	Install where needed.	\$297		
Sub-Total				\$297	\$297	
(Contractor - Further Action Required)						
42	An elevation change is experienced from the mid-point of the house towards the rear unusual condition this may be natural settling, improper installa	50	Structural engineer or foundation specialist needed to inspect structural support and recommend repairs.	\$775		
Sub-Total				\$775	\$775	
(Contractor - Home Owner Repair)						
43	Please note: there is no emergency gas shut-off valve wrench - improper.	40	Add a wrench at gas shut off with chain for safety.	\$58		
Sub-Total				\$58	\$58	
Total				\$18,883	\$16,543	

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