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Your report prepared by:

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**COURTESY OF
Buyer's Choice Home Inspections LLC**





WHOLE HOME ESTIMATE

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

\$3190



DEFECTIVE

\$3800

Repairs that we recommend are completed



COSMETIC

\$350

Cosmetic issues that do not affect the performance of the home



POTENTIAL

\$1730

Repairs that warrant further evaluation and monitoring



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#	Item	Pg	Action	Defective Item Price	Cosmetic Item Price	All Items Complete	Potential Item Price
(Contractor - Carpenter/Handyman)							
1	Access ladder needs to be fire rated	1	Change out to fire rated access	\$550			
2	Damaged doors	10	Repair damaged doors		\$350		
3	Garage door not fire rated	10	Deliver and install fire rated door to improve safety and self closing	\$360			
Sub-Total				\$910	\$350	\$1,020	
(Contractor - Electrician)							
4	Double lugging	3	Re wire so as not to have two wires going to one breaker	\$150			
5	Outlet not present	4	Install outlet where noted				\$450
6	No GFCI protection at one or more location.	4	Install GFCI in noted required areas to improve safety				\$430
7	Both panels are not labeled	2	Label panesl wires and breakers	\$500			
8	Ground not visible	11	Service call to confirm or install ground for both gas and plumbing systems	\$300			
Sub-Total				\$950		\$710	\$880
(Contractor - Plumber)							
9	Draft hood misaligned	5	Install Draft hood and improve ventilation	\$260			
10	Gas lines are old flex	5	Replace with black iron piping to improve safety				\$450
11	Corroded drain pipes in baths	7	Switch out to correct materials	\$390			
12	Corrosion or rust at water heater connections	8	Service connections to extend life of unit	\$150			
13	Faucets and heads need servicing	11	Service noted items including stoppers, diverters and anti siphon devices	\$230			
14	Hose bib leaking	11	Service leaky hose bib	\$160			
Sub-Total				\$1,190		\$710	\$450
(Contractor - Roofing)							
15	Exposed nails and shingle deficiencies	6	Repair noted areas	\$750			
Sub-Total				\$750		\$750	
(Contractor - Landscaper)							
16	Foliage too close to structure	8	Cut back and trim foliage in noted areas				\$250
Sub-Total							\$250
(Contractor - Garage Door)							
17	Garage door control is improperly located	10	Service call to move location and install sticker				\$150

Defective - Repairs that we recommend are completed

Cosmetic - Cosmetic issues that do not affect performance of the home

Potential - Repairs that warrant further evaluation and monitoring

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



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Sub-Total

\$150

Total

\$3,800

\$350

\$3,190

\$1,730

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

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