



Weed California 96094

**Courtesy of:
Shasta Premier Inspection Group**

Sent: Thu, 02 May 2019 12:20

PREPARED BY:

Alex Hamilton

QUESTIONS?
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Summary



Framer	\$2688	<div></div>
Electrician	\$2439	<div></div>
Carpenter/Handyman	\$960	<div></div>
Pest/Mould	\$933	<div></div>
Further Action Required	\$786	<div></div>
Roofing	\$638	<div></div>
Concrete Contractor	\$540	<div></div>
Painter/DryWall	\$363	<div></div>
Window	\$344	<div></div>
Insulation	\$296	<div></div>
Plumber	\$196	<div></div>

WHOLE HOME ESTIMATE:

\$9,073



#	Item	Pg	Action	Price
FRAMER				
1	Evidence of fire damage to the rafters was observed in the attic.	18	Replace damaged framing members or reinforce as needed	\$2,442
2	One or more areas of the wooden structural members of the foundation were observed to be in contact with the ground.	22	Recommend all soil be pulled away from wood structural members.	\$246
Sub-Total (Framer)				\$2,688
CARPENTER/HANDYMAN				
3	One or more exterior doors was observed to be locked with an exterior deadbolt that requires a key from inside the dwelling to unlock. All exterior doors should oper	13	Replace with a latch interior deadbolt	\$115
4	One or more areas of the eaves were observed to have moisture damage with wood rot (dry rot) conditions.	15	repair replace and seal penetrations to prevent moisture intrusion	\$206
5	One or more deck structural members were observed to be moisture damaged with dry rot or other wood destroying organisms noted.	15	Change out rotten areas at post and use steel post base	\$393
6	One or more wooden structural members was observed to be in contact with soil.	16	Adjust to have enough clearance not to cause wood rot	\$246
Sub-Total (Carpenter/Handyman)				\$960
ELECTRICIAN				
7	The distribution panel was observed to either be missing a legend or label identifying individual circuits at the service panel cabinet.	27	Label panel wires and breakers	\$491
8	One or more incorrect electrical junctions or terminations were observed. All terminations should terminate correctly with correct fittings and in a junction box with cor	28	Secure splices in a junction box	\$109
9	Knockouts are observed to be missing on the electric panel. This poses a safety hazard and it is recommended that the opening in the panel caused by the missing	28	install knockouts	\$118
10	Wiring was observed to be incorrectly routed. Electrical wiring should be correctly routed so that it does not contact the ground.	29	Service call to re secure wiring correctly	\$157
11	One or more receptacles were observed to be ungrounded.	30	An electrician may be consulted for evaluation and correction.	\$187
12	Old-style receptacles and switches were observed in throughout the house.	30	Service noted outlets to improve safety	\$1,217
13	One or more gfci units was observed to be incorrectly functioning at time of inspection.	31	Repair GFCI as needed	\$160
Sub-Total (Electrician)				\$2,439
PAINTER/DRYWALL				
14	Exterior window framing including exterior sill was observed to be moisture damaged. With the presence of dry rot noted.	14	Repair damaged sills noted	\$363



#	Item	Pg	Action	Price
Sub-Total (Painter/DryWall)				\$363
PLUMBER				
15	No drip pan or undersized drip pan was observed at the time of inspection.	34	Install new drain pan	\$196
Sub-Total (Plumber)				\$196
ROOFING				
16	Exposed fasteners (roofing nails) were observed in one or more areas of the roof covering. This was observed along the ridge line.	9	Repair areas that have exposed nails with approved sealer	\$196
17	Mechanical damage was observed in the roof sheathing. This damage may have been caused from from when work was done on the roof.	20	Repair noted area to prevent water intrusion	\$442
Sub-Total (Roofing)				\$638
WINDOW				
18	One or more screens were observed to be missing or damaged. Recommend repair or replacement.	13	replace window screens around house	\$344
Sub-Total (Window)				\$344
INSULATION				
19	The floor insulation was observed to be falling away from the floor.	45	Adjust and install missing insulation to improve thermal barrier	\$296
Sub-Total (Insulation)				\$296
PEST/MOULD				
20	Evidence of wood destroying organisms (wdo) was observed in the wood foundation support structures.	22	Treat for wood destroying insects	\$933
Sub-Total (Pest/Mould)				\$933
CONCRETE CONTRACTOR				
21	One or more areas of the sidewalk was observed to be heaved.	13	Grind area fill cracks or use mud jacking to level out in order to improve safety	\$540
Sub-Total (Concrete Contractor)				\$540



#	Item	Pg	Action	Price
22	FURTHER ACTION REQUIRED Evidence of settling or movement was observed in the foundation that are structural in nature however. this condition does not necessarily indicate a major structural	21	Inspect structural support and recommend repairs	\$786
Sub-Total (Further Action Required)				\$786
Total				\$10,183

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