



Mount Shasta California 96067

**Courtesy of: Shasta Premier Inspection Group** 

Sent: Tue, 30 Apr 2019 09:48

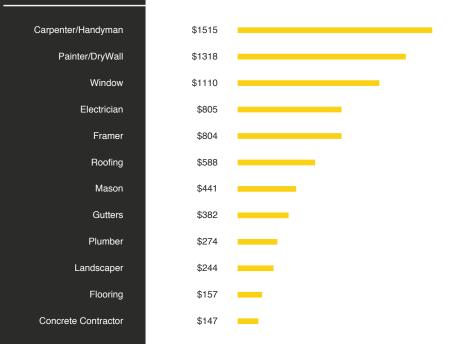
PREPARED BY:

Erica Milner

QUESTIONS?
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## Summary





## **WHOLE HOME ESTIMATE:**

\$6,095



#	Item	Pg	Action	Price
	MASON			
1	Mortar joints were observed to be badly deteriorated and in need of repair.	12	Repair noted areas	\$441
			0 h T 1-1 (No. 1.)	0144
			Sub-Total (Mason)	\$441
	FRAMER			
2	The rafter connection for the porch structure were observed to be separating at the	18	Service and make framing repairs at ridge	\$363
	beam/rafter connection point.			, , , , ,
3	One or more rafters were observed to have mechanical damage by cutting.	30	It appeared modifications were made to install a flue pipe for the fireplace insert.	\$441
			Sub-Total (Framer)	\$804
	CARPENTER/HANDYMAN			
4	Seams unsealed: one or more siding boards.		Repair noted items	\$147
5	Moisture damage.		Replace damaged areas	\$343
7	Non-graspable railing: handrails were observed to be .  Some deterioration was observed in wood structures from the crawlspace that is	28	Install a wooden handrail Change out rotten areas at post and use steel post base	\$388 \$392
'	indicative of moisture damage and/or wood destroying organisms (wdo.	34	Criange out rotten areas at post and use steel post base	\$392
8	One or more cabinets was observed to have hardware in disrepair.	56	Repair hardware or replace	\$245
			the art of the	
			Sub-Total (Carpenter/Handyman)	\$1,515
	ELECTRICIAN			
-	The distribution panel was observed to either be missing a legend.	41	Service call to fix noted items	\$112
	One or more junction boxes.	42	Secure splices in a junction box	\$109
	One or more receptacles were observed to be ungrounded.	43	Repair as needed	\$115
	An electrical receptacle box was observed to be loose.	44	Recommend repair or replacement.	\$115 \$160
	One or more gfci units was observed to be incorrectly functioning at time of inspection.  Carbon monoxide detector(s) were observed to be missing.	45 45	Repair/add GFCI as needed Install 4 more smoke alarms and 1 Carbon Monoxide detector	\$194
14	Carbon monoxide detector(s) were observed to be missing.	43	Install 4 more smoke dialms and 1 Carbon Monovide detector	Ψ194
			Sub-Total (Electrician)	\$805
	PAINTER/DRYWALL			
15	Paint or seal: trim was observed to have deteriorated.	22	Caulk, grout interior openings, penetrations, tubs and commodes	\$191
16	One or more areas of the eaves and/or rafter tails were observed to have moisture	25	Patch damaged areas noted after leak detection	\$441
	damage with wood rot (dry rot) conditions.			



#	Item	Pg	Action	Price
17	Evidence of some moisture damage and/or wdo damaged areas were observed in the stair structure.	26 After leak detection patch moisture damaged are	as	\$343
18	The ceiling was observed to have indication of a leak.	55 Paint and repair several areas		\$343
		Sub-Total (Painter/DryWall)		\$1,318
		Sub-Total (Painter/Drywaii)		\$1,316
	PLUMBER			
19	The main water shut-off valve was observed to have a slow.	47 repair as needed		\$147
20	Incorrect plumbing vent termination was observed.	48 Repair and re connect		\$127
		Sub-Total (Plumber)		\$274
21	ROOFING Possible installation error observed.	11 make corrections to flashing		\$588
21	Possible installation error observed.	11 make corrections to hashing		φ000
		Sub-Total (Roofing)		\$588
	LANDSCAPER			
22	One or more areas were observed to have vegetation (vines.	20 Cut back from structure in all areas		\$244
		Sub-Total (Landscaper)		\$244
	WINDOW			
23	Cracked or damaged panes: one or more window panes was observed to be cracked or	23 Recommend repair.		\$343
0.4	damaged.	00		00.40
	Missing screens: one or more screens were observed to be missing or damaged.  Exterior window components need repair	<ul><li>23 replace window screens around house</li><li>24 Repair noted areas to improve efficiency</li></ul>		\$343 \$424
	Extensi window componente nece repair	21 Hopan Hotod diode to improve emolecity		Ų.Z.
		Sub-Total (Window)		\$1,110
	CONCRETE CONTRACTOR			
26	Damage to cement was observed.	17 Grind down trip hazard to improve safety		\$147
		Sub-Total (Concrete Contractor)		\$147
	GUTTERS			
1				I





#	Item	Pg		Action	Price
27	Downspout termination: one or more downspouts were observed to terminate (discharge	14	Install extension to divert water		\$186
	or drain) too close to the foundation.				
28	Damage: rain gutters were observed to be damaged or deteriorated in one or more	14	Full of debris and or holds standing water		\$196
	areas.				
			Sub-Total (Gutters)		\$382
	FLOORING				
29	One or more areas of the floor structure was observed that may benefit from additional	34	install additional bracing		\$157
	bracing.				
			Sub-Total (Flooring)		\$157
			Total		\$7,785

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