



**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



Carpenter/Handyman	\$1515	<div></div>
Painter/DryWall	\$1318	<div></div>
Window	\$1110	<div></div>
Electrician	\$805	<div></div>
Framer	\$804	<div></div>
Roofing	\$588	<div></div>
Mason	\$441	<div></div>
Gutters	\$382	<div></div>
Plumber	\$274	<div></div>
Landscaper	\$244	<div></div>
Flooring	\$157	<div></div>
Concrete Contractor	\$147	<div></div>

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
Sub-Total (Mason)				\$441
FRAMER				
2	The rafter connection for the porch structure were observed to be separating at the beam/rafter connection point.	18	Service and make framing repairs at ridge	\$363
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.	18	Repair noted items	\$147
5	Moisture damage.	22	Replace damaged areas	\$343
6	Non-graspable railing: handrails were observed to be .	28	Install a wooden handrail	\$388
7	Some deterioration was observed in wood structures from the crawlspace that is indicative of moisture damage and/or wood destroying organisms (wdo).	34	Change 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
Sub-Total (Carpenter/Handyman)				\$1,515
ELECTRICIAN				
9	The distribution panel was observed to either be missing a legend.	41	Service call to fix noted items	\$112
10	One or more junction boxes.	42	Secure splices in a junction box	\$109
11	One or more receptacles were observed to be ungrounded.	43	Repair as needed	\$115
12	An electrical receptacle box was observed to be loose.	44	Recommend repair or replacement.	\$115
13	One or more gfci units was observed to be incorrectly functioning at time of inspection.	45	Repair/add GFCI as needed	\$160
14	Carbon monoxide detector(s) were observed to be missing.	45	Install 4 more smoke alarms and 1 Carbon Monoxide detector	\$194
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 damage with wood rot (dry rot) conditions.	25	Patch damaged areas noted after leak detection	\$441



#	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 areas	\$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
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
ROOFING				
21	Possible installation error observed.	11	make corrections to flashing	\$588
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 damaged.	23	Recommend repair.	\$343
24	Missing screens: one or more screens were observed to be missing or damaged.	23	replace window screens around house	\$343
25	Exterior window components need repair	24	Repair noted areas to improve efficiency	\$424
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				



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

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