



Dunsmuir California 96064

**Courtesy of:
Shasta Premier Inspection Group**

Sent: Tue, 23 Apr 2019 12:07

PREPARED BY:

Alex Schmidt

QUESTIONS?
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Summary



Roofing	\$6028	<div></div>
Electrician	\$2610	<div></div>
Carpenter/Handyman	\$2039	<div></div>
Landscaper	\$1277	<div></div>
Plumber	\$978	<div></div>
Framer	\$589	<div></div>
HVAC	\$420	<div></div>
Painter/DryWall	\$344	<div></div>
Chimney	\$328	<div></div>

WHOLE HOME ESTIMATE:

\$12,403



#	Item	Pg	Action	Price
FRAMER				
1	Evidence of structural movement was observed. These beams support the ceiling/floor and are the only support for the cantilevered balcony on the second floor.	22	Install and repair framing members to support and brace as necessary	\$589
Sub-Total (Framer)				\$589
CARPENTER/HANDYMAN				
2	The porch cover structure was observed to be deteriorated.	15	Repair damaged members to improve safety	\$642
3	Deterioration of the siding was observed.	16	Replace damaged areas	\$494
4	Door latch and/or dead bolt lock on one or more exterior door(s) was observed to be misaligned with the box and/or strike plate and does not function properly.	17	Service noted doors	\$147
5	Deck support members and decking were observed to be moisture damaged and deteriorated with evidence of wood rot (dry rot).	17	Change out rotten boards	\$444
6	One or more interior doors were observed to be out of plumb (not square) with the framed doorways.	48	Service and adjust	\$312
Sub-Total (Carpenter/Handyman)				\$2,039
ELECTRICIAN				
7	The service mast for the main electrical service drop is being pulled out of place.	31	Install extension at mast to increase distance and improve safety	\$884
8	The distribution panel was observed to either be missing a legend.	33	Label panel wires and breakers	\$491
9	One or more junction boxes with open splices	33	Secure junction box	\$109
10	One or more receptacles were observed to be ungrounded.	34	Change out to improve safety	\$147
11	Some or all electrical receptacles had no ground fault circuit interrupter (gfc) protection.	34	Install GFCI in noted areas	\$638
12	One or more smoke detectors were observed to be installed.	34	Install as needed	\$194
13	Carbon monoxide detector(s) were observed to be missing.	35	Install 1 carbon monoxide detector	\$147
Sub-Total (Electrician)				\$2,610
PAINTER/DRYWALL				
14	Decking was observed to have deteriorated paint or water seal and one or more areas are unsealed against water and weather.	19	Seal or paint deck to extend life of materials	\$344
Sub-Total (Painter/DryWall)				\$344
PLUMBER				



#	Item	Pg	Action	Price
15	Evidence of two active wastewater drain pipe leaks were observed in the crawlspace.	24	repair as needed	\$197
16	Evidence of active potable water pip leak was observed from the crawlspace.	24	repair as needed	\$147
17	One or more fixtures were observed to be in disrepair or not functioning correctly.	37	Repair or replace noted fixtures	\$184
18	TPR Valve Termination: The temperature-pressure relief (TPR) valve was observed to be incorrectly terminated	38	Or was not connected to a pipe.	\$304
19	One or more drains were observed to draining poorly.	39	Service sink to improve water flow into drain	\$146
Sub-Total (Plumber)				\$978
HVAC				
20	Drip pan: no drip pan.	38	Install drain pan under air handler and plumb to exterior	\$180
21	One or more electric heating units were inoperable at time of inspection.	41	Service noted items on heating equipment	\$240
Sub-Total (HVAC)				\$420
ROOFING				
22	The roof covering, as observed, appeared to be at or very near the end of its serviceable life	10	New roof covering installed as needed	\$5,488
23	Flashings observed to be loose or separated.	11	Repair flashing in locations noted to prevent water intrusion	\$147
24	Mastictype Flashings	11	Repair and use correct flashing in noted areas	\$393
Sub-Total (Roofing)				\$6,028
LANDSCAPER				
25	The concrete perimeter foundation was observed to have one or more areas that appeared to have holes or voids	25	Or voids.	\$540
26	Tree branches were observed to be in contact with the electrical service drop.	32	Cut back branches with a qualified arborist	\$737
Sub-Total (Landscaper)				\$1,277
CHIMNEY				
27	Excessive creosote and ash buildup was observed.	45	Repair noted areas	\$196
28	The metal flue pipe as observed may have inadequate clearances for safety	46	Full inspection if needed	\$132
Sub-Total (Chimney)				\$328
Total				\$14,613

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