



Klamath River California 96050

**Courtesy of:
Shasta Premier Inspection Group**

Sent: Tue, 23 Apr 2019 15:42

PREPARED BY:

Alex Hamilton

**QUESTIONS?
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Summary

HVAC	\$8211	
Roofing	\$6400	
Electrician	\$2956	
Plumber	\$2336	
Carpenter/Handyman	\$1853	
Painter/DryWall	\$1596	
Window	\$1358	
Appliance	\$1227	
Flooring	\$435	
Mason	\$342	

WHOLE HOME ESTIMATE:

\$24,064



#	Item	Pg	Action	Price
MASON				
1	One or more areas of the eaves were observed to have moisture damage with wood rot (dry rot) conditions.	18	Replace damaged areas	\$342
Sub-Total (Mason)				\$342
CARPENTER/HANDYMAN				
2	Porch cover was observed to have some moisture damage and biological growth.	14	Recommend remediation and repair.	\$196
3	Siding was observed to have one or more areas of moisture damage.	15	Replace damaged areas	\$342
4	One or more exterior door was observed to be missing or damaged.	16	Recommend repair or replacement.	\$342
5	Trim noted to have one or more areas of damage. And or holes.	16	Replace damaged areas noted	\$244
6	One or more sections of the fascia were observed to have moisture damage with areas of wood rot (dry rot) conditions.	19	Replace damaged fascia or trim areas and paint	\$342
7	Handrail and/or guardrail was observed to be missing at time of inspection. Requirements vary among states and municipalities however.	20	Install a wooden handrail	\$387
Sub-Total (Carpenter/Handyman)				\$1,853
ELECTRICIAN				
8	The post for the service mast was observed to be deteriorated with wood rot present.	28	Replace or repair meter post to ensure safety	\$1,230
9	The distribution panel was observed to either be missing a legend.	29	label identifying individual circuits at the service panel cabinet.	\$489
10	The electrical panel box was observed to be missing a dead front cover.	30	Secure with blunted screws to improve safety	\$216
11	One or more incorrect electrical junctions or terminations were observed.	31	All terminations should terminate correctly with correct fittings and in a junction box with correct cover.	\$109
12	Wiring was observed to be incorrectly routed.	32	Electrical wiring should be correctly routed inside walls or routed through a conduit.	\$176
13	One or more receptacles were observed have missing or damaged cover plate.	33	This allows for short and shock risk.	\$151
14	One or more receptacles were observed to be ungrounded.	33	An electrician may be consulted for evaluation and correction.	\$147
15	One or more receptacles and switches were observed to be without power.	34	Fault find and repair noted outlets	\$244
16	One or more smoke detectors were observed to be installed But not functioning properly	34	Install more smoke alarms and 1 Carbon Monoxide detector	\$194
Sub-Total (Electrician)				\$2,956
PAINTER/DRYWALL				
17	The post & pier system was observed to be damaged and/or settling.	22	Recommend evaluation for recommendations for condition and repair. Recommendation contact a qualified professional.	\$978
18	The ceiling was observed to have water stains and/or moisture damage in one or more areas with evidence of biological growth (mold).	53	Patch and paint water damaged ceilings	\$618



#	Item	Pg	Action	Price
Sub-Total (Painter/DryWall)				\$1,596
PLUMBER				
19	Hot water system - controls.	37	Replace with new water heater	\$1,173
20	Low water pressure was observed at one or more fixtures.	38	This could be due to clogged screens on the fixture.	\$117
21	One or more plumbing fixtures failed to supply hot water at time of inspection.	39	Recommend evaluation and repair.	\$156
22	One or more fixtures were observed to be in disrepair or not functioning correctly.	39	Recommend repair or replacement.	\$111
23	Toilet was observed to be loose and/or leaking at the base.	40	Service call to repair commodes, lavatory and secure to floor	\$142
24	One or more fixtures was observed lack water supply.	41	Recommend repair or replacement.	\$176
25	Water heater was not observed to be strapped to california requirement.	41	Install and adjust straps as needed	\$126
26	No drip pan. Or undersized drip pan was observed at the time of inspection.	42	Install drain pan and run to exterior	\$179
27	One or more exterior hose bibs (faucets) was observed to be leaking.	42	Service leaky hose bib	\$156
Sub-Total (Plumber)				\$2,336
HVAC				
28	Both the cooling and heating systems were noted to be not operable at the time of inspection.	46	Upgrade and install new heating and air conditioning systems	\$8,211
Sub-Total (HVAC)				\$8,211
ROOFING				
29	The roof covering nearing end of serviceable life	10	New roof coverings installed as needed	\$6,400
Sub-Total (Roofing)				\$6,400
WINDOW				
30	One or more screens were observed to be missing or damaged.	17	Recommend repair or replacement.	\$342
31	One or more dual-pane windows was observed to have indications of a failed seal.	52	Replace windows that have lost thermal seals x2	\$1,016
Sub-Total (Window)				\$1,358
APPLIANCE				
32	One or more lighting fixtures were observed to be missing at time of inspection.	32	Recommend replacement or correct termination of the electrical branch wiring.	\$332
33	Stove/range/oven was not functioning at the time of inspection.	57	Recommend repair or replacement.	\$108
34	The range hood was not functioning at time of inspection.	57	Recommend repair or replacement.	\$787



#	Item	Pg	Action	Price
Sub-Total (Appliance)				\$1,227
FLOORING				
35	One or more areas of damage was observed in the flooring throughout the report.	52	Recommend repair.	\$435
Sub-Total (Flooring)				\$435
Total				\$26,714

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