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Cost Estimates Based on Home Inspection Report

November 27, 2020

AGENT: [REDACTED]

Buyer: [REDACTED]

Re: [REDACTED]

The following is a price estimation for items in the Home Inspection Report Commentary for the above referenced property. Act 114, The Pennsylvania Home Inspectors Law requires when prices are provided they must be stated in a range, the source of the information must be provided and it must be recommended that the client also obtain estimates from contractors who are qualified to perform the work. **We recommend the client obtain a minimum of three written estimates prior to settlement to ensure accuracy of the following information.** All price estimates are derived from previous knowledge based on residential contractual work performed by Ross Kennedy as former owner of Right Hand Man Services.

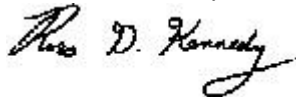
Report Commentary: This list assumes a separate visit by a specialist for each project itemized below for parts and labor and which often come with surcharges for each visit. These prices can often be greatly reduced if combined with other like projects in the list on a single visit by the professional. Some items have been combined for you where it makes sense to do so.

Additional Note: All work listed below is an assessment based on a visual, non-destructive home inspection. In all instances, more deficiencies may be uncovered once work is further investigated by a professional contractor.

Repair dip in deck (as needed) (pg. 6 of report)	\$500	To	\$600
Gas meter replacement or repair (must be quoted by the utility company (pg. 6-7)	?	-	?
Shutter replacement (pg8)	\$200		\$300
Replacement of garage panel (as desired for aesthetics) (pg. 9)	\$700		\$800
Random popped up shingle repair (pg. 10)	\$200		\$300
Extend gutters at driveway and other side of house (pg. 11)	\$30		\$40
Sand and paint rusted chimney caps (pg. 11)	\$300		\$400
Extend bath fan venting to the exterior (pg. 13)	\$100		\$150
Seal and treat for bug in crawlspace (pg. 14)	\$300		\$400
GFCI repair or replacement in all areas noted on pgs. 15-16 and wrap damaged wire in basement joist	\$300		\$400
Replace two heat systems (by choice, systems are currently functioning normally but old)	\$16000		\$18000
Replace rusted valve and water meter (pg 22)	\$150		\$175
Install C clamp on damper in living room fireplace (pg. 24)	\$100		\$120
Patch and paint ceiling damage in family room (pg 30)	\$150		\$200
Replace blown seal panels and uncloseable window in living room (pgs 30-31)	\$500		\$600
Broken grid replacement in family room (cosmetic only) (ps 31)	\$100		\$200

Prices are a la carte and not totaled as not all projects will necessarily be requested or performed.

Please contact my office if you have any questions.



Ross Kennedy

Kennedy Inspections