

Repair Estimate Report



PREPARED FOR

Charleston SC

PREPARED BY

Porch Pricing Expert
Sent Sat, 06 Mar 2021

COURTESY OF

CARDINAL HOME INSPECTIONS LLC

Schedule Your Repairs

1-855-937-2491

The Porch Pro Network will match your repair request with more than 300,000 local professionals who can tackle more than 1,100 different job types.



Summary



TOTAL DEFICIENCIES

Repairs affecting performance of the home that we recommend are completed. This is the total cost if deficiencies are addressed one at a time.

\$12,156



WHOLE HOME ESTIMATE

The expected price for a professional to address all the deficiencies at once.

\$10,616



POTENTIAL ITEMS

Issues that warrant monitoring or further investigation, not included in combined total

\$0

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#	Issue	Pg	Action	Deficient	Combined	Potential
				Cost	Cost	Cost
(Contractor - Framer)						
1	A wooden support block has a significant crack. Recommend a licensed contractor evaluate and repair.	8	Replace damaged framing members or reinforce .	\$449		
Sub-Total				\$449	\$449	
(Contractor - Carpenter/Handyman)						
2	A few foundation vents have damaged screens.. This will allow pest intrusion in the crawlspace. Recommend repairing.	7	Install new screens	\$200		
3	Handrail is very loose and no spindles are present. The spindles are also critical for stability to the rail and for safety. Recommend a licensed contra	12	Secure and repair as needed	\$403		
4	Trim around screen porch needs repairs.	12	Install trim at noted areas.	\$369		
5	Mildew observed in coat closet extra space. This is a result of poor ventilation/circulation. Recommend a licensed contractor evaluate.	49	Cleaning as needed.	\$730		
6	No vapor barrier is present. Recommend consulting with a contractor regarding installation.	52	Install 6 mil of plastic barrier with pins on ground in crawlspace.	\$548		
Sub-Total				\$2,250	\$1,770	
(Contractor - Electrician)						
7	Recommend plugging the opening where a knockout is missing in the main panel. This is to prevent pest from entering and damaging the panel. Re	27	Service panel as needed to improve safety	\$121		
8	Panel cover is missing two screws. Recommend replacing to properly secure the panel.	27	Trip charge to secure with blunted screws to improve safety	\$116		
9	Ceiling fan light would not turn back on after chain was pulled. Recommend repair/replace	28	Service ceiling fans	\$144		
10	Master bedroom ceiling fan function did not operate. Recommend further evaluation. A remote may be needed	29	Pricing in adjacent defect.			
11	Downstairs bathroom receptacle is not gfci protected. The current code states that any receptacle within 36 inches of a water fixture must be gfci pro	29	Install GFCI to improve safety.	\$214		
12	At some point you may find a bathroom receptacle not working. The receptacles are on a GFCI system tied in together. See video for reset instructio	31	Replace or repair GFCI as needed to improve safety	\$165		

● **Defective** - Repairs impacting performance of the home that we recommend are completed
 ● **Combined** - Reduced cost if the contractor completes all the deficiencies in one combined project.

● **Potential** - Issues that warrant monitoring or further investigation, not included in combined total

#	Issue	Pg	Action	Deficient	Combined	Potential
				Cost	Cost	Cost
Sub-Total				\$760	\$420	
(Contractor - Painter/DryWall)						
13	Sealing is needed around the exterior heating and ac unit to prevent moisture and pest intrusion.	7	Seal and caulk as needed in noted locations and penetrations.	\$367		
14	Several windows need paint work to preserve the wood components.	11	Patch areas showing signs of wear	\$499		
15	Paint touch up needed at front steps handrail. This will prevent moisture rot	13	Pricing in adjacent defect.			
16	Walls throughout the home are in need of cosmetic repairs due to nail holes, blemishes, and cosmetic cracks at some of the drywall joints.	48	Patch areas of Sheetrock and paint areas noted throughout report, including loose tape	\$448		
Sub-Total				\$1,314	\$1,074	
(Contractor - Plumber)						
17	Downstairs toilet is loose at the base. This could be loose bolts or an issue with the flange. As time passes the toilet will begin to leak. Recommend r	21	Service call to repair commodes, lavatory and secure to floor	\$145		
18	A plumbing drain pipe powder room contained grime type debris that appears to be fresh. Recommend a licensed plumber evaluate and repair as n	22	Make necessary repairs to prevent leaks.	\$190		
19	View of jet tub in operation. Tub did not appear to flow correctly. The jets continued to thrust but a burst would occur. Further evaluation by a license	24	Service Hydro therapy tub	\$168		
20	This water heater had no expansion tank installed to allow for thermal expansion of water in the plumbing pipes. Consider consulting with a qualified	24	Install an expansion tank	\$319		
Sub-Total				\$822	\$462	
(Contractor - HVAC)						
21	Near end of life expectancy outside compressor 8-15 yrs.	43	Budget to replace with newer models.	\$5,106		
Sub-Total				\$5,106	\$5,106	
(Contractor - Chimney)						
22	Chimney crown is heavily corroded. Recommend a licensed contractor evaluate and repair.	15	Service and seal to extend life of materials .	\$220		
23	Gas log fireplace would not ignite. Recommend a gas technician evaluate and repair.	39	Repair noted items.	\$275		
Sub-Total				\$495	\$375	



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#	Issue	Pg	Action	Deficient	Combined	Potential
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(Contractor - Pest/Mold)						
24	Pest control service is needed under decking.	9	Have exterminator remove nest and treat noted areas to prevent further infestation.	\$407		
Sub-Total				\$407	\$407	
(Contractor - Gutters)						
25	Downspouts need extensions to ensure moisture discharges away from the home.	16	Install extension to divert water away from property	\$190		
Sub-Total				\$190	\$190	
(Contractor - Vents)						
26	Bathroom exhaust is discharging into the attic. This should be routed to vent at the homes exterior. Recommend a licensed contractor repair.	52	Service call to extend vent to exterior	\$363		
Sub-Total				\$363	\$363	
Total				\$12,156	\$10,616	

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