

Cost Estimates Based on Home Inspection Report

Inspection:

3504

Prepared by: **Kennedy Inspections**

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 parts and labor for each project itemized below 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 was reasonable 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.

GROUNDINGS

Decks / Balcony:, Deck:

Raised ground cover noted around the base of the support columns. (Fig 1 and 2) It is not possible to determine the presence of proper footers on buried columns. Additionally wood columns, even if pressure treated, can have accelerated rot when in contact with mud and moisture. Recommend uncovering wood posts to the footer or elevating the footer to rise above the ground cover. Missing flashing noted at deck ledger board.(Fig 3) Proper flashing prevent water entry between the ledger and the house which can cause wood rot and fastener corrosion. Recommend evaluation by qualified contractor for repair as needed. Missing deck brackets noted at joist ends. (Fig 4) Recommend installation of appropriately sized deck brackets by qualified contractor to ensure proper support.

\$320.00 - \$480.00

Total for GROUNDINGS

\$320.00 - \$480.00

EXTERIOR

Exterior Walls:, Siding/Walls:

Cracks were noted on the stucco at the rear of the property. Some were improperly repaired with caulking. No moisture was noted on the interior wall with a limited use of a moisture meter. Consult with seller about any previous stucco inspection performed at the property. Recommend a full stucco inspection by a qualified stucco contractor for an accurate determination of any moisture damage and for repairs to the cracks.

\$400.00 - \$600.00

Total for EXTERIOR

\$400.00 - \$600.00

ROOF

Eaves - Soffits - Fascias:, Type & Condition:

Soffits and overhang materials are wood. Deterioration noted at base of rake board at rear (overhanging right neighbor's home). Recommend evaluation for repair as needed. Look for hidden damage behind gutters and repair as well if needed.

\$160.00 - \$240.00

Total for ROOF

\$160.00 - \$240.00

ATTIC

Attic & Insulation:, Structure:

Trusses. Water stains noted appear to be related to active roof leakage noted under the chimney at the rear left of the attic. Recommend further investigation for repairs as needed by qualified roofer to prevent further damage.

\$400.00 - \$600.00

Open holes were noted in the front fascia board most likely from older gutter nails that did not get sealed when replaced. Recommend sealing holes to prevent rodent, insect and moisture entry into the eaves.

\$80.00 - \$120.00

Vents Through Attic:, Ventilation Provisions:

Bathroom vents terminate in the attic. Recommend extending to vent to the exterior to prevent moisture issues.

\$120.00 - \$180.00

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Total for ATTIC

\$600.00 - \$900.00

BASEMENT - CRAWLSPACE

Basement:, Joists:

Dimensional wood joists. Termite and moisture damage is noted at the support structure under the front porch step in the basement. 2x4 support joist is separating from the larger support joist due to moisture and insect damage and the weight of the concrete. No discernible moisture was noted at the time of inspection with the use of a moisture meter. Consult seller about previous leak repairs as this location. Recommend repair of support structure by a qualified contractor to maintain integrity of the front entrance.

\$400.00 - \$600.00

Total for BASEMENT - CRAWLSPACE

\$400.00 - \$600.00

ELECTRICAL SYSTEM

Wiring:, Basement:

Some abandoned or disconnected wiring noted above the furnace. All out of use wiring should be removed for safety.

\$32.00 - \$48.00

Total for ELECTRICAL SYSTEM

\$32.00 - \$48.00

KITCHENS

Dishwashers:, Condition:

Dishwasher was noted full of clean dishes and not tested. Dishwasher hoses should have a high loop at least 20 inches above the finished floor to prevent wastewater from entering the appliance if the drain clogs.

\$24.00 - \$36.00

Total for KITCHENS

\$24.00 - \$36.00

BATHROOMS

Tub/Shower Fixtures:, Bathrooms

Stopper in 2nd floor tub is damaged. Recommend repair by a qualified plumber for use.

\$80.00 - \$120.00

Total for BATHROOMS

\$80.00 - \$120.00

Grand Total:

\$2,016.00 - \$3,024.00