



**REPAIR
PRICER**

REPORT FOR

7933 Abington Dr
Riverdale GA 30274

COURTESY OF

Pricing Team

SENT

Thu, 06 Jul 2023 13:43

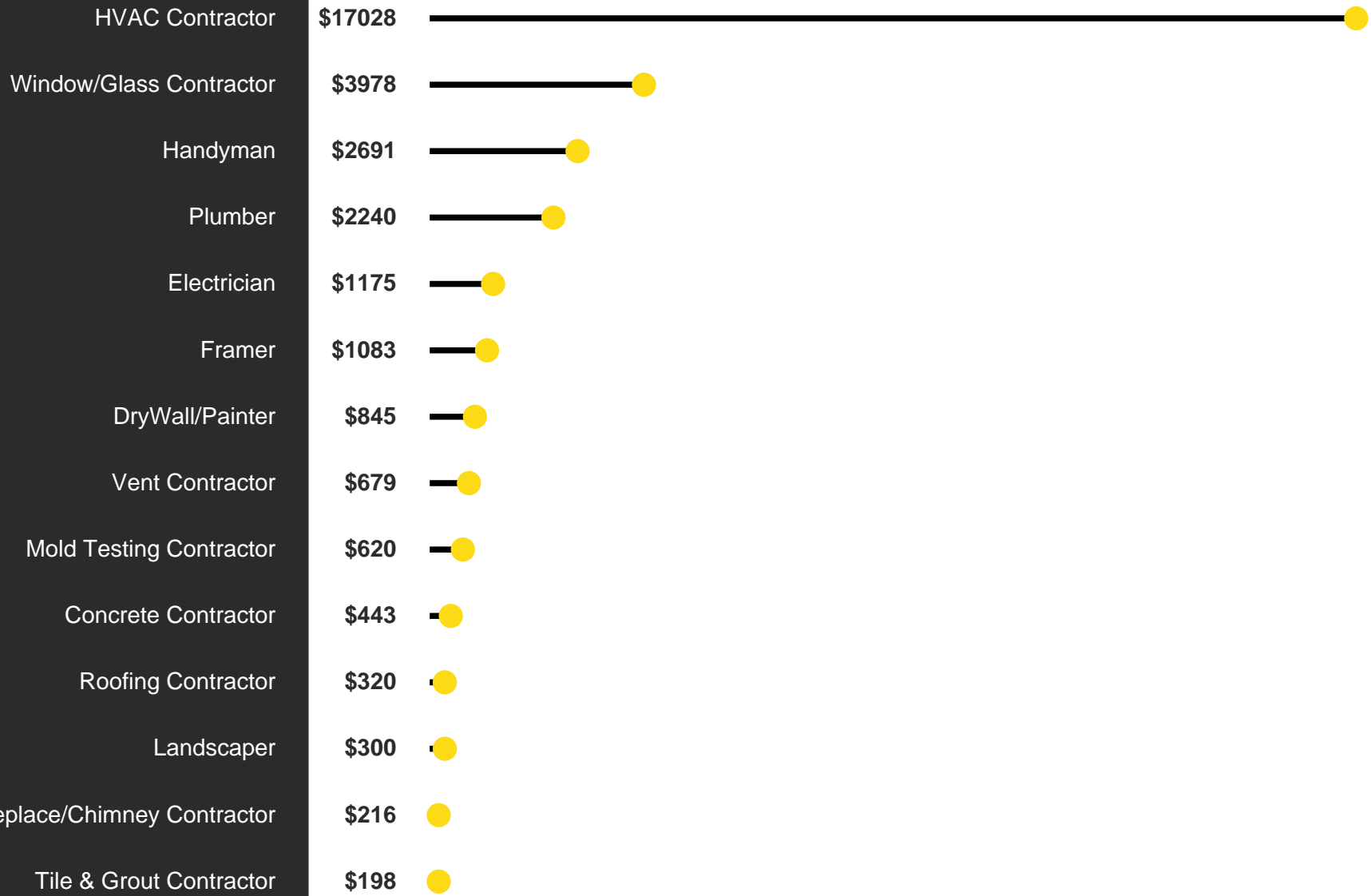
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Summary



ESTIMATED



Highlighted items require further evaluation from a qualified specialist. Some issues are impossible to accurately estimate due to the nature of the required repairs.

#	Item	Pg	Action	Projected
HVAC CONTRACTOR				
26	1. 4. The second floor AC unit did not appear to adequately cool when tested. Less than a 2 degree temperature difference was noted, between the supply and return, with 14-22 degrees being the expected operating range. It is suggested to have the unit reviewed and serviced as needed by a licensed HVAC contractor to ensure proper operation.	26	Price Included In Item 28. (Budget to replace older HVAC heating and cooling systems to improve efficiency .).	
27	1. 3. One or more exterior units of the hvac system are beyond their normal life expectancy, a service review by a licensed hvac contractor is advised to ensure proper function of all components of the system. No guarantees can be made as to how long the unit	26	Budget to replace older HVAC heating and cooling systems to improve efficiency .	\$16,861
28	will last. A ground wire is attached atop the exterior AC unit. This indicates previous repair work has been performed on the unit. It is suggested to have a qualified technician evaluate the system.	26	Price Included In Item 28. (Budget to replace older HVAC heating and cooling systems to improve efficiency .).	
29	1. 5. The A/C compressor fins are bent or damaged. We recommend having an HVAC contractor straighten the cooling fins on the exterior unit to help assure adequate airflow and operation. Exterior ac-compressor data tag.	27	Price Included In Item 28. (Budget to replace older HVAC heating and cooling systems to improve efficiency .).	
30	2. 1. One or more evaporator coil portions of the HVAC system are beyond their normal life expectancy, a service review by a licensed HVAC contractor is advised to ensure proper function of all components of the system. No guarantees can be made as to how long the unit will last.	29	Price Included In Item 28. (Budget to replace older HVAC heating and cooling systems to improve efficiency .).	
31	2. 2. Condensation drain exiting evaporator coil is disconnected causing water to leak into the drain pan.	29	Price Included In Item 28. (Budget to replace older HVAC heating and cooling systems to improve efficiency .).	
32	6. 3. One or more furnace/air handler portions of the HVAC system are beyond their normal life expectancy, a service review by a licensed HVAC contractor is advised to ensure proper function of all components of the system. No guarantees can be made as to how long the unit will last.	34	Price Included In Item 28. (Budget to replace older HVAC heating and cooling systems to improve efficiency .).	
33	6. 2. The HVAC systems in the home should be fully examined and serviced due to their age. Annual service is recommended on all units over ten years old. Heat pump was tested using normal operating controls. Unit appeared to operate properly at time of inspection. As with all mechanical equipment, the unit may fail at anytime without warning.	34	Price Included In Item 28. (Budget to replace older HVAC heating and cooling systems to improve efficiency .).	
34	6. 1. The HVAC systems in the home should be fully examined and serviced due to their age. The heat exchangers are not visible as part of this inspection and should be checked by a HVAC tech to ensure they are not damaged and the units are safe to operate. Annual service is recommended on all units over ten years old and all gas fired systems.	34	Price Included In Item 28. (Budget to replace older HVAC heating and cooling systems to improve efficiency .).	
35	9. 1. Condensation stains are noted on and around the HVAC registers on the ceiling inside the home. Suggested ensuring complete insulation coverage at the back side of the registers and to paint or replace as needed. Monitor for further.	36	Replace or repair damaged registers.	\$167

Sub-Total (HVAC Contractor) \$17,028

WINDOW/GLASS CONTRACTOR				
38	5. 1. Damaged window screens observed around the home. Have damaged screens repaired/replaced as needed.	19	Replace window screens around property.	\$959
39	3. 1. Thermal seal failure with fogging or condensations noted at one or more interior thermal pane windows around the home. This is indicative of a broken seal which will reduce visibility and the insulating capability of this window. To restore visibility and regain the insulating capability, replacement of this window pane is required. See photographs for locations and details.	55	Budget to replace windows that have lost thermal seals.	\$3,019

Sub-Total (Window/Glass Contractor) \$3,978

HANDYMAN

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#	Item	Pg	Action	Projected
4	2. 1. The lower edge of the vinyl siding is damaged at several areas around the home and should be patched and repaired as needed.	16	Repair noted areas and seal to extend life of materials.	\$735
5	3. 1. Minor damage is noted to the vinyl trim near ground. This appears to be from a weed trimmer and should be repaired or replaced as needed.	17	Repair damaged areas and seal to prevent moisture intrusion and extend life of materials.	\$738
6	3. 2. Repair the damaged vinyl trim around the home.	17	Price Included In Item 5. (Repair damaged areas and seal to prevent moisture intrusion and extend life of materials).	
7	6. 2. There is water damaged wood trim at the lower corners of most of the exterior doors. The damaged trim should be repaired and the corners of the thresholds sealed. See photos for details and locations.	19	Replace damaged areas and seal to extend life of materials.	\$754
8	6. 1. Caulk the around the thresholds to the frame/ledger under the exterior doors to prevent water penetration and damage to the interior flooring. This is a part of routine maintenance.	19	Make repairs to prevent moisture intrusion and extend life of materials.	\$307
9	Attic was accessed from a walk in door. It is suggested to ensure all attic accesses are weatherstripped and insulated.	48	Install insulation as needed to improve efficiency.	\$157
Sub-Total (Handyman).				\$2,691

PLUMBER

17	9. 1. The exterior gas lines have minor rusting. Recommend removing surface rust and sealing to prevent further rusting.	22	Clean and service gas line to extend life of materials.	\$413
18	5. 1. The sediment trap is incorrectly installed on the gas line at the side of the furnace in the attic. The trap should be installed where the pipe changes direction. Have a HVAC contractor examine and repair.	33	Install sediment trap at gas supply in noted areas.	\$199
19	1. 1. The water pressure tested was greater than 80 psi. Eighty psi is the maximum pressure recommended in order to protect the home's plumbing and fixtures from the development of pressure-related leaks. Recommend having a certified plumber evaluate the water pressure of the home, with repairs/adjustments made as needed.	43	Install a pressure reducing valve to protect piping throughout.	\$443
20	2. 1. A home inspection is limited to visual portions of the plumbing waste and drain pipes, and therefore I can not see or report on the integrity of underground pipes and the condition of the inner walls of the pipes.	44	Inspect drain system with hydrostatic testing and sewer scoping to determine extent of repairs.	\$275
21	3. 3. This knocking/popping noise is noted at the water heater when the water is running. This is likely due to mineral deposits, or sediment, that has gathered at the bottom of the tank also known as scale. The sound is due to the reduced volume in the tank, which forces steam bubbles to rise as the burners heat the tank.	45	Service noted items on the water heater.	\$135
22	3. 1. There was no visible expansion tank or device be installed on the cold water supply line near the water heater or other accessible location. Have a licensed plumber install an expansion device as needed.	45	Install an expansion tank at water heater.	\$315
23	6. 1. Suggest installing anti-siphon vales at the exterior hose faucets.	47	Install anti-siphon or vacuum breaks on exterior hose bibs.	\$151
24	2. 1. There should be a drain pan and drain line installed under the clothes washing machine. This is recommended when the laundry area is located over finished space OR to protect the flooring in and around the laundry room.	53	Install drain pan under washing machine.	\$196
25	2. 3. The drain stopper(s) was not functional/missing when tested. Have repaired or replaced as needed. See photographs for locations and details.	54	Install or repair drain stoppers in areas as needed.	\$113
Sub-Total (Plumber).				\$2,240

ELECTRICIAN

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#	Item	Pg	Action	Projected
10	3. 1. Neutral wires are doubled or bundled together on the neutral buss bar. Current installation practices no longer allows this wiring method, however it was common when the home was built. We recommend having a licensed electrician review as a safety upgrade.	39	Install auxiliary bus bar to improve safety.	\$344
11	5. 1. There appeared to be an adequate amount of smoke and carbon monoxide detectors inside the home. It is suggested to confirm proper operation of all detectors once the home is occupied.	39	Install more smoke alarms as needed throughout.	\$195
12	7. 2. The Inspector observed electrical receptacles with bootleg grounds in the home. Bootleg ground is a term used to describe a condition in which neutral and grounding conductors have been electrically connected at a receptacle. This condition is a potential electrical shock/electrocution hazard.	40	Repair noted outlets to improve safety.	\$425
13	7. 1. Gfci protected receptacles were not present in the laundry room due to the homes age. Suggest upgrading outlet with current safety standard.	40	Install GFCI to improve safety.	\$211

Sub-Total (Electrician). \$1,175

FRAMER

1	2. 2. Cracked trusses should be repaired according to the manufacturer's specifications.	48	Replace damaged framing members or reinforce.	\$493
2	2. 1. Discoloration visible at one or more of the wood framing members supporting the roof line in the attic space. Visible evidence indicates some level of wood decay which may diminish the structural integrity of the framing member. No visible cracking or sagging was observed at the time of inspection and condition is not uncommon in structures of this age.	48	Install and repair framing members to support and brace as necessary.	\$590
3	2. 3. Repair the cracked framing member on the truss at the front portion of the attic. Cracked trusses should have 2x4's nailed along both sides of the cracked wood.	48	Price Included In Item 2. (Replace damaged framing members or reinforce).	

Sub-Total (Framer). \$1,083

DRYWALL/PAINTER

14	4. 1. Damaged drywall noted in the garage at one or more locations. Have drywall repaired as needed. See photographs for examples and locations.	25	Make repairs and seal to improve safety.	\$335
15	6. 1. The bases of the exterior lights need to be sealed to the siding to prevent water entry into the wall cavity and wiring connections.	39	Seal and caulk as needed in noted locations and penetrations.	\$362
16	1. 1. Suggested to ensure the transition between the countertops an backsplash are properly sealed as a part of routine maintenance.	51	Caulk and seal counter backsplash in noted areas.	\$148

Sub-Total (DryWall/Painter). \$845

VENT CONTRACTOR

49	4. 2. The vent for the dryer is dirty and should be cleaned for proper and safe operation of the clothes dryer.	18	Service call to clear lint debris and improve safety.	\$148
50	4. 1. The dryer vent for the home discharges at a side wall. Horizontal vent pipes can trap lint and annual cleaning is recommended. There is limited review of the vent line inside the wall cavity of the home.	18	Vent to exterior and clear out lint or debris to improve safety.	\$531

Sub-Total (Vent Contractor). \$679

MOLD TESTING CONTRACTOR

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#	Item	Pg	Action	Projected
41	4. 2. Some amount of mold is present in all homes. Mold may not always be visible and may not be actively growing within the home. Mold assessment and testing are recommended any time there is visible mold or if there are health concerns for the present or future occupants.	56	Mold detection with a licensed indoor air quality specialist.	\$620
42	4. 4. The inspector observed a substance resembling microbial fungal growth inside the home. This condition indicates moisture saturation. The type of the fungal growth can only be positively identified through sampling and analysis by qualified personnel. Growing microbial colonies can cause spore concentrations in indoor air to rise to unhealthy levels.	56	Price Included In Item 42. (Mold detection with a licensed indoor air quality specialist).	
Sub-Total (Mold Testing Contractor).				\$620
CONCRETE CONTRACTOR				
46	Settlement/shrinkage cracks were present on the concrete surface (<1/4 inch wide). Typically, these are from standard settlement, from admixtures or the composition of the concrete, or from weather conditions when the concrete was poured. At a minimum, we recommend having a qualified person seal these cracks to prevent further damage from freezing water in winter months.	16	Seal with appropriate caulk and monitor.	\$197
47	3. 1. Settlement/shrinkage cracks were present on the concrete surface 1/4 inch wide. Typically, these are from standard settlement, from admixtures or the composition of the concrete, or from weather conditions when the concrete was poured.	24	Seal cracks to prevent water intrusion.	\$246
Sub-Total (Concrete Contractor).				\$443
ROOFING CONTRACTOR				
36	1. 2. Algae observed on roof. This type of algae is common and is responsible for the black stains and discoloration on the roof. It occurs in warm humid conditions. It is not harmful to the roof and should be considered as a cosmetic concern only. It can be removed with mild chemicals, applied by a specialist.	9	Clean off affected areas to extend life of materials and prevent moisture intrusion.	\$320
Sub-Total (Roofing Contractor).				\$320
LANDSCAPER				
37	7. 1. Recommend evaluation of property by landscaper to improve exterior drainage and correct/prevent soil erosion.	21	Install ground cover and pack soil in noted areas.	\$300
Sub-Total (Landscaper).				\$300
FIREPLACE/CHIMNEY CONTRACTOR				
40	4. 1. Minor rust stains are noted at the metal cap at the top of the chimney. We recommend evaluation by a qualified contractor for possible repair to extend its life expectancy and prevent rain intrusion.	15	Service and seal to extend life of materials.	\$216
Sub-Total (Fireplace/Chimney Contractor).				\$216
TILE & GROUT CONTRACTOR				

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#	Item	Pg	Action	Projected
44	3. 1. Suggest all bathroom tub enclosure edges and transitions between dissimilar materials be periodically caulked and sealed to prevent moisture penetration. Any missing/damaged grouting should be replaced as well. Any gaps at the perimeter of the tubs should be caulked.	54	Grouting and caulking as needed throughout.	\$198
45	4. 1. Caulk the gap between the tub spout and the enclosures in bathrooms.	54	Price Included In Item 45. (Grouting and caulking as needed throughout).	

Sub-Total (Tile & Grout Contractor). \$198

GUTTER CONTRACTOR

48	8. 1. Missing gutter downspout splash blocks, elbows or extensions noted at the exterior of the home. It is important that downspouts be extended to drain away from the foundation in effort to prevent any erosion or interior moisture issues in basements or crawl spaces	21	Install extension to divert water away from property.	\$187
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Sub-Total (Gutter Contractor). \$187

GARAGE DOOR CONTRACTOR

43	1. 1. Recommend replacing damaged weather stripping at exterior perimeter of garage overhead door.	23	Repair or install as needed.	\$164
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Sub-Total (Garage Door Contractor). \$164

HOME OWNER ITEM

51	3. 1. Clean the blown insulation out of the overflow pan under the furnace in the attic. The insulation may block the overflow drain.	32	Clean drain pan to prevent blocking of drain.	
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Sub-Total (Home Owner Item).

TOTAL ESTIMATE:

\$29,597

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