

Repair Estimate Report



PREPARED FOR

Tonya Sanchez
926 Cedar Creek S
Marietta GA 30067

PREPARED BY

Porch Pricing Expert
Sent Mon, 06 Jun 2022

COURTESY OF

SERENITY HOME INSPECTIONS

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.

\$18,805



WHOLE HOME ESTIMATE

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

\$14,635



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 - Mason)						
1	Rear patio was observed with loose bricks and deteriorated mortar. Recommend review for correction by a qualified contractor	18	Secure loose stones or bricks to improve safety	\$461		
Sub-Total				\$461	\$461	
(Contractor - Framer)						
2	2.1. Ridge beam support is begging to separate. Recommend review for correction by a qualified contractor	33	Service and make framing repairs as needed	\$379		
3	2.3. Multiple rafters are beginning to shift at the ridge beam. Recommend review for correction by a qualified contractor	33	Service and make framing repairs as needed	\$379		
4	A loose toilet and/or loose/soft sub-flooring was observed in the one or more bath rooms. This can indicate damage to the sub-flooring beneath the fi	41	Replace or repair damaged sub floor after moisture detection	\$1,151		
Sub-Total				\$1,909	\$1,669	
(Contractor - Carpenter/Handyman)						
5	Portions of the siding are in direct contact with the ground around the home. This can result in accelerated deterioration of the siding and this conditi	12	Repair siding after grade corrections	\$608		
6	Minor trim deterioration and rot observed at the rear windows. Recommend review for correction	13	Remove damaged wood, replace and paint noted windows	\$379		
7	Damaged weatherstripping noted at one or more exterior doors around the home. Any damaged weatherstripping should be replaced to ensure prop	14	Repair or replace weather stripping in noted areas	\$178		
8	. Rear door handle is loose. Recommend review for correction	14	Repair damaged hardware	\$118		
9	. Rear door framing was observed with minor damage. Recommend review for repair	14	Replace damaged areas and seal to extend life of materials	\$246		
10	6.4. Front exterior door drags at the frame and had missing/ damaged weatherstripping. Recommend review for correction	14	Adjust noted doors to operate correctly.	\$222		
11	Install additional fasteners through the hinges and brackets around the sides of the pull down attic access ladder to properly secure the ladder to the	31	Service pull down stairs for correct nails and lag bolts, repair, adjust for correct seal and insulation	\$178		
12	All attic access openings should be insulated and weather stripped. It is recommended to properly seal and insulate any access between conditio	31	Install insulation as needed to improve efficiency	\$164		

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13	1.4. Attic ladder does not properly close due to loose hardware. Recommend review for correction	32	Pricing in adjacent defect.			
14	1.5. Secure all loose hardware on the pull down attic access ladder.	32	Pricing in adjacent defect.			
15	One or more misaligned doors noted inside the home. It is not uncommon for interior doors to not latch properly or stick on the frame. Typically minor	46	Pricing in adjacent defect.			
16	4.2. One or more missing doors noted inside the home. Have doors replaced as needed.	46	Install new hollow core door	\$234		
17	6.3. Open risers observed at the staircase for the home. Recommend review for correction by a qualified contractor	48	Make necessary repairs if possible to improve safety	\$431		
18	6.1. Spacing between spindles at the stairs or handrail appears larger than 4 inches. This may allow small children to crawl through the space. Client	48	Install decorative filler pieces at handrail to minimize gaps and improve child safety	\$359		
19	6.2. Secure the loose stair tread at the stairs. See photographs for examples and locations.	48	Repair and secure to improve safety	\$162		
Sub-Total				\$3,279	\$2,029	
(Contractor - Electrician)						
20	Neutral wires are doubled or bundled together on the neutral buss bar. Current installation practices no longer allows this wiring method, however it	25	Install auxiliary bus bar to improve safety	\$359		
21	Multiple unused breakers observed at the main panel. Recommend review for correction by a qualified electrician	25	Service call to fix noted items	\$117		
22	Different brand names on panel and breakers. Improper breaker-panel matching can cause arcing and overheating in the panel as well as potentially	25	Change breakers noted to improve safety	\$326		
23	Paint over spray noted in panel, paint on electrical components can affect conductivity of current and the mechanical operation of the breakers. We	25	Service call to fix noted items	\$117		
24	Lower right side breaker has permanently tripped at the main panel. Recommend review for replacement by a qualified electrician	26	Repair noted items to improve safety.	\$191		
25	Suggest installing additional smoke detectors in appropriate areas as needed to enhance fire safety. While there are some working smoke detectors	27	Install more smoke alarms as needed throughout	\$203		

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26	Wiring deficiency observed at the upper shared bath fan and light. Recommend review for correction by a qualified electrician	28	Service call to repair noted items	\$226		
27	Left side kitchen outlet had no power when tested. Recommend review for correction by a qualified electrician	28	Fault find and repair noted outlets	\$255		
28	Open junction boxes were observed in the attic, which is a safety concern. Recommend installing proper covers on the boxes for safety	28	Install and repair junction boxes as needed to improve safety	\$137		
29	Upper level left side bed outlet and upper hall is loose at the wall. Recommend review for correction by a qualified electrician	28	Repair and secure noted outlets or switches	\$123		
30	4.2. The wire for the garbage disposal under the kitchen sink should be in a conduit for protection.	38	Repair wire to improve safety	\$164		
31	One or more exhaust fan were not operational when tested in the bathrooms and should be repaired or replaced as needed. See photographs for sp	43	Service noted items	\$123		
Sub-Total				\$2,341	\$1,301	
(Contractor - Painter/DryWall)						
32	2.2. Firewall is incomplete and damaged in multiple areas. Recommend review for correction by a qualified contractor	33	Make repairs and seal to improve safety	\$349		
33	2.1. Suggested to seal around sink edged to prevent water damage to cabinets below	37	Seal and caulk as needed in noted locations and penetrations.	\$177		
34	3.1. Common cracks noted. The cracks do not represent a condition that severe but should be spackled and painted as needed.	45	Patch areas of sheetrock and paint areas noted throughout including loose tape.	\$460		
35	Multiple water stains were noted in the ceilings around the home. The stains were tested with a moisture meter and were dry at the time of inspectio	45	After leak detection patch moisture damaged areas noted on the report	\$917		
Sub-Total				\$1,903	\$1,543	
(Contractor - Plumber)						
36	Unable to determine location of main water shutoff. The main valve should be located and labeled.	29	Locate main water shut off	\$113		
37	The water heater has surpassed or is near the end of the expected service life, and will likely need to be replaced in the future. However, it is functio	30	Budget to replace water heater	\$1,570		

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38	5.1. The hose spigots need to be properly secured and caulked to the siding.	31	Secure hose bib to prevent damage	\$121		
39	4.2. Recommend removal of unused gas exhaust vent from the homes roof line	36	Remove unnecessary piping to improve safety	\$186		
40	The drain stopper(s) was not functional/missing when tested. Have repaired or replaced as needed. See photographs for locations and details.	40	Install or repair drain stoppers in areas as needed	\$118		
41	1.1. Secure the loose handle at the bath room sink. The handle spins around on the valve stem.	40	Make necessary repairs to fixtures throughout	\$226		
42	3.1. Loose toilet(s) noted in the home. All toilets should be properly secured to the floor to prevent leakage and ensure proper function. It is suggeste	41	Service call to repair commodes, lavatory and secure to floor	\$112		
43	Upper hall bath tub faucet and handle are loose inside the wall. Recommend review for correction by a qualified plumber to prevent leaks inside the	42	Make necessary repairs to fixtures throughout	\$226		
Sub-Total				\$2,672	\$2,112	
(Contractor - HVAC)						
44	The Air Conditioning system inside the home was tested and appeared to preform properly. However, the buyer is advised to verify satisfactory oper	18	Full service to achieve correct temperature differential	\$363		
45	The second floor AC unit did not appear to adequately cool when tested. Less than a 12 degree temperature difference was noted, between the sup	18	Pricing in adjacent defect.			
46	Due to outside temperatures, the furnace(s) was not tested. Suggested to have the system serviced at the end of the summer months to ensure pro	21	Adjust clean and inspect units for correct operation	\$372		
47	Due to the age and debris noted at registers, it is Suggested to have all ductwork cleaned and fully serviced by a licensed HVAC technician.	22	Clean vent covers and ducts as needed	\$835		
Sub-Total				\$1,570	\$1,330	
(Contractor - Roofing)						
48	clean the leaves and debris off the roof line. Debris limits the inspection of the roof, may contribute to deterioration of the shingles and may cause po	8	Clear roof to prevent damage and haul off	\$203		
49	Plumbing vents are not the proper length at the homes roof line. Recommend review for correction by a qualified roofer	10	Extend vent to terminate at the correct height	\$256		
Sub-Total				\$459	\$339	
(Contractor - Landscaper)						

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50	There is a low area in the soil at the rear side of the home where water build up is washing landscaping and icing.	15	Install ground cover and pack soil in noted areas	\$313		
Sub-Total				\$313	\$313	
(Contractor - Window)						
51	5.1. Casement windows were observed with missing handles throughout the home. Recommend review for correction	47	Make necessary repairs to windows and install crank hardware	\$336		
Sub-Total				\$336	\$336	
(Contractor - Chimney)						
52	Minor rust stains are noted at the sides of the metal cap at the top of the chimney. Monitor and recommend evaluation by a qualified contractor for re	11	Service and seal to extend life of materials	\$226		
53	9.2. The back panel within the fireplace fire box is cracked and needs to be professionally repaired or replaced as this poses a fire hazard.	23	Repair and seal to improve safety	\$451		
54	Fireplace is older style. Recommend review to upgrade to current fire safety standards	23	Repair noted items	\$283		
Sub-Total				\$960	\$720	
(Contractor - Appliance)						
55	4.3. There is no anti tip bracket installed at the stove as required. This is a safety hazard for children who could stand on the oven door and tip the st	38	Install antitip device at oven	\$125		
Sub-Total				\$125	\$125	
(Contractor - Concrete Contractor)						
56	Minor settlement and uneven cracks noted. The cracks may present a trip hazard and should be leveled and repaired as needed.	12	Grind down trip hazard or mud jack area to improve safety and fill cracks with MP1 caulk	\$561		
57	Common cracks observed in driveway, these are primarily a cosmetic concern. Monitor and consider sealing to limit deterioration.	12	Fill gaps with MP1 sealer to prevent water intrusion	\$256		
58	Hard Surface Conditions 1.2. Minor settlement and uneven cracks noted. The cracks may present a trip hazard and should be leveled and repaired	12	Pricing in adjacent defect.			
Sub-Total				\$817	\$697	
(Contractor - Gutters)						

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59	Missing gutter downspout splash blocks, elbows or extensions noted at the exterior of the home. It is important that downspouts be extended to drain	15	Install extension to divert water away from property	\$195		
Sub-Total				\$195	\$195	
(Contractor - Flooring)						
60	Damage is noted to the flooring at one or more locations in the home. Have repaired or replace as needed. See photographs for examples and locations	43	Service call to patch damaged section	\$554		
Sub-Total				\$554	\$554	
(Contractor - Vents)						
61	The vent for the dryer is dirty and should be cleaned for proper and safe operation of the clothes dryer.	13	Pricing in adjacent defect.			
62	Vent Conditions 4.2. The vent for the dryer is dirty and should be cleaned for proper and safe operation of the clothes dryer.	13	Service call to clear lint debris and improve safety	\$154		
Sub-Total				\$154	\$154	
(Contractor - Further Action Required)						
63	Unevenness, sloping, and squeaking observed at the upper right side bedroom entry way and hall. The sub floor and framing is not visible. Recommend	44	Engineer evaluation and recommendation of repairs.	\$666		
Sub-Total				\$666	\$666	
(Contractor - Home Owner Repair)						
64	Multiple non-functioning lights noted around the home. Most likely these are due to blown bulbs. Replace bulbs and ensure functionality.	27	Replace light bulbs as needed	\$91		
Sub-Total				\$91	\$91	
Total				\$18,805	\$14,635	

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