

Repair Estimate Report



PREPARED FOR

PREPARED BY
Porch Pricina Expert

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.

\$18,176



WHOLE HOME ESTIMATE

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

\$15,066



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	chimneys mortarbricks are deteriorated at all three chimneys . Moisture intrusion and deterioration is also occurring inside the chimneys, recommen	26	Make repairs as needed to improve safety and inspect as needed	\$1,489		
Sub-Total				\$1,489	\$1,489	
(Contractor - Framer)						
2	(2) Lower middle rear roof structure is sagging . Rafter span is to long for 2x4 rafter. Recommend bracing inside the attic to prevent any further saggi	8	Repair and reinforce framing members noted	\$394		
3	2 the handrails are loose on the deck and need to be secured. Some of decking boards deflect when walked on an post is pushing upwards causing	19	Repair noted items to extend life of deck and improve safety.	\$441		
Sub-Total				\$835	\$715	
(Contractor - Carpenter/Handyman)						
4	Siding and trim reveal wood rot that needs replaced at several locations on the exterior. Recommend repair all locations where damage exist.	20	Replace or repair damaged areas noted and seal to extend life of materials.	\$687		
5	Master bath door will not shut . Repair is needed.	54	Adjust noted doors to operate correctly	\$165		
6	Vapor barrier (plastic) is missing. Recommend 6 mil thick plastic be spread the crawlspace.	57	Install 6 mil of plastic barrier with pins on ground in crawlspace	\$538		
Sub-Total				\$1,390	\$1,150	
(Contractor - Electrician)						
7	2 outlets in the garage should be gfci protected.	22	Install GFCI to improve safety.	\$210		
8	(5) There are locations where romex cables that enter the garage sub panel are missing romex connector(s). Recommend a licensed electrician to c	24	Secure in conduit and service	\$179		
9	Service disconnect box to the air handler in the attic is missing the panel cover. Recommend replacing for safety reasons.	39	Install cover at disconnect to improve safety	\$147		
10	The wire size and ampacity does not match the ampacity for the 40 60amp breaker in the main panel.	39	Rewire or change breaker as needed to improve safety	\$196		
11	(2) Outlet in the middle of the hallway has a loose connection . Repair is needed.	40	Repair or install outlet, switch covers and secure throughout	\$119		
12	(1) Outlet in the rear bedroom inoperable . Repair is needed.	40	Fault find and repair noted outlets	\$244		

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#	Issue	Pg	Action	Deficient	Combined	Potential
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13	(4) Microwave outlet is missing faceplate.	41	Pricing in adjacent defect.			
14	(3) Light fixture at the master bedroom ceiling fan was inoperable.	41	Service ceiling fans	\$118		
15	Outlet at the end of the hall and front living room near door have reversed polarity. Repair is needed	42	Service call to reverse wiring	\$126		
16	1 front porch outlet is missing weather cover.	43	Install rain covers at exterior .	\$147		
17	(4) Wire splice at the front of the garage attic should be placed in a junction box.	44	Install and repair junction boxes as needed to improve safety	\$131		
18	3 outlet at the side deck is not gfci protected. Repair is needed.	44	Install GFCI to improve safety.	\$210		
19	Smoke detectors are missing in the laundry room.	44	Install more smoke alarms as needed throughout.	\$194		
20	Carbon monoxide detectors are missing in the laundry room.	44	Install carbon monoxide detectors as needed.	\$144		
Sub-Total				\$2,165	\$935	
(Contractor - Painter/DryWall)						
21	3 windows in the garage show signs of previous moisture damage. Recommend to monitor for reoccurrence.	23	Seal and repair noted windows.	\$539		
Sub-Total				\$539	\$539	
(Contractor - Plumber)						
22	(2) Water heater vent flue flashing is weather and shows signs of repair. Recommend to monitor for leaks.	28	Service call to secure and repair to improve safety	\$137		
23	(2) There is a leak at the hall bath tub drain line. Repair is needed.	34	Service to repair leak or change out to correct connections	\$135		
24	(1) Plumbing waste line is not vented to the exterior above the master bath.	34	Run vent to exterior and install correct roof flashing	\$558		
25	All toilets are loose at the floor and need to be pulled and reset with a new wax seal . Recommend repairs by a licensed plumber.	34	Service call to repair commodes, lavatory and secure to floor	\$142		
26	(2) Shower head in the master bath is leaking repair is needed.	35	Repair shower head	\$107		
27	(1) Bath tub valves are loose in the hall bath.	35	Make necessary repairs to fixtures throughout	\$152		
28	(2) Vent pipe for propane water heater needs connecting properly . There is strong gas odor in the laundry room and no dedicated fresh air intake fo	36	Service vent on water heater to improve safety	\$294		
29	(3) T&P (Temperature and Pressure) relief valve on water heater is PVC material (not allowed for hot water). Material must be Copper, Galvanized,	37	Repair or install new Pressure relief valve	\$225		
Sub-Total				\$1,750	\$980	

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(Contractor - HVAC)						
30	There leaks at the air handler (in rear attic) and main trunk line near the air handler. Repair is needed.	50	Service call to clean and repair air handler	\$168		
31	Foam insulation sleeve needs repair at low pressure line in attic and outside of the condenser to prevent condensation from dripping on ceiling.	51	Insulate AC lines	\$119		
Sub-Total				\$287	\$237	
(Contractor - Roofing)						
32	1 roof structure has moisture stains at several locations . Due to lack of recent rain im unable to determine if any leaks are active. Recommend to m	7	Fault find and repair noted leak spots.	\$737		
33	(3) Daylight is visible at the front porch roof wall flashing. This area is prone to pest and moisture intrusion. Recommend repair.	8	Repair or install flashing in locations noted	\$638		
34	(1) Roof at the detached garage shows signs of several moisture. All stains were inactive at the time of inspection. Due to lack of recent rain in am u	21	Pricing in adjacent defect.			
35	(1) Roof flashing was not installed behind the siding . These areas will need periodic maintenance to ensure all gaps are sealed . Some gaps are pr	29	Pricing in adjacent defect.			
36	(2) Wall flashing is not present where the lower right rear roof meets the home. There is no room to install flashing due low height of the fascia and s	30	Pricing in adjacent defect.			
37	3 flashing is missing at the chimneys. There is moisture staining the attic around the chimneys.Due to lack of recent rain unable to determine if any l	31	Install flashing at chimney.	\$294		
38	Debris on roof can cause back up of water that causes leaks, build up of moisture that cause mold to grow and wood rot. Recommend remove debri	32	Clear roof to prevent damage and haul off	\$194		
Sub-Total				\$1,863	\$1,503	
(Contractor - Window)						
39	Several hallway windows have a broken thermal seal. Condensation may begin to form in between the panes and clouding may occur. Repair would	54	Budget to replace windows that have lost thermal seals.	\$2,056		
Sub-Total				\$2,056	\$2,056	
(Contractor - Chimney)						
40	Rear fireplace in the bedrooms is no longer operable top of chimney removed	47	Full chimney inspection.	\$117		

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41	(2) Gas fireplace would not light with auto-igniter in middle living room and master bedroom. Adjustment or cleaning may be needed.	48	Repair noted items	\$270		
Sub-Total				\$387	\$337	
(Contractor - Pest/Mold)						
42	(3) Damage from wood destroying insects(none active) was observed at various locations/. Recommend a licensed pest technician further evaluate.	15	Treat for wood destroying insects around property	\$931		
Sub-Total				\$931	\$931	
(Contractor - Appliance)						
43	The dishwasher was not run due to drain line missing hose clamp.	59	Service noted items.	\$109		
Sub-Total				\$109	\$109	
(Contractor - Concrete Contractor)						
44	Most of the original brick piers have deteriorated . New block piers have been added throughout the foundation, however most of these piers were n	9	Repair to correctly support structure	\$1,058		
45	2 floor structure has been repaired under the kitchen left side exterior wall and not properly supported. Recommend repair by a licensed contractor.	14	Pricing in adjacent defect.			
46	(1) Brick wall at the front entry is falling towards the house. Recommend repair.	18	Repair or replace to improve safety	\$706		
Sub-Total				\$1,764	\$1,644	
(Contractor - Gutters)						
47	Gutter above the front entry is cracked . Recommend replace.	31	Service to improve flow of water and repair or replace as needed.	\$423		
Sub-Total				\$423	\$423	
(Contractor - Vents)						
48	(2) The laundry vent currently exhaust directly into the crawlspace. Recommend the duct be extended to the exterior to prevent moisture from enteri	57	Service call to extend vents to exterior	\$557		
49	(1) Recommend that the master bathroom vent duct to be extended out to the soffit for proper venting.	57	Pricing in adjacent defect.			
50	The range ventilation is not set to recirculate and venting into the cabinet.	60	Run to exterior if possible	\$451		
Sub-Total				\$1,008	\$888	
(Contractor - Glass)						

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51	Window in the hall way is broken . Recommend replace.	18	Replace and install windows as needed	\$441		
Sub-Total				\$441	\$441	
(Contractor - Further Action Required)						
52	floors have a significant sagslope in the master bath not allowing the door to shut and kitchen causing the range to lean. Recommend repair or repl	16	Engineer evaluation and recommendation of repairs.	\$637		
Sub-Total				\$637	\$637	
(Contractor - Home Owner Repair)						
53	(4) Attic lights and one garage light need new bulbs or ballast.	23	Secure fixtures, replace bulbs and install covers where needed	\$85		
54	(2) Light fixture at the left side of the home is missing bulb.	43	Pricing in adjacent defect.			
55	Smoke detectors have been turned off at the breaker due to low battery chips. New batteries are needed.	44	Replace smoke and CO detector batteries around home	\$17		
Sub-Total				\$102	\$52	
Total				\$18,176	\$15,066	

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