



**1234 Main St
Miami FL 10000**

Sent: Thu, 28 Jan 2021 11:39

PREPARED BY:

Dave Woodhouse

QUESTIONS?
CLICK HERE TO GET HELP

Summary

Painter/DryWall	\$3700	
Electrician	\$2101	
Carpenter/Handyman	\$1749	
Landscaper	\$1404	
Roofing	\$1370	
Plumber	\$1052	
Further Action Required	\$787	
Flooring	\$540	
HVAC	\$530	
Framer	\$450	
Vents	\$360	
Window	\$320	
Concrete Contractor	\$250	
Appliance	\$210	
Garage Door	\$167	
Gutters	\$140	
Home Owner Repair	\$87	

The Whole Home Estimate Explained: You will notice that if you add up every item on your report, the total will never match the Whole Home Estimate total. Why? By using custom calculations we work out not only the individual cost to fix each item, but also the projected cost if ONE contractor per trade were to visit the property and fix all the items at one time. Don't worry, your report is not incorrect and the prices are not meant to match the totals.



WHOLE HOME ESTIMATE:

\$11,577

#	Item	Pg	Action	Projected
	FRAMER.			
1	Walkways, Patios & Driveways DECK FLOORING LOOSE OR DAMAGED Deck flooring is loose and can be compromised due to contact with water or other. Have repair or replaced.	15	Repair noted items to extend life of deck and improve safety.	\$450
Sub-Total (Framer).				\$450
	CARPENTER/HANDYMAN.			
2	Eaves, Soffits & Fascia GAP There is opening, gap or hole in fascia / soffit which should be repaired. This can allow water intrusion and rodent infestation as well as deterioration of the surrounding material.	10	Replace and secure damaged areas noted to prevent moisture intrusion.	\$434
3	Eaves, Soffits & Fascia SOFFIT VENT DAMAGED Damaged vents allow moisture and animal intrusion.	10	Pricing in adjacent defect.	
4	Siding, Flashing & Trim CRACKING - MINOR Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with stucco age. Recommend monitoring.	11	Repair noted areas and seal to extend life of materials.	\$597
5	Siding, Flashing & Trim DAMAGE Siding has damage that may require repair to reduce impact on rest of structure. Have repaired by licensed contractor.	12	Pricing in adjacent defect.	
6	Siding, Flashing & Trim GAP PRESENT A gap can lead to moisture or animal intrusion. Best to seal with exterior foam if possible to prevent future damage.	12	Seal penetrations and openings to prevent rodent and moisture intrusion.	\$207
7	Exterior Doors HARDWARE MISSING Door is missing one or more pieces of hardware. Recommend replacing or upgrading.	13	Install or repair hardware in noted locations.	\$218
8	Exterior Doors WATER INTRUSION PRESENT Weather seal may be damaged or door was left ajar allowing water intrusion to come in.	14	Repair or replace weather stripping in noted areas.	\$125
9	Doors DOOR STICKS Door sticks and is tough to open. Recommend sanding down offending sides. Here is a helpful DIY article on how to fix a sticking door.	46	Adjust noted doors to operate correctly.	\$168
10	Doors DOOR DOES NOT OPEN OR CLOSE PROPERLY Door may be off frame or damaged preventing proper opening and closing.	46	Pricing in adjacent defect.	
11	Doors mechanism missing or damaged.	47	Pricing in adjacent defect.	
Sub-Total (Carpenter/Handyman).				\$1,749
	ELECTRICIAN.			
12	Main & Subpanels, Service & Grounding, Main Overcurrent Device DOUBLE TAP PRESENT Double taps are when two or more wires are connected into one breaker. This can cause overheating and lead to panel and or electrical damage. Please have repaired by electrician. Repair requires adding a new breaker for extra wiring component.	34	Install auxiliary bus bar to improve safety.	\$350
13	Main & Subpanels, Service & Grounding, Main Overcurrent Device MISSING SCREWS Panel requires appropriate fastening.	35	Service call to fix noted items.	\$114
14	Main & Subpanels, Service & Grounding, Main Overcurrent Device BREAKER STAYS TRIPPED breaker wont reset and can mean theres a short circuit. Should be inspected by certified technician.	35	Repair noted items to improve safety.	\$284
15	Branch Wiring Circuits, Breakers & Fuses IMPROPER WIRING.	36	Rewire or change breaker as needed to improve safety.	\$200
16	Branch Wiring Circuits, Breakers & Fuses CONDUIT NOT SECURE Conduits carry live wires and should be properly secured to prevent pulling damage.	36	Secure conduit to protect wires and improve safety.	\$160

#	Item	Pg	Action	Projected
17	Branch Wiring Circuits, Breakers & Fuses OPEN WIRING Wiring is open and not properly protected or secured. This could lead to electrical damage.	37	Service call to secure, adjust or relocate wires.	\$185
18	Lighting Fixtures, Switches & Receptacles COVER PLATES DAMAGED One or more receptacles have a damaged cover plate. Recommend replacement.	37	Pricing in adjacent defect.	
19	Lighting Fixtures, Switches & Receptacles COVER PLATES MISSING One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.	38	Pricing in adjacent defect.	
20	Lighting Fixtures, Switches & Receptacles LIGHT OR FIXTURE LOOSE AND OR SEPARATING FROM WALL Loose fixtures can allow moisture intrusion and cause damage to wall and or electrical. Tighten or reinstall as necessary.	39	Secure noted fixtures throughout to improve safety.	\$190
21	Lighting Fixtures, Switches & Receptacles OUTLET IS LOOSE A loose outlet can lead to improper connection of wiring and should be tightened appropriately.	39	Repair or install outlet, switch covers and secure throughout.	\$171
22	Lighting Fixtures, Switches & Receptacles NO POWER OR TRIPPED If GFCI outlet may be tripped. Otherwise, no power to receptacle which can be an issue of loose wiring or damaged wiring. Have electrician review.	40	Fault find and repair noted outlets.	\$249
23	Smoke Detectors MISSING.	40	Install more smoke alarms as needed throughout.	\$198
Sub-Total (Electrician).				\$2,101
PAINTER/DRYWALL.				
24	Exterior Doors CAULKING MISSING ON SCREWS Exposed exterior screws require caulking to avoid rusting and damaging frame.	13	Seal and caulk as needed in noted locations and penetrations.	\$368
25	Windows WATER INTRUSION Moisture intrusion can come from leaving a window open or a poor weather seal.	47	Correctly seal noted windows to extend life of frame.	\$360
26	Walls MOISTURE DAMAGE Stains on the walls visible at the time of the inspection appeared to be the result of moisture intrusion. The source of moisture may have been corrected. Recommend further examination by a qualified contractor to provide confirmation.	50	After leak detection patch moisture damaged areas noted on the report.	\$595
27	Walls DRYWALL BULGING Drywall can bulg when the support materials behind the wall begin to expand and or contract. This sometimes causes minor cracking. Patch the cracks as needed.	50	Patch areas of Sheetrock and paint areas noted throughout report, including loose tape.	\$499
28	Walls PATCH WORK PRESENT Previous repair present.	51	Pricing in adjacent defect.	
29	Ceilings PATCH WORK Patches are present due to previous openings or repairs. No concern unless otherwise indicated as poor repair or damaged.	51	Repair and seal noted areas after evaluation.	\$493
30	Dryer COSMETIC Concern is not cosmetic and should not affect use.	57	Touch up paint noted items.	\$450
31	Ceiling PRIOR WATER DAMAGE Signs of previous leaking or water damage present.	59	After leak detection patch moisture damaged areas noted on the report.	\$595
32	Walls & Firewalls GAP PRESENT hole or gap present in drywall material. Can be from damage or poor repair/installation.	60	Make repairs and seal to improve safety.	\$340
Sub-Total (Painter/DryWall).				\$3,700
PLUMBER.				
33	Drain, Waste, & Vent Systems LEAKING PIPE A drain, waste and/or vent pipe showed signs of a leak. Recommend a qualified plumber evaluate and repair.	28	Repair leakage as needed to prevent damage.	\$150

#	Item	Pg	Action	Projected
34	Drain, Waste, & Vent Systems LEAKING FAUCET Water is leaking from faucet. Can cause water damage to surrounding area. Consider repairing or replacing.	29	Repair and service fixtures noted.	\$125
35	Drain, Waste, & Vent Systems FAUCET HANDLE LOOSE Recommendation Recommended DIY Project.	29	Make necessary repairs to fixtures throughout.	\$155
36	Drain, Waste, & Vent Systems DIVERTER NOT PROPERLY WORKING The diverter pushes water out to the shower head. A non functioning diverter does not allow full pressure to be distributed one way. Repair or replace as needed.	29	Adjust valve to direct all water during operation.	\$122
37	Drain, Waste, & Vent Systems DRAIN STOP NOT WORKING AS INTENDED.	30	Install or repair drain stoppers in areas as needed.	\$115
38	Drain, Waste, & Vent Systems TOILET LEAK Moisture is present around base of toilet and can be due to poor fastening of toilet.	30	Service call to repair commodes, lavatory and secure to floor.	\$145
39	Garbage Disposal INOPERABLE Garbage disposal was inoperable at the time of inspection. Recommend qualified handyman repair.	56	Service call to change out or repair disposal.	\$240
40	Garbage Disposal SIGNS OF LEAKING AND OR DAMAGE Unit appears to have leak damage and may suggest that unit is at end of life. If active consider replacing before excessive damage occurs.	56	Pricing in adjacent defect.	
Sub-Total (Plumber).				\$1,052
HVAC.				
41	Cooling Equipment INSULATION MISSING OR DAMAGED Missing or damaged insulation on refrigerant line can cause energy loss and condensation.	21	Insulate AC lines.	\$122
42	Cooling Equipment COILS DIRTY Dirty coils can lead to air handling working twice as hard to produce cold air throughout the home. Regular maintenance is required. Cleaning coils for both compressor and air Handler can save money in energy costs and future repairs.	22	Service call to clean and repair coils and improve air flow, install insulation where needed.	\$208
43	Cooling Equipment CONDENSER LOOSE FROM SLAB Unit should not be loose but strapped down doe risk of future damage.	22	Anchor to pad to improve safety.	\$200
Sub-Total (HVAC).				\$530
ROOFING.				
44	Coverings EXCESSIVE WEAR Excessive wear can be due to poor materials, heavy water contact, or impact damage. Severe wear and tear could lead to expanded shingle damage and leaking. Have roofing contractor evaluate further for repair or replacement.	17	Roof repairs needed in noted areas.	\$520
45	Coverings MORTAR CRACKING OR MISSING Mortar helps seal tiles together and prevent additional moisture intrusion. Cracking is normal but can indicate wear or age on roof. Excessive cracking can lead to movement or shift of tiles.	17	Roof repairs needed in noted areas.	\$850
Sub-Total (Roofing).				\$1,370
LANDSCAPER.				
46	Vegetation, Grading, Drainage & Retaining Walls TREES AND OR PLANTS AGAINST HOUSE Vegetation can cause staining and wall damage. Vegetation should be trimmed back to avoid damage.	16	Cut back from structure in all areas.	\$249
47	Drain, Waste, & Vent Systems UNABLE TO INSPECT Damage or lack of water is preventing inspector from testing and or inspecting area.	31	Clear drainage of debris to improve flow of water.	\$300

Prepared for: Nick | Prepared by: Dave Woodhouse.

#	Item	Pg	Action	Projected
48	Irrigation system IRRIGATION PUMP NOT WORKING OR UNABLE TO TEST Irrigation pump is too old or too damaged to operate. Unit may not be fully functional and should be reviewed by exterior irrigation specialist.	31	Repair noted items and service system.	\$343
49	Irrigation system pump appears excessively worn unit appears to be at end of life. Consider replacement.	32	Replace pump.	\$512
Sub-Total (Landscaper).				\$1,404
50	WINDOW. Windows TRIM MISSING OR DAMAGED.	48	Repair window trim and paint.	\$320
Sub-Total (Window).				\$320
51	GARAGE DOOR. Garage Door WEATHER STRIPPING DAMAGED OR MISSING Weather stripping prevents water or animals from entering garage. If damage consider replacing or repairing. Minor concern item.	61	Repair or install as needed.	\$167
Sub-Total (Garage Door).				\$167
52	APPLIANCE. Refrigerator FREEZER TEMP ABOVE 0 Temperatures should not exceed 0 F and may suggest incorrect temp setting or deficiency in unit. Regular maintenance may be required and or solve cooling irregularity.	55	Service to improve efficiency and extend life of the system.	\$100
53	Range/Oven/Cooktop DOOR NOT FUNCTIONING PROPERLY.	55	Service call to adjust or repair noted items.	\$110
Sub-Total (Appliance).				\$210
54	CONCRETE CONTRACTOR. Walkways, Patios & Driveways PATIO CRACKING - MINOR Normal settling & cracking observed. Recommend monitor and/or patch/seal.	15	Fill gaps with MP1 sealer to prevent water intrusion.	\$250
Sub-Total (Concrete Contractor).				\$250
55	GUTTERS. Gutters and Downspouts DAMAGED, LEAKING, OR MISSING Requires repair as downspout or gutter is not functioning as intended.	9	Service call to repair or replace downspout.	\$140
Sub-Total (Gutters).				\$140
	FLOORING.			

Prepared for: Nick | Prepared by: Dave Woodhouse.

#	Item	Pg	Action	Projected
56	Floors DAMAGED (GENERAL) The home had general moderate damage visible at the time of the inspection. Recommend service by a qualified contractor.	49	Service call to patch damaged section.	\$540
57	Floors GAP PRESENT BETWEEN FLOORING MATERIAL Floor may not be properly installed or moving apart which can lead to small cosmetic wear.	49	Pricing in adjacent defect.	
Sub-Total (Flooring).				\$540
VENTS.				
58	Dryer EXHAUSTS INTO LIVING AREA Dryer exhaust may be venting into usable space.	57	Vent to exterior and clear out lint or debris to improve safety.	\$240
59	Walls & Firewalls DAMAGED VENT May allow moisture or animal intrusion. Seal as needed.	60	Correctly seal penetration to prevent moisture laden air back into property.	\$120
Sub-Total (Vents).				\$360
HOME OWNER REPAIR.				
60	Lighting Fixtures, Switches & Receptacles LIGHT INOPERABLE One or more lights are not operating. New light bulb possibly needed.	38	Secure fixtures, replace bulbs and install covers where needed.	\$87
Sub-Total (Home Owner Repair).				\$87
FURTHER ACTION REQUIRED.				
61	Siding, Flashing & Trim CRACKING - MAJOR Moderate to major cracking was observed at one or more points on the exterior. This can be the result of poor original compaction of soil at the time of construction or excess moisture in the underlying soil. Recommend consulting with a structural engineer and/or soil expert.	11	Structural engineer or foundation specialist needed to inspect structural support and recommend repairs.	\$787
Sub-Total (Further Action Required).				\$787