



**REPAIR  
PRICER**

## **REPORT FOR**

123 MAIN STREET  
EXETER, NH

## **COURTESY OF**

Pricing Team

## **SENT**

Thu, 27 Apr 2023 15:38

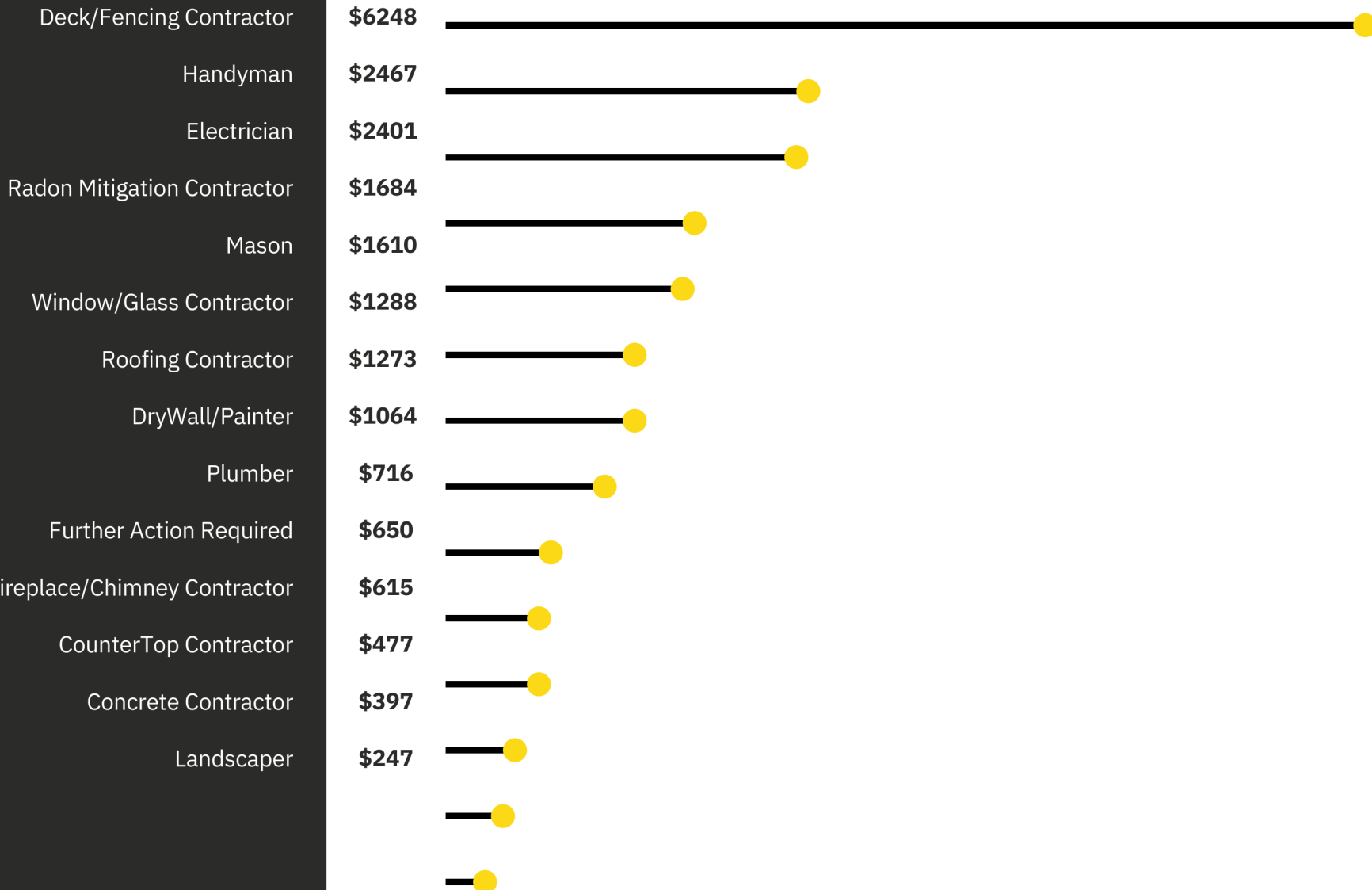
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# Summary



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
<b>DECK/FENCING CONTRACTOR</b>				
25	The deck moved excessively when tested. Stabilization efforts and evaluation of properly sized framing and spacing should be made	16	Price Included In Item 27. (Budget to replace deck and improve as necessary by a qualified contractor. safety. )	
26	At the time of inspection, the joists were installed in the wrong direction. This is a sign that the deck may have been an amateur/handyman job. The deck may not have sufficient support based on its current design. Recommend further evaluation or repair /replacement by qualified deck contractor.	17	Budget to replace deck and improve safety.	\$6,248
27	At the time of inspection and span between joists was too large. Recommend repair or replacement by qualified deck contractor.	17	Price Included In Item 27. (Budget to replace deck and improve safety. )	
<b>Sub-Total (Deck/Fencing Contractor).</b>				<b>\$6,248</b>
<b>HANDYMAN</b>				
4	BROKEN / MISSING SIDING Exterior walls of the home had areas of damaged or missing wood siding that should be repaired or replaced to help prevent damage from moisture intrusion to the home materials, the exterior wall structure and to prevent development of microbial growth such as mold. All work should be performed by a qualified contractor.	19	Repair noted areas and seal to extend life of materials.	\$747
5	CLEARANCE FROM GRADE INADEQUATE Wood siding covering exterior walls had inadequate clearance from grade. This condition may result in damage to lower courses of shingles from wood decay caused by moisture absorption. Wood siding should have a minimum clearance of 6 inches from grade.	19	Repair siding after grade corrections.	\$593
6	At the time of inspection duct tape was used to attach the dryer vent pipe at its joints. Recommend replacing with heat rated tape for replaced by a qualified.	31	Remove tape and correctly seal opening.	\$190
7	One or more of the interior doors did not close and latch properly. Usually the door's strike plate and latch can be adjusted to remedy this issue. If the door is bowed or the framing is too out of square, additional more involved repairs may be required.	31	Service doors and adjust to latch properly in noted areas.	\$125
8	At the time of inspection, one or more door knobs were loose. Recommend retightening the door knob, or replacing the locks after the purchase of the home.	31	Service or replace door handles and locks to improve safety.	\$158
9	This staircase had no handrail. Widely-accepted modern safety standards dictate that stairs with 4 or more risers should have a guardrail. You should consult with a qualified contractor before the expiration of your Inspection Objection Deadline to discuss options and costs for handrail installation.	32	Install in noted areas to improve safety.	\$654
<b>Sub-Total (Handyman).</b>				<b>\$2,467</b>
<b>ELECTRICIAN</b>				
10	Although this bathroom had a window, no exhaust fan was installed to exhaust moist air. This condition is likely to result in excessively high humidity levels during the winter when low outside temperatures make ventilation with an open window uncomfortable.	29	Install exhaust fan in noted location, vented to exterior with correct flashing if possible.	\$1,387
11	In the electrical service panel, multiple neutral conductors terminated under one screw on the neutral bus bar. This condition is dangerous because it complicates the isolation of individual circuits. The Inspector recommends correction by a qualified electrical	36	Install auxiliary bus bar to improve safety.	\$350
12	Centered on branch conductors visible in the service panel indicated component overheating. This condition represents a potential re hazard and should be evaluated and corrected as necessary by a qualified electrical contractor.	36	Service call to fix noted items at electrical panel.	\$164

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#	Item Pg Action	Projected
13	No ground fault circuit interrupter gfci protection of electrical receptacles was installed in the laundry room. Although gfci protection may not have been required when this home was built, modern electrical safety standards require gfci protection of receptacles at certain locations in the home.	37 Install GFCI to improve safety. \$214
14	An electrical receptacle was improperly secured and moved when a plug were inserted. Receptacles should be securely installed to prevent re, shock and/or electrocution hazard. This condition should be corrected by a qualified electrical contractor.	37 Repair or install outlet, switch covers and secure throughout. \$121
15	A ground fault circuit interrupter (GFCI) electrical receptacle did not respond adequately to testing. GFCI receptacles should be checked and replaced as needed by a qualified electrical contractor.	38 Replace or repair GFCI as needed to improve safety. \$165
<b>Sub-Total (Electrician).</b>		<b>\$2,401</b>

**RADON MITIGATION CONTRACTOR**

42	RADON GAS LEVEL ABOVE 4. 0 - MITIGATION SYSTEM HIGHLY SUGGESTED At the time of inspection, the radon gas test results showed levels above 4. 0, which is the EPA's action level. A mitigation system is highly suggested for health and safety reasons.	59 Install remediation fan as needed to improve safety. \$1,684
<b>Sub-Total (Radon Mitigation Contractor).</b>		<b>\$1,684</b>

**MASON**

1	The patio walking surface exhibited severe long-term deterioration from exposure to weather. Consult with a qualified contractor to discuss options and costs for replacement.	18 Make repairs to pavers and grade as needed. \$608
2	The brick chimney was damaged. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified masonry contractor to gain an idea of options and costs for repair.	23 Repair noted areas and seal as needed. \$623
3	Moderate cracking visible in the chimney crown should be filled with an appropriate sealant by a qualified masonry contractor to prevent worsening damage caused by moisture in the cracks expanding as it freezes.	23 Repair damaged areas to prevent moisture intrusion. \$379
<b>Sub-Total (Mason).</b>		<b>\$1,610</b>

**WINDOW/GLASS CONTRACTOR**

31	The lower sashes of double-hung windows in the home would not stay up when lifted and released. They slowly fell back a portion or all of the way closed. They should be serviced by a qualified contractor.	32 Check and repair windows and replace hardware as needed. \$313
32	One or more screens at the time of inspection were damaged.	32 Replace window screens around property. \$975
<b>Sub-Total (Window/Glass Contractor).</b>		<b>\$1,288</b>

**ROOFING CONTRACTOR**

28	A few fasteners were protruding through the overlying shingles. This is typically caused when an installer uses a pneumatic nail gun with the air pressure adjusted too low. Damaged shingles should be replaced and the underlying shingles should be refastened.	13 Roof repairs needed in noted areas. \$522
29	The chimney had no cricket. A cricket is a small roof built on the uphill side of the chimney to prevent roof drainage from pooling and causing damage from roof leakage. Crickets are recommended for chimneys measuring 30 inches or more in width (measured parallel to the eaves). The Inspector observed no problems that appeared to be associated with this condition.	22 Install a cricket or saddle. \$751



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#	Item Pg Action	Projected
<b>Sub-Total (Roofing Contractor).</b>		<b>\$1,273</b>
<b>DRYWALL/PAINTER</b>		
16	Exterior wall penetrations had gaps that should be sealed with an appropriate sealant to prevent moisture and insect entry.	17 Seal and caulk as needed in noted locations and penetrations. \$36
17	Stains on the ceiling appeared to be the result of leakage from plumbing fixtures or pipes located in or at the floor above. The moisture meter showed normal levels of moisture present in the affected ceiling materials at the time of the inspection, indicating that the leakage was not recent. The source of leakage may have been identified and corrected, but the ceiling was not re-painted.	30 Patch damaged area and paint. 8 \$54
18	Stains on the walls in this room appeared to be the result of moisture intrusion. The moisture meter showed no elevated moisture levels in the affected areas at the time of the inspection. Although this condition indicated that the source of moisture may have been corrected, further examination by a qualified contractor would be required to provide confirmation.	32 Price Included In Item 17. (Patch damaged area and paint. ). 6
19	A portion of the sink did not have sealant creating a water tight barrier to the countertop. The sink needs to be re-sealed to the countertop to stop further leaks from occurring. Work should be performed by a qualified professional.	43 Caulk and seal counter backsplash in noted areas. \$150
<b>Sub-Total (DryWall/Painter).</b>		<b>\$1,064</b>
<b>PLUMBER</b>		
20	One or more of the bathroom sinks dispensed hot water that exceeded the recommended 110F. Below this temperature is considered safer for children and adults alike. The water heater can be adjusted to lower the temperature at the source which will lower the temperature that exits the faucet.	28 Service call to adjust water temperature to a safe setting. \$110
21	In this bathroom, the bathtub faucet leaked when operated.	29 Repair and service fixtures noted. \$11
22	Plumbing waste pipes were improperly sloped. This condition may result in improper drainage or pipe blockage. The inspector recommends correction by a qualified plumbing contractor.	47 Repair drain line to slope correctly. 5 \$19
23	The oil tank showed signs of rusting. This condition should be inspected at your yearly heating system cleaning by a qualified professional.	48 Inspect and service as needed. \$298
<b>Sub-Total (Plumber).</b>		<b>\$716</b>
<b>FURTHER ACTION REQUIRED</b>		
40	The patio was not level or at. This condition appeared to be the result of settling or heaving of soil, which can have a number of causes. Determining the cause lies beyond the scope of the General Home Inspection.	18 Engineer evaluation and recommendation of repairs. \$650
<b>Sub-Total (Further Action Required).</b>		<b>\$650</b>
<b>FIREPLACE/CHIMNEY CONTRACTOR</b>		
33	At the time of inspection, the chimney clean out had debris and/or dead animals inside. This is caused by not having a chimney cap on the top of the chimney. Recommend having the chimney cleaned by a chimney sweep and installation of a chimney cap.	23 Full chimney sweep and inspection. \$396

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34		VENTING INTO CHIMNEY: VENT NOT SEALED AT CHIMNEY The hole through with the furnace vent connector penetrated the chimney was not adequately sealed. This condition can result in the toxic products of combustion entering the living space. The Inspector recommends correction by a qualified HVAC contractor.	\$219
<b>Sub-Total (Fireplace/Chimney Contractor).</b>			<b>\$615</b>
<b>COUNTERTOP CONTRACTOR</b>			
39		There was localized damage to the countertops.	\$477
42		Refinish veneer and service as needed.	\$477
<b>Sub-Total (CounterTop Contractor).</b>			<b>\$477</b>
<b>CONCRETE CONTRACTOR</b>			
37		FOUNDATION WALLS: SHRINKAGE CRACKS Cracks visible in the concrete foundation walls appeared to be typical shrinkage cracks that commonly develop as concrete cures. Shrinkage cracks are surface cracks and are not a structural concern.	\$397
57		Beam patch noted areas at foundation, cosmetic repairs only.	\$397
<b>Sub-Total (Concrete Contractor).</b>			<b>\$397</b>
<b>LANDSCAPER</b>			
30		Planting beds have been constructed near the exterior walls. Water for plants will eventually soak into soil and may reach soil supporting the foundation. Excessively high moisture levels in soil supporting the foundation can affect its ability to support the weight of the structure above.	\$247
18		Install drains through the planter to the exterior to prevent moisture intrusion.	\$247
<b>Sub-Total (Landscaper).</b>			<b>\$247</b>
<b>HVAC CONTRACTOR</b>			
24		At the time of inspection, there was a hole in the vent piping for the exhaust of the boiler. This hole would allow exhaust gas to enter the home creating a potential danger. Recommend repair or replacement by qualified, hvac professional.	\$217
54		Repair or replace as necessary .	\$217
<b>Sub-Total (HVAC Contractor).</b>			<b>\$217</b>
<b>TILE &amp; GROUT CONTRACTOR</b>			
35		At the time of inspection without the caulking was missing or in disrepair. New caulking should be applied to create a water barrier around the bathtub and the floor. This can be done DIY or a handyman.	\$167
29		Grouting and caulking as needed throughout.	\$167
<b>Sub-Total (Tile &amp; Grout Contractor).</b>			<b>\$167</b>
<b>VENT CONTRACTOR</b>			

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#	Item	Pg	Action	Projected
38	Where it discharged to the home exterior, the dryer exhaust duct showed signs of lint and debris build up. This condition may reduce the efficiency of the dryer and if left unchecked could continue to accumulate to the point of blocking the vent and creating a potential re hazard. The dryer vent system should be cleaned by a qualified contractor.	17	Service call to clear lint debris and improve safety.	\$154
<b>Sub-Total (Vent Contractor).</b>				<b>\$154</b>
<b>APPLIANCE CONTRACTOR</b>				
36	The range was not fastened to the floor. A child standing on the open oven door could overturn the range. This condition is a life-safety issue. The Inspector recommends installation of an approved anti-tip device by a qualified contractor.	42	Install anti-tip device at oven.	\$122
<b>Sub-Total (Appliance Contractor).</b>				<b>\$122</b>
<b>HOME OWNER ITEM</b>				
41	At the time of inspection one or more of the exterior lights was not working. Recommend further evaluation or repair/replace by qualified electrical contractor.	21	Secure fixtures, replace bulbs and install covers where needed.	\$87
<b>Sub-Total (Home Owner Item).</b>				<b>\$87</b>

**TOTAL ESTIMATE:**

**\$19,764**

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#

Item Pg Action

Projected

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