



**REPAIR  
PRICER**

**3630 Chatwood Dr  
Pearland Texas 77584**

COURTESY OF

Sent: Sat, 06 May 2023 23:30

PREPARED BY:

Repair Pricer Team

**QUESTIONS?**  
**[CLICK HERE TO GET HELP](#)**

#	Item	Pg	Action	Range Price
<b>MASON</b>				
1	Cracks in brick veneer and/or repairs, one or more locations, Recommend buyer take photographs of cracks, their location, and width [ruler across the crack] with a high- resolution camera that has a date stamp for future reference	11	Repair and patch mortar and brick as needed	\$609 - \$859
2	Comments : ceiling: sags in the ceiling were observed near kitchen entrance	12	Remove brick and install lintel at openings then reinstall brick	\$802 - \$1120
<b>Sub-Total (Mason)</b>				<b>\$1411 - \$1979</b>
<b>HANDYMAN</b>				
3	Wood rot observed on areas of house/garage. Garage 26 frame, back door.	10	Replace or repair damaged areas noted and seal to extend life of materials	\$1080 - \$1470
4	Damage to the siding observed	11	Repair noted areas and seal to extend life of materials	\$710 - \$982
5	Freeze board separation at one or more corners of the house. Indication of foundation movement.	11	Secure damaged frieze board and seal	\$291 - \$357
6	Missing or non-functioning door stop behind one or more doors to prevent damage to sheetrock	13	Install in noted locations to prevent damage on walls	\$125 - \$153
7	Door damaged, guest bedroom front door	13	Repair damaged doors	\$220 - \$274
8	Did not observe door pan flashing at exterior door location(s). Properly installed door pan flashing helps prevent wind-driven rain/water13 penetration from damaging interior building components. High-risk areas include exterior doors with little to no roof or balcony overhang protection from the elements.	13	Make repairs to prevent moisture intrusion and extend life of materials	\$314 - \$392
9	The exterior door does not have a thumb latch to unlock the door. All egress doors shall be opened from the inside without the use of a key or special knowledge or effort. Ref. IRC R311. 2.	13	Replace with a latch interior deadbolt to improve safety	\$168 - \$212
10	Observed water damage under one or more sink from a previous water leak. No leaks were detected at the time of inspection. (Guest bathroom).	21	Paint and repair damaged areas	\$350 - \$442
<b>Sub-Total (Handyman)</b>				<b>\$3258 - \$4282</b>
<b>ELECTRICIAN</b>				
11	Ceiling fan found to be not functioning, master bedroom	16	Service ceiling fans	\$121 - \$151
12	One or more cover plates were either missing or damaged in attic	16	Repair or install outlet, switch covers and secure throughout	\$122 - \$152
<b>Sub-Total (Electrician)</b>				<b>\$243 - \$303</b>
<b>DRYWALL/PAINTER</b>				
13	Cosmetic cracks and/or previously repaired cracks in the sheetrock observed over some/many doors, windows, and/or corners	10	Patch areas of sheetrock and paint areas noted throughout including loose tape	\$427 - \$589
14	Caulking missing and/or deficient around windows / vertical trim / joints in siding. May allow wind driven rain entry.	11	Correctly seal noted windows to extend life of frame	\$366 - \$450
15	Observed cosmetic cracks and/or repaired cracks in sheetrock observed in ceiling at one or more areas of house	12	Price Included In Item 13. (Patch areas of sheetrock and paint areas noted throughout including loose tape. ).	

#	Item	Pg	Action	Range Price
16	Nail-heads were observed to be pushing through the interior finish in one or more locations of the home	12	Price Included In Item 13. (Patch areas of sheetrock and paint areas noted throughout including loose tape. ).	
17	Water supply plumbing: recommend insulating exterior water lines to prevent freeze damage	20	Seal penetration noted	\$112 - \$142
Sub-Total (DryWall/Painter)				\$905 - \$1181
<b>PLUMBER</b>				
18	Corrosion noted at water shut off valves below one or more sinks	21	Repair corroded shut offs or replace	\$159 - \$203
19	Hot/cold reversed, Hot water supply to any fixture shall be installed on the left side, Standard Plumbing Code both faucet in the master bathroom shower, kitchen faucet	21	Reverse hot and cold to repair	\$112 - \$138
20	One or more drain stoppers do not operate properly, needs adjustment	22	Install or repair drain stoppers in areas as needed	\$114 - \$146
21	Exterior hose spigot(s) do not have code approved anti-backflow devices installed	22	Install anti-siphon or vacuum breaks on exterior hose bibs	\$149 - \$197
Sub-Total (Plumber)				\$534 - \$684
<b>HVAC CONTRACTOR</b>				
22	Improperly located, thermostats are supposed to be located near the return air chase	18	Relocate to improve efficiency	\$375 - \$475
Sub-Total (HVAC Contractor)				\$375 - \$475
<b>DECK/FENCING CONTRACTOR</b>				
23	Fence is in poor condition. Notably east side of the house.	6	Repair as needed in noted areas	\$406 - \$502
Sub-Total (Deck/Fencing Contractor)				\$406 - \$502
<b>ROOFING CONTRACTOR</b>				
24	Not all lead flashing of drain waste vents are properly rolled down the interior of plumbing vent pipes and/or are damaged by squirrels, which may allow some rainwater entry	8	Repair lead flashing and use correct roll down technique	\$204 - \$250
Sub-Total (Roofing Contractor)				\$204 - \$250
<b>LANDSCAPER</b>				
25	Comments : drainage swale is not continuous at sides the drainage swale must be kept clear and continuously sloped to drain water properly	6	Extend and clear swales to drain water	\$399 - \$507
26	Soil grade and drainage patterns around some areas of house do not appear to properly direct water away from foundation to aid in controlling runoff water and could cause differential movement of the foundation or water penetration during heavy rains	6	Dig swales into lot to drain water and level out high or low soil levels	\$568 - \$792

#	Item	Pg	Action	Range Price
27	High soil and patio obscures the view of foundation and prevents visual inspection for termite and/or water penetration	15	Adjust soil at areas near foundation to extend life of materials	\$424 - \$592
Sub-Total (Landscaper)				\$1391 - \$1891
<b>WINDOW/GLASS CONTRACTOR</b>				
28	Comments : windows: one or more windows will not stay open or will not open fully master bedroom	14	Check and repair windows and replace hardware as needed	\$315 - \$387
29	One or more windows were difficult to open	14	Service call to adjust noted windows and repair noted items	\$363 - \$453
30	One or more screens are missing and/or damaged	14	Replace window screens around property	\$929 - \$1279
31	Safety glass in hazardous locations: large picture windows do not appear to be safety/tempered glass. Considered a recognized safety hazard. Per irc 308. 4. 7 windows greater than 9 sq. Ft. , bottom less than 18 above the floor, top more than 36 above the floor, within 36 of traffic area.	14	Replace with safety glass to improve safety	\$706 - \$966
Sub-Total (Window/Glass Contractor)				\$2313 - \$3085
<b>FIREPLACE/CHIMNEY CONTRACTOR</b>				
32	Metal chimney cap deformed/rusted, improperly holds water instead of shedding water	15	Service and seal to extend life of materials	\$223 - \$275
Sub-Total (Fireplace/Chimney Contractor)				\$223 - \$275
<b>GARAGE DOOR CONTRACTOR</b>				
33	Sticky/noisy operation, recommend adjustment and/or lubrication	14	Service call to adjust garage door and repair noted items	\$151 - \$189
34	Comments : unit has excessive vibration / noise level recommend lubrication	26	Adjust and repair garage door for safe operation	\$167 - \$211
35	Missing required safety sticker/decals next to the operator button	26	Service call to install sticker	\$111 - \$139
Sub-Total (Garage Door Contractor)				\$429 - \$539
<b>TILE &amp; GROUT CONTRACTOR</b>				
36	Recommend caulking around the base of all commodes	21	Grouting and caulking as needed throughout	\$151 - \$189
37	Recommend caulking around all tub/shower faucets and spouts to prevent water entry behind the wall	22	Caulk or grout around commode and shower penetrations	\$219 - \$279
Sub-Total (Tile & Grout Contractor)				\$370 - \$468
<b>APPLIANCE CONTRACTOR</b>				
38	Recommend use of stainless steel braided no burst clothes washer water supply lines to reduce chance of water damage	22	Replace with braided as needed	\$121 - \$151
39	Comments : Drain line needs to be better elevated and secured above side inlet of disposal to prevent debris and gray water from draining down line from disposal and back into the dishwasher	25	Install anti-siphon or vacuum break on dishwasher drain line	\$91 - \$113
40	Dishwasher not anchored in cabinet	25	Service call to secure dishwasher	\$79 - \$99

#	Item	Pg	Action	Range Price
41	Comments : RANGES/COOKTOPS: Range surface has excessive scratches which may/could affect the heat generating. Recommend repair/service as may needed.	25	Service call to adjust or repair noted items	\$111 - \$139
Sub-Total (Appliance Contractor)				\$402 - \$502
<b>CONCRETE CONTRACTOR</b>				
42	Cracked garage slab observed possibly due to movement/settlement	5	Seal with appropriate caulk and monitor	\$201 - \$253
43	Post tension cable live ends are exposed. Recommend repair before more extensive repairs become needed.	5	Beam patches at cable ends after treating with rust inhibitor to extend life of materials	\$408 - \$518
44	Spalling (i. e. , corner pops) at one or more corner(s), Corner spalling is common to slab foundations and does not affect the structural integrity of the foundation.	6	Patch spalling at foundation	\$255 - \$311
45	Observed one or more small cracks in the foundation	6	Beam patch noted areas at foundation, cosmetic repairs only	\$396 - \$504
46	The driveway has settled and has multiple cracks and uneven surfaces	15	Seal cracks to prevent water intrusion	\$250 - \$316
Sub-Total (Concrete Contractor)				\$1510 - \$1902
<b>GUTTER CONTRACTOR</b>				
47	Downspouts need splash blocks at bottoms to prevent soil erosion	8	Install splash blocks where needed	\$141 - \$173
48	Recommend addition of rain gutters to help improve drainage and/or prevent wood rot at the following locations where currently not present	8	Install gutters in locations noted	\$712 - \$986
49	Observed one or more areas of loose gutters	8	Service to improve flow of water and repair as needed	\$335 - \$413
50	Need general maintenance, cleanout debris / resecure to fascia board/tilt toward drains, seal leaks, etc	9	Downspout needs to be better connected to drain	\$150 - \$190
Sub-Total (Gutter Contractor)				\$1338 - \$1762
<b>VENT CONTRACTOR</b>				
51	Comments : some flex duct observed to be routed improperly, not to manufacturers installation instructions. Recommend additional support and/or routing ducts to eliminate snaking drooping or crimping of flex duct more than 1 per foot which adds unnecessary additional resistance.	19	Install smooth metal inside duct to improve safety	\$280 - \$350
Sub-Total (Vent Contractor)				\$280 - \$350
<b>FURTHER ACTION REQUIRED</b>				
52	The floor is not level, possibly due to foundation settlement	12	Structural engineer or foundation specialist needed to inspect structural support and recommend repairs	\$746 - \$1036
Sub-Total (Further Action Required)				\$746 - \$1036



#	Item	Pg	Action	Range Price
53	<b>PEST CONTROL CONTRACTOR</b> Evidence of previous ( possibly current) rodent activity in the attic	9	Rodent proof and service property	\$570 - \$790
Sub-Total (Pest Control Contractor)				\$570 - \$790



## Summary



Handyman	\$3258 - \$4282	<div></div>
Window/Glass Contractor	\$2313 - \$3085	<div></div>
Mason	\$1411 - \$1979	<div></div>
Concrete Contractor	\$1510 - \$1902	<div></div>
Landscaper	\$1391 - \$1891	<div></div>
Gutter Contractor	\$1338 - \$1762	<div></div>
DryWall/Painter	\$905 - \$1181	<div></div>
Further Action Required	\$746 - \$1036	<div></div>
Pest Control Contractor	\$570 - \$790	<div></div>
Plumber	\$534 - \$684	<div></div>
Garage Door Contractor	\$429 - \$539	<div></div>
Deck/Fencing Contractor	\$406 - \$502	<div></div>
Appliance Contractor	\$402 - \$502	<div></div>
HVAC Contractor	\$375 - \$475	<div></div>
Tile & Grout Contractor	\$370 - \$468	<div></div>
Vent Contractor	\$280 - \$350	<div></div>
Electrician	\$243 - \$303	<div></div>
Fireplace/Chimney Contractor	\$223 - \$275	<div></div>
Roofing Contractor	\$204 - \$250	<div></div>

**The Whole Property Estimate Explained:** You will notice that if you add every item on your report, the total will never match the Whole Property 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.

## TOTAL ESTIMATE:

**\$16,908 - \$22,256**

## Thank you for choosing Repair Pricer

### About Repair Pricer

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