

SAMPLE

# Repair Estimate Report



**PREPARED FOR**  
Bonnie Rumsfied  
668 Mayfield Place  
Chicago, IL 98102

**PREPARED BY**  
Ray Peterson  
Sent August 18, 2018

**COURTESY OF**  
Buyer's Choice Inspections, LLC





## Summary



### TOTAL DEFICIENCIES

\$4,150

Repairs affecting performance of the home that we recommend are completed. This is the total cost if deficiencies are addressed one at a time.



### WHOLE HOME ESTIMATE

\$3,190

The expected price for a professional to address all the deficiencies at once. Porch stands behind this quote. [See details](#)



### POTENTIAL ITEMS

\$1,580

Issues that warrant monitoring or further investigation, not included in combined total

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| #                                     | Issue   | Pg | Action  | Deficiencies   |                | Combined | Potential    |
|---------------------------------------|---|----|---|----------------|----------------|----------|--------------|
|                                       |   |    |   | Cost           | Cost           | Cost     | Cost         |
| <b>Contractor: Carpenter/Handyman</b> |   |    |   |                |                |          |              |
| 1                                     | Access ladder needs to be fire rated          | 1  | Change out to fire rated access   | \$550          |                |          |              |
| 2                                     | Damaged doors                                 | 10 | Repair damaged doors  | \$350          |                |          |              |
| 3                                     | Garage door not fire rated                    | 10 | Deliver and install fire rated door to improve safety and self closing      | \$360          |                |          |              |
| <b>Sub-Total</b>                      |   |    |   | <b>\$1,260</b> | <b>\$1,020</b> |          |              |
| <b>Contractor: Electrician</b>        |   |    |   |                |                |          |              |
| 4                                     | Double lugging                                | 3  | Re wire so as not to have two wires going to one breaker                    | \$150          |                |          |              |
| 5                                     | Outlet not present                            | 4  | Install outlet where noted  |                |                |          | \$450        |
| 6                                     | No GFCI protection at one or more location.   | 4  | Install GFCI in noted required areas to improve safety                      |                |                |          | \$430        |
| 7                                     | Both panels are not labeled                   | 2  | Label panesl wires and breakers   | \$500          |                |          |              |
| 8                                     | Ground not visible                            | 11 | Service call to confirm or install ground for both gas and plumbing systems | \$300          |                |          |              |
| <b>Sub-Total</b>                      |   |    |   | <b>\$950</b>   | <b>\$710</b>   |          | <b>\$880</b> |
| <b>Contractor: Plumber</b>            |   |    |   |                |                |          |              |
| 9                                     | Draft hood misaligned                         | 5  | Install Draft hood and improve ventilation                                  | \$260          |                |          |              |
| 10                                    | Gas lines are old flex                        | 5  | Replace with black iron piping to improve safety                            |                |                |          | \$450        |
| 11                                    | Corroded drain pipes in baths                 | 7  | Switch out to correct materials   | \$390          |                |          |              |
| 12                                    | Corrosion or rust at water heater connections | 8  | Service connections to extend life of unit                                  | \$150          |                |          |              |
| 13                                    | Faucets and heads need servicing              | 11 | Service noted items including stoppers, diverters and anti siphon devices   | \$230          |                |          |              |
| 14                                    | Hose bib leaking                              | 11 | Service leaky hose bib  | \$160          |                |          |              |
| <b>Sub-Total</b>                      |   |    |   | <b>\$1,190</b> | <b>\$710</b>   |          | <b>\$450</b> |
| <b>Contractor: Roofing</b>            |   |    |   |                |                |          |              |
| 15                                    | Exposed nails and shingle deficiencies        | 6  | Repair noted areas  | \$750          |                |          |              |
| <b>Sub-Total</b>                      |   |    |   | <b>\$750</b>   | <b>\$750</b>   |          |              |
| <b>Contractor: Landscaper</b>         |   |    |   |                |                |          |              |
| 16                                    | Foliage too close to structure                | 8  | Cut back and trim foliage in noted areas                                    |                |                |          | \$250        |
| <b>Sub-Total</b>                      |   |    |   |                |                |          | <b>\$250</b> |
| <b>Contractor: Garage Door</b>        |   |    |   |                |                |          |              |
| 17                                    | Garage door control is improperly located     | 10 | Service call to move location and install sticker                           |                |                |          | \$150        |

**Defective:** Repairs affecting performance of the home that we recommend are completed.

**Potential:** Issues that warrant monitoring or further investigation, not included in combined total

**Combined:** Reduced cost if the contractor completes all the deficiencies in one combined project.