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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

Repairs impacting performance of the home that we recommend are completed

\$4,150



PORCH WHOLE HOME ESTIMATE

The price to fix deficiencies at one time. Porch stands behind this quote. [See details](#)

\$3,190



POTENTIAL ITEMS

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

\$1,580



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#	Issue	Pg	Action	Deficiencies	Combined	Potential
				Cost	Cost	Cost
Contractor: Carpenter/Handyman						
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		
Sub-Total				\$1,260	\$1,020	
Contractor: Electrician						
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		
Sub-Total				\$950	\$710	\$880
Contractor: Plumber						
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		
Sub-Total				\$1,190	\$710	\$450
Contractor: Roofing						
15	Exposed nails and shingle deficiencies	6	Repair noted areas	\$750		
Sub-Total				\$750	\$750	
Contractor: Landscaper						
16	Foliage too close to structure	8	Cut back and trim foliage in noted areas			\$250
Sub-Total						\$250
Contractor: Garage Door						
17	Garage door control is improperly located	10	Service call to move location and install sticker			\$150

● **Defective:** Home performance or appearance issues that we recommend are completed

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

● **Combined:** Reduced cost if multiple defective and cosmetic repairs are completed at same time

