

REPAIR PRICER

3733 W 173rd St
Torrance CA 90504

COURTESY OF

Elite Inspection Group

ELITE GROUP INSPECTION PROFESSIONALS

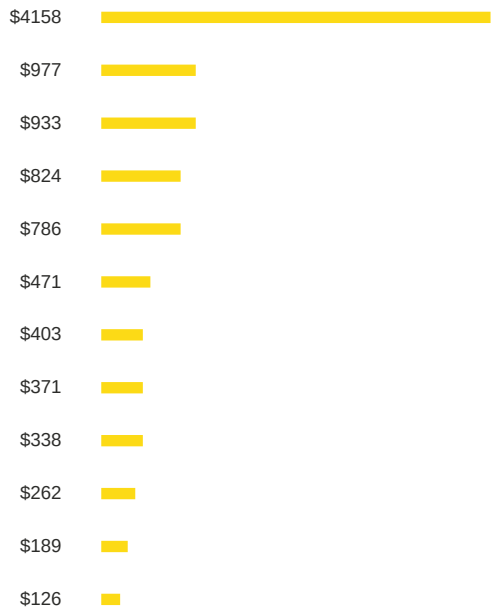
Sent: Sat, 23 Oct 2021 05:45

PREPARED BY:

Repair Pricer Team

QUESTIONS?
CLICK HERE TO GET HELP

Summary



REPAIR PRICER

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.*

WHOLE HOME ESTIMATE:

$8,998

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#	Item	Pg	Action	Projected
	MASON.			
1	Planters Loose/cracked materials presen.	39	Repair or secure loose bricks with mortar in planter.	$403
			Sub-Total (Mason).	**$403**
	FRAMER.			
2	Walls wood deterioration observed.	29	Replace damaged framing members or reinforce .	$471
			Sub-Total (Framer).	**$471**
	CARPENTER/HANDYMAN.			
3	Enclosures / Shower doors Deteriorated bottom track/seal.	11	Service shower doors.	$126
			Sub-Total (Carpenter/Handyman).	**$126**
	ELECTRICIAN.			
4	Carbon Monoxide Detectors Not permanently mounted.	4	Install carbon monoxide detectors as needed.	$154
5	Smoke Detectors Missing.	4	Install more smoke alarms as needed throughout.	$207
6	Main Panel Recommend upgrading services due to age of electrical system.	25	Pricing in adjacent defect.	
7	Main Panel Manufacture of panel a brand (Zinsco/Sylvania/Federal Pacific/Stab-Lok) known for frequent issues.	25	Remove Zinsco Sylvania panel and install a panel up to code.	$3,614
8	Exterior Electrical Ungrounded outlets present - typical for the age of the structure.	36	Repair noted outlets to improve safety.	$183
			Sub-Total (Electrician).	**$4,158**
	PLUMBER.			
9	Sinks Drain operated slowly.	9	Service as needed to make improvements.	$156
10	Sinks Rust present, signs of wear - recommend rust treatment/service.	9	Service and repair corrosion to extend the life of materials.	$249
11	Sinks Corrosion present at fixture(s) - signs of wear.	9	Pricing in adjacent defect.	
12	Plumbing Corrosion is present at plumbing areas - this is a sign of slow leaking and should be further evaluated by a plumbe.	12	Pricing in adjacent defect.	
13	Plumbing Corrosion is present at plumbing areas - this is a sign of slow leaking and should be further evaluated by a plumber.	19	Pricing in adjacent defect.	
14	Plumbing Galvanized steel and cast iron plumbing drain piping present.	34	On site water piping inspection to determine need and extent of repairs.	$404
15	Exterior Plumbing and Faucets Exterior hose faucets leaked at handles when operated.	37	Service leaky hose bibs.	$168
			Sub-Total (Plumber).	**$977**

#	Item	Pg	Action	Projected
	ROOFING.			
16	Vents and Vent Caps Rusted.	40	Repair as needed.	$338
			Sub-Total (Roofing).	**$338**
	LANDSCAPER.			
17	Sprinklers Leaking evidence of leaking at valve.	38	Service call to repair as needed.	$189
			Sub-Total (Landscaper).	**$189**
	TILE & GROUT.			
18	Floor Conditions Chipped areas, recommend maintenance and fill as needed.	14	Replace broken tile and patch loose tile.	$371
			Sub-Total (Tile & Grout).	**$371**
	CONCRETE CONTRACTOR.			
19	Driveways and Walkways Damaged.	36	Fill gaps with MP1 sealer to prevent water intrusion.	$262
			Sub-Total (Concrete Contractor).	**$262**
	GUTTERS.			
20	Stucco stained/discolored areas - recommend rain gutters or ground cover in these areas to prevent splashing and staining.	31	Install gutters in locations noted.	$786
			Sub-Total (Gutters).	**$786**
	FLOORING.			
21	Floor Conditions Buckled areas.	8	Service call to repair.	$566
22	Floor Conditions Lifting at seam.	8	Replace and patch seams.	$367
			Sub-Total (Flooring).	**$933**
	FURTHER ACTION REQUIRED.			
23	Foundation walls cracks large.	33	Structural engineer or foundation specialist needed to inspect structural support and recommend repairs.	$824
			Sub-Total (Further Action Required).	**$824**

Thank you for choosing Repair Pricer

About Repair Pricer

Repair Pricer is the industry standard for converting inspection reports into accurate repair estimates during the complex property purchasing process, enabling all parties to act quickly and confidently during a critical period. Repair Pricer saves time and reduces stress for everyone when it matters most. To learn more about Repair Pricer, visit www.repairpricer.com

Additional Services such as Pools, Sewer Scope, Termite, Re-Inspections, etc., are not included in the Repair Pricer Report. Other limitations may apply. Items written in red text in your inspection report are still recommended by Elite to be further evaluated by a licensed contractor.

REPAIR PRICER

It is important you understand that the service provided by RepairPricer.com is purely for estimation and negotiation purposes. We do not guarantee that the prices we estimate for repairs on your report are the same that you will end up paying for that specific repair. Our pricing is based on the average cost for a similar repair in your area, and due to unknown factors or underlying issues that we are not privy to, actual repair cost may be substantially higher.