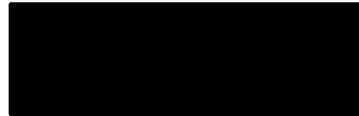




Repair Estimates Report



PREPARED FOR



PREPARED BY

Porch Pricing Expert
Sent Fri, 18 Jan 2019



Summary



TOTAL DEFICIENCIES

Repairs impacting performance of the home that we recommend are completed

\$5,327



PORCH WHOLE HOME ESTIMATE

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

\$4,181



POTENTIAL ITEMS

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

\$0



#	Issue	Pg	Action	Deficient	Combined	Potential
				Cost	Cost	Cost
(Contractor - Carpenter/Handyman)						
1	The rear door seal was gapped/missing at several locations.	7	Make necessary repairs as noted. Weather stripping	\$326		
Sub-Total				\$326	\$326	
(Contractor - Electrician)						
2	The exterior electrical shut off breakers were not clearly marked.	20	This can create confusion during an emergency shut-off situation.	\$206		
3	The hood fan was noisy during operation.	5	The hood fan was noisy during operation. Recommend review by a licensed appliance technician.	\$108		
4	The ceiling fan.	5	The ceiling fan. As well as. The fan in the dining area. And master bedroom were wired directly through an adjustable knob assem	\$197		
Sub-Total				\$511	\$341	
(Contractor - Plumber)						
5	Water heater TPR reduced drain line	18	Repair or install new Pressure relief valve and replace drain line	\$225		
6	Corrosion noted thru out	14	Service, repair and replace noted items	\$256		
7	There was some corrosion.	18	There was some corrosion. This should be monitored for changes and repaired if/when needed.	\$256		
8	The toilet was not securely fastened to the floor.	12	The toilet was not securely fastened to the floor. This is a safety issue.	\$140		
9	The faucet hand spray aerator needed to be cleaned or replaced.	5	The faucet hand spray aerator needed to be cleaned or replaced. Recommend review by a licensed plumbing technician.	\$196		
10	The sink base cabinet was previously moisture damaged.	5	The sink base cabinet was previously moisture damaged. It appeared that the ancillary drinking filter fell through the rotted wood.	\$176		
Sub-Total				\$1,249	\$649	
(Contractor - HVAC)						
11	The outdoor temperature during the time of inspection was non-conductive to a test the air con	15	The outdoor temperature during the time of inspection was non-conductive to a test the air conditioning mode of the hvac system.	\$358		
12	The condensing coils were dirty and needed cleaning.	21	The condensing coils were dirty and needed cleaning.	\$235		
13	The inspector noted the absence of an automatic shutoff device on the condensate line.	22	Recommend review by a licensed hvac technician.	\$289		
14	Sections of the hvac ductwork were separated.	22	And had missing tape throughout the attic space.	\$113		
15	The insulation on the refrigerant lines was deteriorated.	24	The insulation on the refrigerant lines was deteriorated.	\$122		

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

● **Combined** - Reduced cost if multiple repairs are completed at same time.



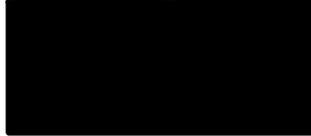
		Sub-Total	\$1,117	\$777
(Contractor - Window)				
16	Window latch broken	9	Install new window latch	\$167
17	The window springs were not functioning correctly.	7	The window springs were not functioning correctly. Consult a licensed service technician for repair.	\$313
18	Window springs are damaged or broken	9	Repair windows as needed in noted areas	\$313
		Sub-Total	\$793	\$553
(Contractor - Tile & Grout)				
19	There was some grout/caulking repair needed in the shower/tub area.	14	There was some grout/caulking repair needed in the shower/tub area. This should be corrected to reduce the possibility of water i	
		Sub-Total		\$304
(Contractor - Appliance)				
20	The electric range outlet was not mounted to the adjacent wall.	5	There was no anti-tip device installed behind the device.	\$119
21	The dishwasher drain tube did not have a high air gap installed.	5	The dishwasher drain tube did not have a high air gap installed. When the drain tube leaves the drain assembly.	\$88
22	Open gaps were noted at hvac plenum.	22	Open gaps were noted at hvac plenum. Open gaps bypass the filter.	\$118
		Sub-Total	\$325	\$225
(Contractor - Vents)				
23	There was a plastic dryer vent hose.	15	There was a plastic dryer vent hose. Make necessary repairs as needed.	\$186
		Sub-Total	\$186	\$186
(Contractor - Glass)				
24	The sliding glass doors at the front patio were gapped at their far-left where they met the door	7	The sliding glass doors at the front patio were gapped at their far-left where they met the door frame. recommend further review o	\$165
		Sub-Total	\$165	\$165
(Contractor - Inspections)				
25	What appeared to be some kind of organic growth was found on the wall adjacent to the water	10	What appeared to be some kind of organic growth was found on the wall adjacent to the water heater. Certain types of organic gr	\$490
		Sub-Total	\$490	\$490
(Contractor - Miscellaneous)				
26	One or more closet bi-fold doors would not remain in their tracks.	7	Make necessary repairs as needed.	\$165
		Sub-Total	\$165	\$165

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Total

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\$4,181

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