



Repair Estimate

John & Joan Buyer

15 Nice Lane

Sunnytown, Pennsylvania 19000

The following estimate and repair costs are provided for your convenience. The costs are based on HomeTeck Remodeling and Renovation Cost Estimator, Homewyse Cost List, and direct input from contractors in the local area.

The cost of residential repairs can vary greatly between contractors. The numbers provided in the summary should be considered a range, as required by the Pennsylvania Home Inspection law. The actual cost for your home repairs or improvements may be different from the cost listed here.

SunLight Inspection Services always recommends getting three estimates from contractors who may be performing the work. SunLight Inspection Services makes no warranty or guarantee as to the correctness or sufficiency of the cost contained in this list. SunLight Inspection Services assumes no responsibility or liability in connection with the use of this list.

Description	Amount
<p>1) Rust and corrosion was noted on the chimney cover. The metal cover at the top of the chimney chase that houses the metal flue for the manufactured fireplace was corroded/rusted.</p> <p>It is very important that the metal cover remain watertight. If water penetrates the metal cover and runs down the chimney chase it may damage the manufactured fireplace, the chimney chase, or other components of the house.</p> <p>A qualified chimney sweep should replace the cover before pin holes and leaks develop.</p> <p>Note: This inspection does not include an inspection of the chimney flue.</p>	\$400 - \$600
<p>2) The downspout at the front left corner and back left corner needs to be extended to take water further away from the house. Water should not be allowed to drain right next to the foundations. A qualified person should extend the spout.</p>	\$40 - \$60
<p>3) Poor drainage (grading) was noted near the foundation. The ground around the home is level and not sloped away from the house. The soil around the home should be graded to take water away from the foundation.</p> <p>In order for drainage to be effective, the landscaping must be configured so that the yard is sloped away from the foundation at a pitch of no less than 6 inches in the first ten feet. Failure to maintain sufficient drainage will cause rain and surface runoff to drain toward the foundation where it can seep into basements and crawlspaces. A qualified landscaping professional should add and regrade soil around the home so that the ground slopes away from the house.</p>	\$400 - \$600

- 4) Metal flashing is missing at the bottom of the exterior wall sections to the right and the left of the front door. Metal flashing should be installed up behind the siding and run out over the top of the foundation. Flashing is needed to prevent water from running under the wall framing where it could damage the wall. A qualified siding contractor should stall the flashing. \$300 - \$400

Note: It should be noted that the access to the underside of the stairs has been closed off. I am unable to inspect the interior of the home in this area.

- 5) Loose and damaged siding was noted in several locations. The siding has been under-nailed or improperly nailed. This has caused several of the siding panel to come loose from the wall. Loose siding can allow water intrusion and damage to the exterior wall. \$3,000 - \$5,000

To prevent water intrusion and further siding panels from separating a qualified siding contractor should evaluate further and repair as needed.

- 6) Wood deterioration was noted on the fascia board behind the front gutter. \$500 - \$800
The front gutter will need to be removed to determine how much of the fascia board will need to be replaced.
A qualified siding contractor should repair and replace the fascia as needed.

- 7) There was missing flashing along the ledger board of the deck. \$300 - \$400

Flashing should extend over the top of the ledger board and up behind the siding material. Water should not be permitted to run between the house and the ledger board.

Water can run behind the ledger board and rot the deck and the framing of the house. Water can also weaken the bolt-to-band joist connections that hold the deck to the house.

- 8)** The joist hangers are fastened with "common" nails. Using the wrong nails to fasten joist hangers is unsafe. Common nails do not have enough shear strength to be used as joist hanger nails. The proper nails should be installed in the joist hangers for safety. \$100 - \$150

Special N10 nails (1 1/2 ' long x 9 gauge hot-dip galvanized) are recommended. N10 nails are specially designed to provide the shear strength needed for joist hangers.

- 9)** A split beam and incorrect post-to-beam connection were noted at the deck. \$400 - \$600

Current accepted standards recommend that the beam that carries the load of the deck be bolted together. Split beams are not considered strong enough to carry the load of the deck. Current accepted standards recommend that the beam be supported by a post, not the bolts that connect the beam to the post.

For increased safety, I recommend having a qualified carpenter improve the deck structure to that it meets today's standards.

- 10)** The home is heated and cooled with a Heat Pump.
Using the thermostat I turned the heat pump system on.
The heat pump system functioned normally at the time of the inspection.

- 11)** The receptacle to the right of the utility tub is not GFCI protected. \$90 - \$120

Current accepted standards recommend that all receptacles that are within six feet of a water source or in a laundry area be GFCI protected.

For increased safety, a qualified electrician should install GFCI protection for the laundry area receptacles.

- 12)**None of the receptacles that serve the kitchen countertops were GFCI protected. \$160 - \$220
Current accepted standards recommend that all the receptacles that serve a kitchen countertop be GFCI protected.
For increased safety, I recommend having a qualified electrician install GFCI protection for the kitchen receptacles.
- 13)**The receptacle above the sump pump is not GFCI-protected. \$90 - \$120
Current accepted standards recommend that all receptacles in unfinished areas of the basement be GFCI-protected.
For increased safety, I recommend having a qualified electrician install GFCI protection for the basement receptacles.
- 14)**A receptacle with an open ground was noted on the exterior of the house and in the front left basement room. \$120 - \$200
A qualified electrician should inspect the receptacle circuits and repair as needed.
- 15)**A junction with an open knockout (a hole) was noted above the laundry area. There should be no open holes in junction boxes, switch boxes, or outlet boxes. Open holes in junction boxes are an electrical hazard. The hole should be covered with a replacement knockout plate or electrical tape. \$2 - \$5
Electrical repairs should be performed by a qualified electrician.
- 16)**Damage to the rear band joists was noted underneath the rear sliding door. Water damage was noted to the band joist underneath the rear sliding door. \$300 - \$400
Additional repairs are needed in this location. The band joist serves two functions. One is to transfer the load of the rear exterior wall down to the foundation. The other is to prevent the floor joists from rotating. The repair that has been done to install the new sliding door does not address these two factors. A qualified carpenter should evaluate further and repair as needed.

- 17)**The bathroom fans were observed venting into the attic. The fans should be vented to the exterior. \$400 - \$700
Bathroom fans vent moisture into the attic space. This moisture can reduce the R-value of the insulation. The moisture can also contribute to mold and mildew growth on the underside of the roof sheathing.
A qualified contractor should vent the fans to the exterior.
- 18)**I observed a corrugated drainpipe on the second-floor hall bathroom sink drain. Corrugated drainpipes should only be used in vertical connections above the trap. This drainpipe is set horizontally. \$50 - \$150
I recommend a qualified person replace the drain pipe with an approved drain pipe.
- 19)**I observed a leak at the basement bathroom sink drain pipe. A plumber or qualified person should repair or replace the drain pipe as needed. \$50 - \$150
- 20)**A corrugated drainpipe was noted on the second-floor hall bathroom tub/shower drain. The corrugated drainpipe is on a horizontal section of the drain. \$200 - \$400
Current accepted standards allow corrugated drain pipes to be used on vertical connections only and only above the drain trap. A horizontal corrugated drainpipe can catch debris increasing the chances of a leak or blockage. The drainpipe should be replaced with one that meets today's standards.
Plumbing repairs should be performed by a qualified plumber.
- 21)**The leak was noted at the second-floor hall tub shower. The plumbing Access panel opening does not line up well with the plumbing drain lines. I am unable to determine if the leak is coming from the faucet handle or the showerhead above the faucet handle. \$400 - \$600
A qualified Plumber should evaluate further and repair as needed.

22)Two fogged windowpanes were noted in the master bedroom. \$400 - \$600
In order to correct the fogged appearance of the glass, the glass windowpane or the window sash will need to be replaced.
A qualified window contractor should repair or replace as necessary.

23)For increased safety I recommend adding smoke alarms in the \$50 - \$90
following locations:
• first-floor hallway
• second-floor hallway
• All the bedrooms
For increased safety I recommend adding carbon monoxide alarms in the following locations:
• second-floor hallway

Smoke alarms and carbon monoxide alarms are available in stand-alone battery-powered systems, interconnected hardwired units (if your home is wired for them), and interconnected WIFI units.

24)Cracks were noted in the rear and bottom refractory panels. The \$200 - \$400
refractory panels are no longer reliable and may fail to perform their intended function. For safety, the damaged panels should be replaced.
Refractory panels are designed to protect the steel firebox from the heat of the fire and to deflect heat into the room. The broken panel should be replaced with the appropriate panel for this make and model fireplace.

Subtotal: \$7,952 - \$12,765

Estimate Total

\$7,952 - \$12,765

SunLight Inspection Services • (610) 450-6056 • Office@sunlightinspections.com
Thank you for your business!