

# REPAIR ESTIMATES



Avoid the  
guesswork with  
Reeli Home  
Inspections

Prepared for

Anthony & Don  
5220 Nash Dr  
The Colony TX 75056

# Disclaimer



The seller is not obligated to repair any defects or offer credit



Typically sellers are more inclined to offer credit for **Major** defects, while **Moderate** and **Minor** defects are generally expected to be managed by the buyer



Actual repair costs may vary from the above estimates

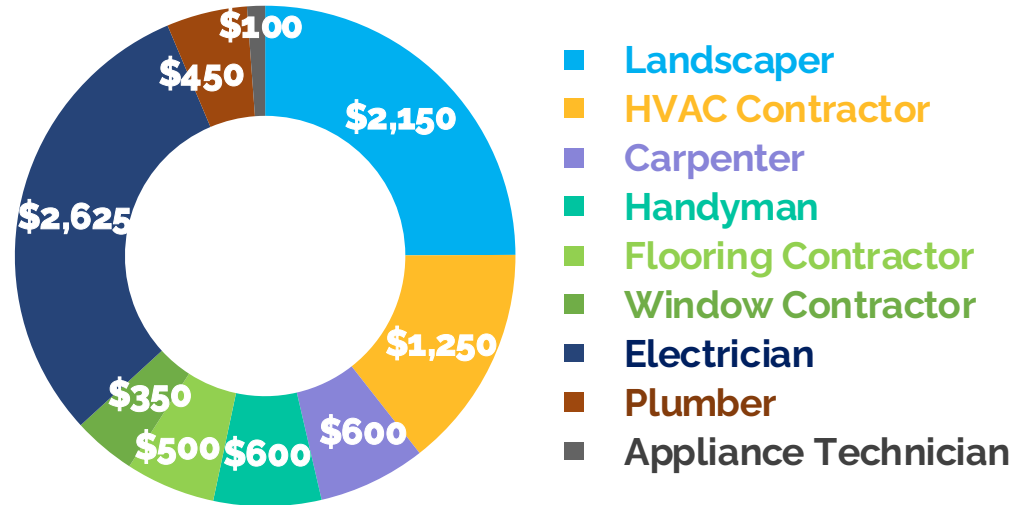


We recommend scheduling a repair consultation for more accurate pricing. **Reeli offers free repair consultations**

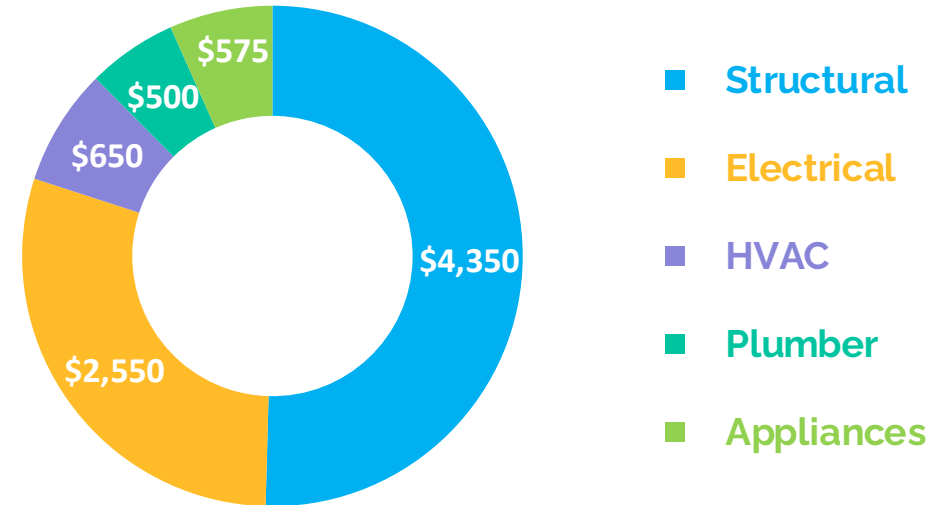
# Cost Breakdown



## Repair costs by contractor type



## Repair costs by Category



**Total Repair Estimate: \$8,625**

# Structural Systems Estimates



| #  | ITEM                 | FINDING & RECOMMENDATION   | SEVERITY | EST. COST |
|----|----------------------|--|----------|-----------|
| 01 | Foundation Condition | Ground around foundation is dry and pulling away from slab. Implement a watering program ASAP.                     | Moderate | \$300     |
| 02 | Foundation Condition | Trees or large shrubbery are too close to the foundation. Remove or trim trees and shrubbery.                      | Moderate | \$500     |
| 03 | Grading Condition    | Slope at the back of the home is negative, moving water towards the home. Correct the slope for proper drainage.   | Moderate | \$750     |
| 04 | Grading Condition    | Soil line is too high on the left side of the home. Lower the soil line to expose 3-4 inches of slab or beam wall. | Moderate | \$200     |
| 05 | Grading Condition    | Drainage slope on the left and right sides is flat or poorly defined. Regrade the area for proper drainage.        | Moderate | \$400     |
| 06 | Attic Insulation     | Insulation in the attic is not evenly distributed. Recommend leveling the insulation.                              | Minor    | \$300     |
| 07 | Walls                | Cracks observed in exterior masonry, possibly due to structural movement. Point-up cracks and monitor.             | Minor    | \$150     |
| 08 | Walls                | Paint is peeling on the right side of the home. Repaint the affected area.   | Moderate | \$100     |
| 09 | Walls                | Pests have damaged wood on the left side of the home. Repair damaged wood and take pest control measures.          | Minor    | \$250     |
| 10 | Walls                | Rot at trim observed on the right side of the home. Replace rotted trim.   | Moderate | \$200     |

Continued on next page..

# Structural Systems Estimates



| #  | ITEM             | FINDING & RECOMMENDATION   | SEVERITY | EST. COST |
|----|------------------|--|----------|-----------|
| 11 | Floors           | Rising/sloping observed in floors in some areas. Evaluate and repair as needed.                | Minor    | \$500     |
| 12 | Garage Door      | Garage door is not self-closing. Install self-closing mechanism.                               | Minor    | \$150     |
| 13 | Doors            | Doors rubbing on trim in some areas (bedrooms, primary bathroom). Adjust door trim.            | Minor    | \$50      |
| 14 | Doors            | Hall bathroom door not latching properly. Realign door and striker plate.                      | Minor    | \$50      |
| 15 | Back Door        | Light visible around weather-stripping at the bottom. Replace or adjust weather-stripping.     | Minor    | \$50      |
| 16 | Interior Door    | Interior door opening by itself in the left side bedroom. Adjust door to prevent self-opening. | Minor    | \$50      |
| 17 | Window Condition | Thermal seal failure in one window in the primary bedroom. Replace affected window or pane.    | Minor    | \$200     |
| 18 | Window Condition | Cracked/broken window observed in the family room. Replace cracked/broken window.              | Minor    | \$150     |

**Total Structural Estimate**

**\$4,350**

# Electrical Systems Estimates



| #  | ITEM                       | FINDING & RECOMMENDATION   | SEVERITY | EST. COST |
|----|----------------------------|--|----------|-----------|
| 01 | AFCI Protection            | No AFCI's in the panel box. Install AFCI's as required.  | Moderate | \$500     |
| 02 | Double-Tapped Wires        | Two wires are double-tapped at neutral and ground bars. Correct the double-tapped wires.                               | Moderate | \$200     |
| 03 | Circuit Labeling           | Circuit locations are not clearly marked. Mark all circuit locations clearly.  | Minor    | \$100     |
| 04 | Breaker Panel Size         | Breaker panel may be undersized for the home's electrical needs. Evaluate and possibly upgrade the breaker panel size. | Moderate | \$500     |
| 05 | Panel Cover Screws         | Panel cover needs 2 blunt-tip screws. Install blunt-tip screws on the panel cover.                                     | Minor    | \$50      |
| 06 | Grounding Electrode System | No Grounding Electrode System observed. Install a Grounding Electrode System.  | Moderate | \$300     |
| 07 | Tamper-Resistant Outlets   | Outlets are not tamper-resistant as in today's new builds. Install tamper-resistant outlets.                           | Minor    | \$200     |
| 08 | Exterior Receptacle Covers | Exterior receptacles in wet locations lack in-use covers. Install in-use covers for exterior receptacles.              | Minor    | \$100     |
| 09 | Bedroom Ceiling Fans       | Ceiling fans in the bedrooms are not functioning. Repair or replace the ceiling fans in the bedrooms.                  | Minor    | \$300     |
| 10 | Family Room Ceiling Fan    | Ceiling fan pull chain is missing in the family room. Replace the missing ceiling fan pull chain in the family room.   | Minor    | \$50      |

Continued on next page..

# Electrical Systems Estimates



| #  | ITEM                      | FINDING & RECOMMENDATION   | SEVERITY | EST. COST |
|----|---------------------------|--|----------|-----------|
| 11 | Smoke Alarms in Bedrooms  | No smoke alarms in the bedrooms. Install smoke alarms in the bedrooms. | Moderate | \$100     |
| 12 | GFCI Protection in Garage | No GFCI receptacles in the garage. Install GFCI's in the garage.       | Moderate | \$150     |

**Total Electrical Estimate** **\$2,550**

# HVAC Systems Estimates



| #  | ITEM                          | FINDING & RECOMMENDATION   | SEVERITY | EST. COST |
|----|-------------------------------|--|----------|-----------|
| 01 | A/C Coolant Line Filter-Drier | The A/C coolant line filter-drier is very rusted. Replace the rusted filter-drier.       | Minor    | \$150     |
| 02 | A/C Condensate Line           | The A/C condensate line was not located. Ensure proper drainage for the condensate line. | Moderate | \$200     |
| 03 | Duct Cleaning                 | Recommend having the duct work cleaned.  | Moderate | \$300     |

**Total HVAC Estimate**

**\$650**



# Plumbing Systems Estimates



| #  | ITEM                           | FINDING & RECOMMENDATION  | SEVERITY | EST. COST |
|----|--------------------------------|---|----------|-----------|
| 01 | Exterior Hose Bibb Handle      | The handle on the exterior hose bibb is damaged. Replace the damaged handle.                                      | Minor    | \$50      |
| 02 | Shower Diverter (Hall Bath)    | The shower diverter is not functioning fully in the hall bath. Repair or replace the shower diverter.             | Minor    | \$100     |
| 03 | Shower Head Leak (Hall Bath)   | The shower head is leaking at the neck connection in the hall bath. Fix the leaking shower head.                  | Minor    | \$50      |
| 04 | Shower Caulking (Primary Bath) | Shower caulking is discolored in the primary bathroom. Replace the discolored caulking.                           | Minor    | \$50      |
| 05 | Water Heater Safety Pan        | No safety pan under the water heater. Install a manufacturer-recommended safety pan that drains to the exterior.  | Minor    | \$100     |
| 06 | T&P Relief Valve Drain Line    | T&P relief valve drain line lacks proper gravity drainage. Install the drain line properly with gravity drainage. | Minor    | \$150     |

**Total Plumbing Estimate**

**\$500**

# Appliance & Other Estimates



| #  | ITEM                       | FINDING & RECOMMENDATION   | SEVERITY | EST. COST |
|----|----------------------------|--|----------|-----------|
| 01 | Food Waste Disposer Wiring | Wiring entering the disposer is not properly protected or clamped. Protect and clamp the wiring entering the disposer.                 | Minor    | \$75      |
| 02 | Range Hood Light           | The range hood light is not working. Replace the range hood light.   | Minor    | \$50      |
| 03 | Range Hood Venting         | Vent hood is using unapproved flex material for venting. Replace flex material with a single wall pipe with a smooth interior surface. | Moderate | \$150     |
| 04 | Range Anti-Tip Device      | The range is not equipped with an anti-tip device. Install an anti-tip device on the range.  | Moderate | \$100     |
| 05 | Bathroom Exhaust Vents     | Exhaust vent fans are venting into the attic. Redirect exhaust vent fans to vent to the exterior.                                      | Moderate | \$150     |
| 06 | Garage Door Manual Lock    | Manual lock mechanism is in place on a garage door with an automatic operator. Remove or disable the manual lock mechanism.            | Moderate | \$50      |

**Total Appliance & Other Estimate**

**\$575**



# Any Questions?

## Contact us at:



(832) 837-4223



reelihelp@gmail.com



www.reeli.ai

