



11812 Monterosso Dr
Austin TX 78754

COURTESY OF

Sent: Tue, 11 Oct 2022 17:09

PREPARED BY:

Pricing Team

QUESTIONS?
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Summary

Landscaper	\$2727	
Handyman	\$1839	
Roofing Contractor	\$1452	
Tile & Grout	\$1446	
Plumber	\$1071	
Concrete Contractor	\$979	
Painter/DryWall	\$899	
Mason	\$647	
Appliance	\$463	
Electrician	\$405	
HVAC	\$305	
Home Owner Item	\$112	

TOTAL ESTIMATE:

\$9,975



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#	Item	Pg	Action	Projected
MASON.				
1	There were brick cracks noted at the time of inspection.	14	Repair and patch mortar and brick as needed.	\$647
Sub-Total (Mason).				\$647
HANDYMAN.				
2	Vapor barrier was visible around the exterior foundation walls. The barrier should be trimmed.	7	Trim away excess barrier as needed.	\$124
3	Areas of trim were separating and lacked proper caulking. These areas are for conducive for water penetration into the home.	14	Service call to secure and seal affected areas.	\$246
4	There was an area of frieze board separation.	15	Repair or secure damaged frieze board and seal.	\$286
5	There were doors within the home that open/close when left in a fixed position.	21	Adjust noted doors to operate correctly.	\$218
6	The deadbolt lock did not fully engage at the door.	21	Replace with a latch interior deadbolt to improve safety.	\$164
7	Some doors are out of square.	21	Service and adjust doors throughout to operate correctly.	\$318
8	There were loose doorknobs in areas of the home.	22	Service or replace door handles and locks to improve safety.	\$158
9	The door has a damaged weather strip. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.	22	Repair or replace weather stripping in noted areas.	\$125
10	Observed damage to some cabinets within the property. Recommend a qualified professional evaluate and repair.	46	Repair cabinets and seal noted areas to extend life of materials.	\$200
Sub-Total (Handyman).				\$1,839
ELECTRICIAN.				
11	Some breakers were off or tripped at time of inspection. Inspector did not turn breakers on due to the possibility of damage. Further evaluation and repair is recommended.	26	Repair noted items to improve safety.	\$284
12	Damaged outlet was not accepting the plug tester at the time of inspection. Replacement is recommended.	27	Repair or install outlet, switch covers and secure throughout.	\$121
Sub-Total (Electrician).				\$405
PAINTER/DRYWALL.				
13	There were areas of staining/discoloration at the ceilings in the home. These areas did not appear to contain elevated moisture readings at the time of inspection. Cause of staining was not determined.	19	Patch damaged area and paint.	\$539
14	The caulking was separated and/or missing around some windows at the exterior.	23	Correctly seal noted windows to extend life of frame.	\$360
Sub-Total (Painter/DryWall).				\$899
PLUMBER.				
15	The fixture is loose. Tightening is recommended to prevent leaking.	35	Repair and service fixtures noted.	\$96



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16	There was movement in the water meter dials after a water test. This may indicate a leak in the water supply system. Recommend isolating and repairing all leaks and retesting lines after repairs.	35	Fault find and repair as needed.	\$208
17	The bathtub stopper did not did not attach properly. Repair or replacement is recommended.	36	Install or repair drain stoppers in areas as needed.	\$116
18	There was rusting at the gas lines at the home. Rusted lines can lead to gas leaks.	38	Clean and service gas line to extend life of materials.	\$421
19	Rust was noted on the hammers and/or cutting plate.	40	Repair corrosion or replace.	\$230
Sub-Total (Plumber).				\$1,071
HVAC.				
20	The temperature differentials indicate a problem with the cooling system or system ducting. A differential of 15F or higher indicates proper cooling. This system should be inspected and repaired by a licensed H. V. A. C. professional.	32	Full service to achieve correct temperature differential.	\$305
Sub-Total (HVAC).				\$305
ROOFING CONTRACTOR.				
21	There were areas of spotty damage. Possible hail exposure. Further evaluation is recommended.	11	Full inspection by roof specialist to determine extent of repairs .	\$453
22	Some of the upper shingles have not bonded sufficiently to the shingles located beneath them at the sealing strip. This could have been caused by installation of the shingles during cold weather, or that dust/dirt covered the sealing strip. These shingles should be monitored.	11	Repair first row to improve seal against high winds.	\$649
23	Loose or uplifted flashing material was observed. This can allow for water to penetrate the home instead of being properly shed or diverted. Repair is recommended.	12	Repair and use correct flashing.	\$350
Sub-Total (Roofing Contractor).				\$1,452
LANDSCAPER.				
24	There are trees/foliage growing in close proximity to the foundation wall. Tree root systems can take as much as 50-60 gallons of water away from the foundation per day.	7	Install root barrier to prevent damage to structure.	\$2,128
25	All surface runoff water should empty to the street and / or alleyway as is practical. There should be a positive slope away from the building on all sides.	9	Dig swales into lot to drain water and level out high or low soil levels.	\$599
Sub-Total (Landscaper).				\$2,727
TILE & GROUT.				
26	Caulking is separating at the bathtub/surround connection point in the bathroom.	18	Grouting and caulking as needed throughout.	\$152
27	Cracked and damaged floor tiles observed. Repair or replacement is recommended.	20	Replace broken tile and patch loose tile.	\$354
28	There are areas of the floor that have a hollow sound when walked on. Recommend a qualified flooring contractor evaluate and repair.	20	Remove tile in noted areas, float floor and reinstall tile.	\$940



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Sub-Total (Tile & Grout).				\$1,446
APPLIANCE.				
29	There were damaged and missing rack spokes.	39	Install rack.	\$123
30	Unit did not respond to testing at time of inspection.	39	Service noted items.	\$111
31	The range exhaust vent light did not respond.	40	Service call to repair light.	\$109
32	The range burner will not fully light.	42	Service call to repair burners.	\$120
Sub-Total (Appliance).				\$463
CONCRETE CONTRACTOR.				
33	The foundation corner pop is missing at the corner of the home.	7	Beam patch noted areas at foundation, cosmetic repairs only.	\$597
34	Damaged parge or skim coating was observed. Cracked parge coating can be repaired by resurfacing using a quick setting cement. For severe breaks, a completely new coat should be applied.	8	Pricing in adjacent defect.	
35	There was separation at some expansion gaps. Expansion gaps should be sealed/ water tight. Repair recommended.	15	Fill expansion joint with MP1 caulk.	\$180
36	There is cracking noted at the patio/porch surfaces.	24	Seal with MP1 caulk and monitor.	\$202
Sub-Total (Concrete Contractor).				\$979
HOME OWNER ITEM.				
37	Light Bulbs Out: Some light bulbs appear to be out and in need of replacement. Due to this, inspector cannot confirm if all fixtures are operating properly.	27	Secure fixtures, replace bulbs and install covers where needed.	\$87
38	At the time of inspection the filters were dirty. Air filters are recommended to be changed monthly for 1 filters and every 3-6 months for 4 filters.	33	Change to a Merv 8 or better rated filter to improve efficiency.	\$25
Sub-Total (Home Owner Item).				\$112

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