

Repair Cost Estimate

SAMPLE — illustrative property, real methodology

Property 1428 Maplewood Dr (Sample Property)

Prepared For Sample Homebuyer

Inspection Date

Prepared By RepairRange — Sample Estimate

Estimate Date July 22, 2026

LIKELY PLANNING ALLOWANCE

\$8,000

Includes priority repair packages and identified standalone repairs; deferred maintenance, contractor-quote items, and specialist evaluations are excluded. A planning anchor based on visible, reasonably defined repairs — not a quote.

FURTHER EVALUATION REQUIRED

8 findings

8 of the 55 total findings are excluded from the \$8,000 planning allowance pending professional evaluation or contractor-defined scope — including structural, moisture-source, concealed-damage, and microbial conditions.

5

SAFETY HAZARDS

21

MODERATE

29

MONITOR / MAINTAIN

Estimate Summary

A one-page snapshot for you and your agent. The full item-by-item detail follows on the pages after this.

\$8,000

INCLUDED PLANNING ALLOWANCE

\$6,750–\$8,750

ESTIMATED PLANNING RANGE

8FINDINGS REQUIRING FURTHER
EVALUATION

Top Priced Projects

Exterior Siding / Trim / Weatherproofing Package	\$1,000
Electrical Safety Corrections Package	\$1,000
Roofing / Roof Maintenance & Trim Package	\$1,000
Gutters / Exterior Drainage Package	\$925
Drywall / Surface Restoration Allowance — After Moisture Source Is Corrected	\$900

Major Excluded Exposures

Significant conditions carried out of the priced total for professional evaluation or contractor-defined scope. Review these with your agent and the appropriate contractors.

- Structural / foundation conditions
- Microbial growth remediation
- Full roof replacement (excluded from the roofing allowance)
- Aging systems nearing end of service life (furnace, AC, water heater, windows)

What This Report Contains

55 total findings were identified during the inspection and organized into real-world contractor **project packages**, estimated using regional cost data, recent local repair pricing, typical contractor minimums, and professional judgment regarding the visible scope. Of those, **8 findings** could not be reliably priced from a visual inspection and have been carried to **Further Evaluation Required** (excluded from the planning allowance) rather than guessed. Use this as a starting point for repair negotiation and for planning future maintenance.

Project Packages

Related findings are grouped into real-world contractor projects, each with a single **likely planning allowance** and the inspection items it covers. Where a hidden cause or larger scope may exist, that portion is carried to **Further Evaluation Required** rather than guessed.

Priority & Negotiation Packages

Exterior Siding / Trim / Weatherproofing Package \$1,000

General Contractor / Handyman · likely planning allowance · covers 5 findings noted below

Estimated range \$900–\$1,250

MONITOR	Siding/Trim Gaps/Holes · Exterior · Item 2.4.1
MODERATE	Siding/Trim Damaged · Exterior · Item 2.4.2
MODERATE	Siding/Trim Loose · Exterior · Item 2.4.3
MODERATE	Siding/Trim Flaking Paint · Exterior · Item 2.4.4
MONITOR	Siding/Trim Previous Repairs · Exterior · Item 2.4.5

Further evaluation required: Concealed wall rot, major siding replacement, or structural framing behind finishes are excluded.

Electrical Safety Corrections Package \$1,000

Fire Safety · likely planning allowance · covers 3 findings noted below

Estimated range \$900–\$1,000

MODERATE	Incorrect Wiring Receptacle · Exterior · Item 2.10.1
SAFETY	Smoke Alarms Missing · Whole home · Item 7.6.1
MODERATE	Smoke Alarm >10 Yrs · Whole home · Item 7.6.2

Further evaluation required: Panel replacement, service-capacity upgrades, or aluminum-wiring conditions are excluded. Active knob-and-tube rewiring, circuit replacement, removal from insulation, and concealed wiring corrections are excluded pending electrician evaluation.

Roofing / Roof Maintenance & Trim Package \$1,000

Roofing Contractor · likely planning allowance · covers 5 findings noted below

Estimated range \$900–\$1,000

Scope note: Localized visible roof-covering and flashing repair included; sheathing repair excluded. Does not include full roof replacement.

MONITOR	Worn Shingles · Roof · Item 3.2.1
MODERATE	Shingles Not Flat · Roof · Item 3.2.3
SAFETY	Damaged Or Missing Shingles · Roof · Item 3.2.4
MONITOR	Chimney Flashing Sealant · Roof · Item 3.4.1
MODERATE	Kick-Out Flashing Missing · Roof · Item 3.6.1

Further evaluation required: Unconfirmed active leak source, widespread deterioration, roof replacement, and concealed sheathing damage are excluded.

Gutters / Exterior Drainage Package

\$925

Landscaping · likely planning allowance · covers 3 findings noted below

Estimated range \$725–\$1,000

MONITOR	Negative/Flat Grading · Lot · Item 2.11.1
MONITOR	Trees Overhang Roof · Lot · Item 2.12.1
MODERATE	Gutters Debris · Roof · Item 3.7.1

Further evaluation required: Buried-drain replacement, major regrading, foundation waterproofing, and excavation are excluded.

Drywall / Surface Restoration Allowance — After Moisture Source Is Corrected

\$900

Drywall & Paint · likely planning allowance · covers 3 findings noted below

Estimated range \$800–\$1,000

Scope note: This allowance applies only after active moisture and microbial concerns have been evaluated and corrected; it does not resolve an underlying moisture source.

MONITOR	Ceiling Previous Repairs · Garage · Item 4.3.2
MONITOR	Ceiling Minor Cracks · Garage · Item 4.3.3
MODERATE	Cracks At Walls · Interior · Item 7.2.2

Further evaluation required: Active moisture source, concealed mold, structural movement, and major remediation are excluded.

Attic Thermal / Ventilation Package

\$850

Insulation Contractor · likely planning allowance · covers 2 findings noted below

Estimated range \$750–\$950

MONITOR	AC Refrigerant Insulation · Exterior · Item 16.1.2
MODERATE	No Insulation Over Attic Hatch · Attic · Item 6.2.1

Further evaluation required: Roof-leak source, chimney liner, inaccessible flue clearance, and roof framing are excluded.

Exterior / Safety Handyman Repairs

\$850

General Contractor / Handyman · likely planning allowance · covers 3 findings noted below

Estimated range \$750–\$950

MODERATE	No Self-Closing Hinges · Garage · Item 4.8.1
MONITOR	Door Binds In Jamb · Bedroom · Item 7.3.1
MONITOR	Handrail Open Ends · Stairs · Item 7.4.1

Plumbing Service / Safety Package

\$675

Plumber · likely planning allowance · covers 3 findings noted below

Estimated range \$600–\$750

Scope note: Covers plumber mobilization, accessible fitting repairs, localized accessible pipe corrections, and evaluation of visible corrosion. Whole-house repiping, concealed drain replacement, and inaccessible piping are excluded.

MONITOR	Kitchen Sprayer Inoperable · Kitchen · Item 10.2.1
MONITOR	Bathtub Drain Stop Missing · Hall Bath · Item 8.2.1
MODERATE	Active Leak Under Sink · 1st Fl Bath · Item 8.3.1

Further evaluation required: Concealed leaks, sewer/drain-line repair, pipe replacement behind finishes, and water-heater replacement are excluded.

Likely Planning Allowance: \$8,000 — estimated planning range \$6,750–\$8,750. Further-evaluation items excluded.

Individual Repairs

Stand-alone findings that don't combine into a larger project (included in the planning allowance).

MODERATE	Water Heater Backdrafting · Basement · Item 14.5.2	\$150
MODERATE	Range Anti-Tip Not Installed · Kitchen · Item 11.4.1	\$125
MODERATE	Dryer Missing Hardware · Laundry · Item 12.1.3	\$125 – \$150
MODERATE	Dishwasher Error Message · Kitchen · Item 11.6.1	\$125

Deferred / Maintenance Items

Lower-priority maintenance and monitor items a buyer may reasonably defer — shown for awareness and excluded from the planning allowance above.

MONITOR	Furnace 10-20 Yrs · Basement · Item 15.1.2	\$11,000 – \$12,500
MONITOR	Window Gaps Weatherstrip · Bedroom · Item 7.3.3	\$475
MONITOR	Garage Floor Shrinkage Cracks · Garage · Item 4.5.1	\$250 – \$450
MONITOR	Furnace Filter Dirty · Basement · Item 15.1.1	\$200
MONITOR	Washer No Catch Pan · Laundry · Item 12.1.1	\$200 – \$225
MONITOR	Dryer Foil/Plastic Duct · Laundry · Item 12.1.2	\$125 – \$150
MONITOR	Ceiling Stain · Garage · Item 4.3.1	Monitor — no repair priced
MONITOR	Attic Dry Stains · Attic · Item 5.1.1	Monitor — no repair priced
MONITOR	Ceiling Dry Stains · Master Bath · Item 7.2.1	Monitor — no repair priced

Capital Planning / Remaining Service Life Items

These items did not have a sufficiently defined repair scope for inclusion in the planning allowance. **Replacement costs are not included.** Buyers should budget based on age, observed condition, performance at inspection, and contractor evaluation.

MONITOR	Water Heater Aged Unit · Basement · Item 14.5.1	Budget for future replacement
SAFETY	Aging Roof · Roof · Item 3.2.2	Budget for future replacement

Further Evaluation Required

Some conditions cannot be reliably scoped from a visual inspection. Rather than guess a repair price, they are grouped below by the evaluation needed. Each lists the related inspection item numbers. These are **excluded from the projected repair total** above — discuss them with your real estate agent when determining appropriate inspection-response terms.

Foundation / Structural Contractor or Engineer Evaluation — Contractor Quote Required

Observed foundation cracking, block offset, slab movement, post adequacy, and beam/girder conditions. Repair costs excluded pending determination of cause and scope.

Typical evaluation cost: \$400–\$800 · not included in the planning allowance

Possible outcomes include monitoring, localized masonry repair, drainage correction, structural stabilization, or major excavation. Property-specific repair cost cannot be determined until the recommended evaluation is completed.

Inspection items: 2.2.1, 5.1.3, 17.3.1, 17.3.3, 17.5.1

Environmental / Microbial Growth Evaluation — Evaluation Allowance: \$900–\$1,500

Evaluation of observed microbial growth (e.g. bathroom, basement, crawlspace). A single mold/moisture assessment can typically cover all observed areas. Remediation excluded pending scope.

Possible outcomes include localized cleaning, containment and removal, material replacement, or broader moisture remediation. Property-specific repair cost cannot be determined until the recommended evaluation is completed.

Inspection items: 5.1.2, 17.2.1, 17.6.1

Estimated evaluation allowance: \$900–\$1,500 (microbial assessment; other evaluations are quoted by the contractor — all excluded from the \$8,000 repair total).

About This Estimate

How This Estimate Was Built

Every defect noted in your inspection was categorized by the trade best suited to perform the repair, then estimated using regional cost data, recent local repair pricing, typical contractor minimums, and professional judgment regarding the visible scope. Related findings are grouped to avoid double-counting — for example, several flashing, shingle, and trim deficiencies addressed during one contractor project are not priced as separate contractor mobilizations.

How to Use It

For negotiation: Bring the project allowances to your agent. Grouped, range-based allowances help buyers and their agents present an organized, supportable repair request. Specialist items are best listed separately so each can be reviewed with the appropriate qualified contractor.

For planning: Use the severity breakdown to prioritize. Safety-related findings should generally receive the highest priority and be reviewed with the appropriate qualified contractor. Moderate findings should be prioritized based on condition, progression risk, and contractor recommendations; many are appropriate for near-term planning. Monitor/Maintenance items can be deferred but reviewed annually.

For budgeting: Pricing reflects typical local costs for the property's area at time of estimate. Actual contractor quotes may vary 20–30% based on scope discovery, materials, accessibility, and seasonal demand.

Important Limitations

This estimate is for negotiation and budgeting purposes only. It is not a contractor bid and does not constitute a guarantee of actual repair cost. Hidden damage, code upgrades required during repair, permitting fees, and material price fluctuations may cause actual costs to differ materially. RepairRange — Sample Estimate makes no warranty regarding the completeness or accuracy of pricing. The client is responsible for obtaining qualified contractor bids before making financial decisions based on this report.

Questions about this report?
email hello@repairrange.com