

Repair Estimate Report

PREPARED FOR

5199 Woodbridge Dr E
Lehman township PA 18324

PREPARED BY

Porch Pricing Expert
Sent Sun, 03 Apr 2022

COURTESY OF

WILD BLUE GROUP LLC

Schedule Your Repairs

1-855-937-2491

The Porch Pro Network will match your repair request with more than 300,000 local professionals who can tackle more than 1,100 different job types.



Summary

TOTAL DEFICIENCIES

$22,505

Repairs affecting performance of the home that we recommend are completed. This is the total cost if deficiencies are addressed one at a time.

WHOLE HOME ESTIMATE

$18,975

The expected price for a professional to address all the deficiencies at once.

POTENTIAL ITEMS

$0

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

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#	Issue	Pg	Action	Deficient Cost	Combined Cost	Potential Cost
	(Contractor - Framer)					
1	Deteriorated frames at windows	45	Replace or repair damaged sub floor after moisture detection.	$1,120		
2	Dimensional lumber wood Joists	50	Pricing in adjacent defect.			
3	Sub Flooring Leaks were observed at the time of the inspection.	50	Replace or repair damaged sub floor after moisture detection	$1,120		
			Sub-Total	$2,240	$2,120	
	(Contractor - Carpenter/Handyman)					
4	Damage/missing hardware at bedroom. Repair as needed.	17	Install or repair hardware in noted locations	$167		
5	Some wood deterioration noted. Have repaired as necessary.	46	Replace or repair damaged areas noted and seal to extend life of materials	$1,123		
6	Weathered wood surfaces observed as noted in photos. Wood deterioration and rot can occur. Prep, prime and paint wood trim as needed.	48	Repair damaged areas and seal to prevent moisture intrusion and extend life of materials	$748		
7	Too much debris sitting up against exterior walls.	51	Remove debris, lumber or junk then haul off	$209		
8	Deck ledger board lacking flashing. Flashing protects the ledger and keeps water away from the side of the house. Repair as needed.	53	Repair and install as noted	$290		
9	No Lag Bolts Visible: The deck ledger board is nailed or screwed to the house, or is covered and not visible. Consider installing lag screws to secure	53	Install lag bolts as needed for structural integrity and safety	$194		
10	Unstable railings are present.	56	Secure and repair as needed to improve safety	$303		
11	Balusters spaced too far apart.	56	Pricing in adjacent defect.			
12	Spindle spacing exceeds the 4 inch spacing which is considered safe by todays child safety standards.	56	Install decorative filler pieces at handrail to minimize gaps and improve child safety	$349		
			Sub-Total	$3,383	$2,543	
	(Contractor - Electrician)					
13	Outlet needs new cover.	29	Repair or install outlet, switch covers and secure throughout	$121		
14	Missing cover plates observed, suggest installing for safety.	30	Pricing in adjacent defect.			
15	No GFCI protection present, suggest installing GFCI protected receptacles for safety	30	Budget to install GFCI in all noted required areas to improve safety	$1,246		
16	Recommend upgrading All receptacle to GFCI protection within 6 feet of all potential wet locations.	30	Pricing in adjacent defect.			
17	The laundry receptacle should be GFCI protected type.	31	Pricing in adjacent defect.			

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			Sub-Total	$1,367	$1,317	
	(Contractor - Painter/DryWall)					
18	Deterioration noted due to contact with moisture, repairs needed.	17	After leak detection patch moisture damaged areas noted on the report	$892		
19	Peeling paint observed, suggest scraping and painting as necessary.	20	Patch areas showing signs of wear	$499		
20	The water heater enclosure is stained. We recommend cleaning.	36	Install Sheetrock to create fire barrier and improve safety	$349		
21	Maintain all exterior finishes, caulking, and other sealants at any dissimilar material abutments and all penetrations to the walls and roof. This inexpe	46	Seal and caulk as needed in noted locations and penetrations	$367		
22	Trim areas need minor prep, priming and painting	46	Pricing in adjacent defect.			
23	All exterior painted wood trim surfaces should be annually examined and sealed, recaulked and re-painted as needed	48	Pricing in adjacent defect.			
24	Clean and Seal Deck: Recommend cleaning deck and treating with a waterproof sealant claiming to waterproof, block ultraviolet light, and stop mild	53	Seal or paint deck to extend life of materials	$548		
			Sub-Total	$2,655	$2,175	
	(Contractor - Plumber)					
25	Showers No hot water flow observed in Whirlpool	23	Service call to adjust water temperature and fault find problem	$210		
26	No hot water flow observed in Whirlpool	24	Pricing in adjacent defect.			
27	Bath Tubs Motor briefly activated to ensure motor was serviceable. Due time and water wastage, the tub was not filled to test water flow through jets	24	Service Hydro therapy tub	$167		
28	The water heater enclosure is rusted, due to prior water infiltration. Disconnected Water Heater	36	Pricing in adjacent defect.			
29	Water heater appeared to be at the end of its typical service life. Consider replacement.	37	Budget to replace water heater	$1,527		
30	TPRV Temperature Pressure Release (TPR) valve and discharge pipe -- nonfunctional and in poor condition.	37	Repair or install new Pressure relief valve	$130		
31	Plumbing Damaged shut off handles.	37	Install new shutoff valve if needed	$326		
32	Plumbing Leaking needs immediate attention.	37	Repair leakage as needed to prevent damage	$150		
33	The water heater is not strapped.	37	Install and adjust straps and blocks as needed	$159		

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34	Broken/damaged/rusted supply line noted at time of inspection, recommend review and repair by a qualified plumber.	50	Service and repair corrosion at piping to extend the life of materials	$189		
35	Evidence of leakage detected and requires review and repair by a qualified plumbing contractor.	50	Service to repair leak and change out to correct connections.	$150		
			Sub-Total	$3,008	$2,048	
	(Contractor - HVAC)					
36	Rust stains present from condensation or precipitation.	37	Clean noted areas to extend life or materials and improve efficiency	$249		
			Sub-Total	$249	$249	
	(Contractor - Roofing)					
37	Moss on roof. This can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet m	40	Clean off affected areas to extend life of materials and prevent moisture intrusion	$324		
38	Clean roof areas: Significant amounts of organic debris evident.	40	Pricing in adjacent defect.			
39	Evidence of leaking, recommend monitor area and repair as needed.	63	Fault find and repair noted leak spots	$648		
			Sub-Total	$972	$852	
	(Contractor - Landscaper)					
40	Siding-Soil contact or proximity. This may provide entrance of moisture or insects to siding. Recommend grading soil so there is at least 6" of space	46	Adjust soil at areas near foundation to extend life of materials	$598		
41	Siding to Soil contact or proximity. This may provide entrance of moisture or insects to siding. Recommend grading soil so there is at least 6" of spa	51	Pricing in adjacent defect.			
42	Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.	52	Pricing in adjacent defect.			
43	Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.	52	Pricing in adjacent defect.			
44	Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.	52	Pricing in adjacent defect.			
45	Tree branches overhanging roof and/or against siding. Trim trees that are in contact or proximity to home, as branches can abrade siding and dama	52	Pricing in adjacent defect.			

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46	Trees that grow too close, or overhang property, should be trimmed back. This will help reduce the frequency of having to clean out the gutters, whic	52	Cut back branches and remove debris from structure	$343		
47	When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from fou	52	Cut back from structure in all areas	$298		
			Sub-Total	$1,239	$999	
	(Contractor - Window)					
48	One or more window/s shows sign of loss of seal/condensation, recommend repair or replace to provide energy savings and prevent hazed window	17	Budget to replace windows that have lost thermal seals.	$4,184		
49	Deterioration of wooden frames noted. While basic maintenance may prolong the life of these window frames, replacement may be necessary at so	17	Repair window frames noted	$329		
50	In the inspectors opinion the windows/frames are near the end of their useful life.	17	Pricing in adjacent defect.			
51	Fog/condensation observed in thermopane windows. This is an indication of a failed seal. Recommend review for repair or replacement as necessar	17	Pricing in adjacent defect.			
52	In the inspectors opinion the windows/frames are near the end of their useful life.	17	Pricing in adjacent defect.			
53	Deterioration of wooden frames noted. While basic maintenance may prolong the life of these window frames, replacement may be necessary at so	20	Pricing in adjacent defect.			
54	One or more window/s shows sign of loss of seal/condensation, recommend repair or replace to provide energy savings and prevent hazed window	20	Pricing in adjacent defect.			
55	. Window Condition Damaged hardware observed.	20	Service and repair windows as needed	$369		
56	Fog/condensation observed in thermopane windows. This is an indication of a failed seal. Recommend review for repair or replacement as necessar	20	Pricing in adjacent defect.			
57	Condensation present in some double-paned windows, indicating a broken gas seal.	45	Pricing in adjacent defect.			
58	Some window screens missing and some damaged.	45	Replace window screens around property	$349		
59	Window hardware damaged.	45	Pricing in adjacent defect.			

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60	In the inspectors opinion the windows/frames are near the end of their useful life.	45	Pricing in adjacent defect.			
61	Mostly original style window treatments outside home they may not be as energy efficient as newer windows would be.	45	Pricing in adjacent defect.			
			Sub-Total	$5,231	$4,871	
	(Contractor - Insulation)					
62	Insulation was observed to be missing or out of place at one or more joist bay locations as noted in photos. Recommend repair/replacement to prom	59	Adjust insulation in noted areas to improve efficiency	$349		
			Sub-Total	$349	$349	
	(Contractor - Gutters)					
63	Extensions / Splash blocks missing or insufficient: Install to divert water away from the foundation.	42	Install splash blocks where needed	$139		
64	Gutters sagging resecure as needed.	42	Service to improve flow of water and repair as needed	$329		
65	Clean gutters: Significant amounts of debris evident.	42	Clean out gutters and downspouts, general service and repair	$326		
66	Gutter leak(s) noted. Potential ice hazard in winter repairs recommended.	42	Pricing in adjacent defect.			
67	Gutters sagging resecure as needed.	42	Pricing in adjacent defect.			
68	Keep gutters cleared of organic debris to prevent downspouts from being clogged causing overflow at gutters, ensure that all downspouts have exte	42	Pricing in adjacent defect.			
69	All the gutters should be evaluated for correct pitch in installation by a qualified installer.	42	Service and seal noted gutters	$241		
70	Make sure to periodically check and clean out debris from gutters to keep it flowing well when it rains. If it clogs, it will over flow, and may potentially	42	Pricing in adjacent defect.			
			Sub-Total	$1,035	$675	
	(Contractor - Flooring)					
71	Floor rotted/damaged.	57	Service call to patch damaged section	$538		
			Sub-Total	$538	$538	
	(Contractor - Vents)					
72	The dryer vent terminates under structure.	31	Vent to exterior and clear out lint or debris to improve safety	$239		

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		Sub-Total		$239	$239	
		Total		$22,505	$18,975	

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