



**REPAIR  
PRICER**

**28 30 W Washington St  
Hagerstown MD 21740**

Sent: Tue, 22 Aug 2023 12:02

PREPARED BY:

Repair Pricer Team

**QUESTIONS?  
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# Summary



HVAC Contractor	\$82850	<div style="width: 45%;"></div>
Hazardous	\$51470	<div style="width: 28%;"></div>
Plumber	\$18706	<div style="width: 10%;"></div>
Handyman	\$17472	<div style="width: 9%;"></div>
Mason	\$5450	<div style="width: 3%;"></div>
Roofing Contractor	\$5114	<div style="width: 3%;"></div>
Electrician	\$4618	<div style="width: 2.5%;"></div>
DryWall/Painter	\$4130	<div style="width: 2.2%;"></div>
Insulation Contractor	\$3382	<div style="width: 1.8%;"></div>
Further Action Required	\$1599	<div style="width: 0.8%;"></div>
Window/Glass Contractor	\$1372	<div style="width: 0.7%;"></div>
Home Owner Item	\$490	<div style="width: 0.25%;"></div>

## WHOLE PROPERTY REPORT:

**\$194,973**

*The Whole Property Estimate Explained: You will notice that if you add every item on your report, the total will never match the Whole Property Estimate total. Why? By using custom calculations we work out not only the individual cost to fix each item, but also the projected cost if ONE contractor per trade were to visit the property and fix all the items at one time. Don't worry, your report is not incorrect and the prices are not meant to match the totals.*



#	Item	Pg	Action	Projected
<b>HVAC CONTRACTOR</b>				
18	Deferred cost: units older than 20 years should be considered for replacement. Recommend budgeting for new units older than 20 years.	29	Budget to replace with newer models. X7.	\$82,850
19	MAINTENANCE: During the cooling season--it is important to monitor condensate trap to insure it is clear of debris for proper draining to occur. Recommend keeping a bottle brush handy for this purpose. Also, pouring a small amount of bleach in the trap will keep it clear of bacteria.	34	Price Included In Item 18. (Budget to replace with newer models. X7).	
20	Improve: the condensate pump has low-voltage wires that shuts down the a/c unit if the pump fails or discharge line becomes blocked. These have been left not connected. Recommend an hvac contractor connect this emergency backup to prevent unnecessary moisture/water damage should the pump fail.	34	Price Included In Item 18. (Budget to replace with newer models. X7).	
<b>Sub-Total (HVAC Contractor)</b>				<b>\$82,850</b>
<b>HAZARDOUS</b>				
27	Asbestos like wrap observed at the heat distribution piping/duct work in basement storage room. Professional testing and evaluation advised. Recommend qualified professional for remediation as needed.	35	Budget to make necessary repairs as needed to improve safety. Asbestos and mold remediation.	\$51,470
<b>Sub-Total (Hazardous)</b>				<b>\$51,470</b>
<b>PLUMBER</b>				
13	MAINTENANCE: Rust/corrosion observed at the exterior gas meter pipes. In addition, gas pipes should be labeled as gas piping at commercial buildings. Recommend labeling, treating and sealing with a rust resistant grey paint.	34	Clean and service gas line to extend life of materials	\$681
14	Left side (hot) water faucet handle is inoperable at the rear basement bathroom sink. Recommend licensed plumber for repair.	45	Make necessary repairs to fixtures	\$288
15	Deferred cost: Original cast iron waste line observed where waste line enters the basement floor. Unable to verify the integrity of the waste line from the house to the connection at the street. Recommend licensed plumber evaluate the line if more information is desired.	46	Budget to switch out to correct materials where possible	\$16,392
16	Missing backflow preventer observed at the fire suppression system piping at the front wall of the basement. In addition, there is an active leak above the shutoff valve of the fire suppression system piping. Recommend licensed plumber for installation of a proper backflow preventer and repair of the raking pipe.	48	Install double check with permit at water line to improve safety	\$979
17	Evidence of high moisture at the base of the toilet, evident by the high readings on the moisture meter, mainly in the mens restroom of bldg 30. In addition, the toilet is loose at the floor anchor bolts. Recommend licensed plumber to evaluate and repair.	49	Service call to repair commodes, lavatory and secure to floor	\$366
<b>Sub-Total (Plumber)</b>				<b>\$18,706</b>
<b>HANDYMAN</b>				
2	The rear fire escape has numerous areas of damage, rusting, and missing components including stair treads, lower section of stairs, and flooring at the second landing	5	Highly recommend qualified professional for replacement of the fire escape for safety	\$17,472



#	Item	Pg	Action	Projected
			<b>Sub-Total (Handyman)</b>	<b>\$17,472</b>
<b>MASON</b>				
1	Numerous holes observed from previous unknown attachments at exterior cladding, mainly at the rear and left side. Recommend qualified masonry professional for repairs as needed.	6	Repair and patch mortar and brick as needed	\$5,450
			<b>Sub-Total (Mason)</b>	<b>\$5,450</b>
<b>ROOFING CONTRACTOR</b>				
21	Evidence of past moisture penetration observed at the back side of the roof hatch, evident by staining and debris. Recommend qualified roofing professional to evaluate and repair as needed.	11	Fault find and repair noted leak spots	\$1,198
22	Inadequate drainage observed at the roof surface. The neighboring condensate pipes drain onto the roof surface, creating a puddle of sitting water where roof surface meets neighboring wall at the center of the roof. This is a potential area of roof leaks. Recommend qualified roofing professional for evaluation, make recommendations, and repair as needed.	11	Pull affected areas, slope and reinstall roofing materials where possible	\$3,916
			<b>Sub-Total (Roofing Contractor)</b>	<b>\$5,114</b>
<b>ELECTRICIAN</b>				
3	Flying splice observed, mainly in the rear basement electrical room	40	Recommend qualified electrician for repair	\$224
4	Abandoned wires observed, mainly in basement electrical room. In addition, abandoned (non active) knob and tube wiring observed in the attic space. Recommend qualified professional for removing all abandoned wiring.	40	Remove or secure wires as needed	\$275
5	There are open knockouts at the basement (2) sub panels. Vermin can potentially enter through the openings. Licensed electrician cap and install bushings as needed.	40	Service panel and install as needed to improve safety	\$226
6	Fire exit sign did not respond to test, mainly at the 2nd floor rear hallway, and bldg 30 first floor rear stairwell. Occupants need to be able to see the route to an exit in the event of an emergency. Recommend licensed electrician for repair/replacement as needed.	42	Fault find or replace signs for safety	\$334
7	Emergency egress lighting and signage is inadequate in the basement. Recommend licensed electrician for installation of at least three additional emergency exit signs for safety.	42	Install signs correctly to improve safety	\$2,640
8	No power observed at receptacles above telephone equipment in the basement electrical room, and rear basement entrance staircase. Recommend licensed electrician for evaluation and repair.	42	Find fault and repair noted outlets	\$325
9	There is no GFCI protection at the 2nd floor front and rear kitchenette sinks, and 3rd floor utility sink. All outlets in wet locations should be GFCI protected. Recommend licensed electrician to install GFCI protected outlets for safety.	43	Install GFCI to improve safety	\$594
			<b>Sub-Total (Electrician)</b>	<b>\$4,618</b>
<b>DRYWALL/PAINTER</b>				



#	Item	Pg	Action	Projected
10	Evidence of leaking observed at the front basement ceiling, evident by heavy staining at drop ceiling tiles and rusting at the steel beam. Leaking appears to originate where the front walkway meets building 28 and 30 exterior vestibule. Caulking and mortar at the tile floor has deteriorated which could allow moisture intrusion to the area below.	3	Recommend qualified professional for further evaluation and repairs to prevent future leaking	\$3,269
11	Areas of peeling paint observed, mainly at rear wood trim at windows. Recommend qualified professional for prepping, priming and painting of any exposed wood trim.	8	Patch areas showing signs of wear or exposure	\$861
12	Ceiling stains noted in Bldg 30 main area left side. As per occupant, leak is due to damaged exterior drainage. Recommend inquiring with the sellers as to the nature of the stains and any repairs that have been made. Recommend qualified professional for repairs as needed.	21	Price Included In Item 10. (Recommend qualified professional for further evaluation and repairs to prevent future leaking. ).	
<b>Sub-Total (DryWall/Painter)</b>				<b>\$4,130</b>
<b>INSULATION CONTRACTOR</b>				
25	IMPROVE: Add insulation to improve to R-49 -- The Department of Energy R-Value recommendation for attic insulation in the North/East U. S.	20	Price Included In Item 25. (Install attic insulation to R38 value).	
26	Insulation level in the attic is typical for property this age	20	Install attic insulation to R38 value	\$3,382
<b>Sub-Total (Insulation Contractor)</b>				<b>\$3,382</b>
<b>FURTHER ACTION REQUIRED</b>				
29	Evidence of previous moisture intrusion was observed at the electrical room of the basement, evident by staining and mold like growth at the foundation walls/drywall. Recommend qualified professional for evaluation, professional mold testing, and any necessary repairs. Further recommend monitoring the area.	14	Recommend qualified professional for evaluation, professional mold testing, and any necessary repairs. Further recommend monitoring the area.	\$827
30	Uneven, undulating flooring observed, mainly at left side center basement room. Unable to view flooring below due to finishing materials. Recommend qualified professional for evaluation if more information is desired.	22	Structural engineer or foundation specialist needed to inspect structural support and recommend repairs	\$772
<b>Sub-Total (Further Action Required)</b>				<b>\$1,599</b>
<b>WINDOW/GLASS CONTRACTOR</b>				
23	Cracked or broken window glass was observed, mainly in the 2nd floor center office storm window. Recommend qualified professional for repair or replacement of the damaged glass.	23	Replace and install windows as needed	\$686
24	DEFERRED COST: Wood single pane windows are older and inefficient. Recommend budgeting for replacement with modern energy efficient windows.	23	Budget to replace windows that have lost thermal seals	\$686
<b>Sub-Total (Window/Glass Contractor)</b>				<b>\$1,372</b>
<b>HOME OWNER ITEM</b>				
28	Furnace filters are dirty. Recommend replacement.	35	Replace all filters	\$490

Prepared for: Dan Carter | Prepared by: Repair Pricer Team.



#	Item	Pg	Action	Projected
			Sub-Total (Home Owner Item)	\$490

## Thank you for choosing Repair Pricer

### About Repair Pricer

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