



**REPAIR
PRICER**

REPORT FOR

Palmyra NJ 08065

COURTESY OF

Vivid Home Inspections

SENT

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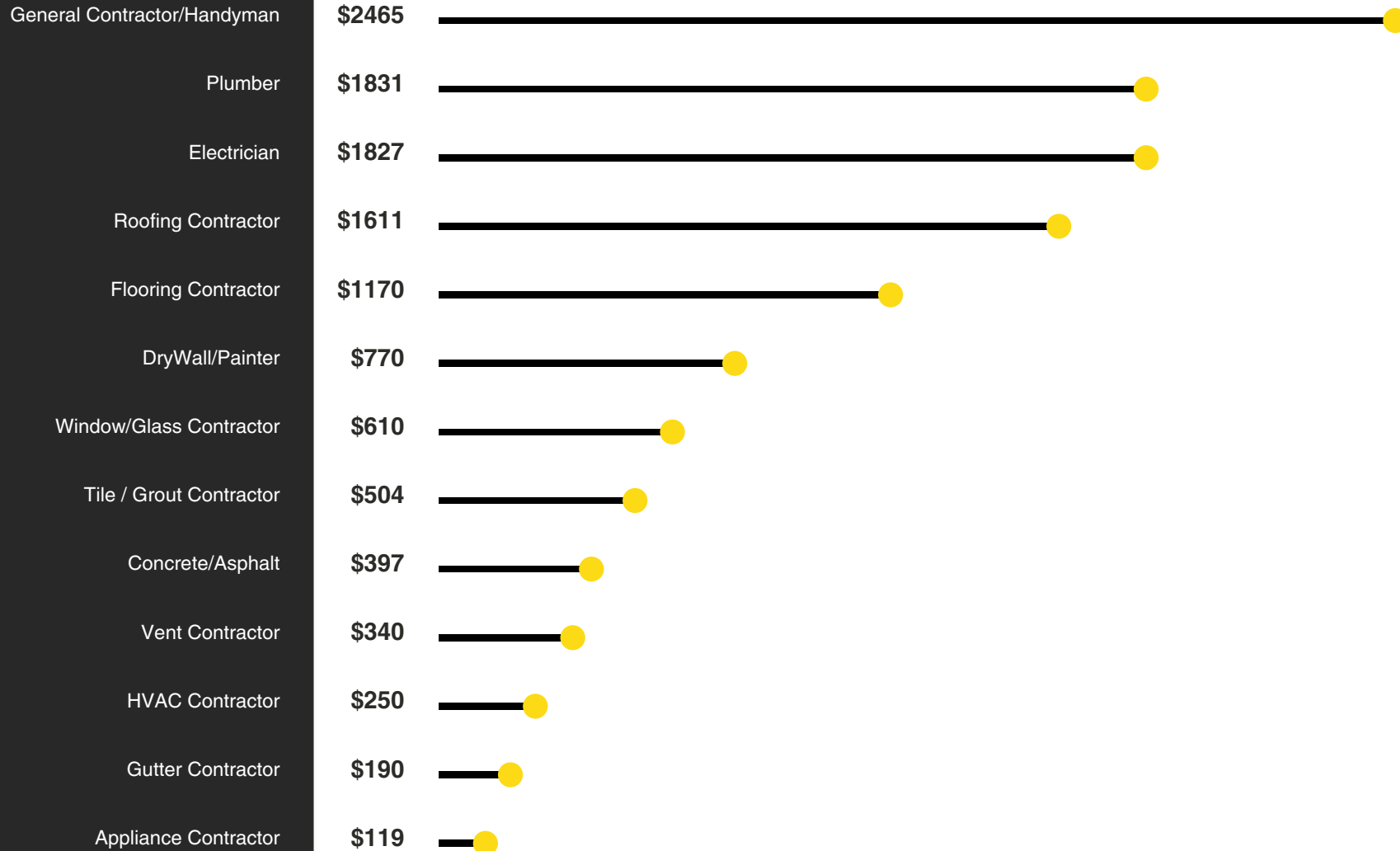
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Summary



ESTIMATED



Highlighted items require further evaluation from a qualified specialist. Some issues are impossible to accurately estimate due to the nature of the required repairs.

#	Item	Pg	Action	Projected
GENERAL CONTRACTOR/HANDYMAN				
1	Indications of a defect were observed in the exterior wall-covering material, which may affect its durability and weather resistance. Depending on the nature of the defect, this could lead to moisture intrusion, material deterioration, or reduced energy efficiency. Prolonged exposure to the elements may worsen the condition, potentially impacting the underlying structure.	24	Repair noted areas and seal to extend life of materials.	\$285
2	Loose flashing can allow water to penetrate behind exterior surfaces, leading to potential moisture damage, rot, or mold within the structure. It compromises the building envelope and may shorten the lifespan of adjacent materials such as siding, roofing, or trim. Over time, continued water intrusion can result in costly repairs and impact indoor air quality.	25	Repair and install as noted to prevent moisture intrusion.	\$411
3	Loose areas of the exterior wall covering were observed, which may indicate improper installation, weather-related wear, or material deterioration. Gaps or unsecured sections can allow moisture intrusion, leading to potential damage to the underlying structure. Over time, this condition may worsen, increasing the risk of further detachment or wind damage.	26	Secure loose areas noted.	\$230
4	The siding is missing j-channel trim at one or more locations. J-channel provides a finished edge and prevents water from penetrating behind the siding. Without it, gaps may allow water intrusion, leading to moisture damage, rot, or deterioration of the sheathing and framing over time. This condition also leaves the siding vulnerable to loosening and wind-driven rain.	27	Repair damaged trim and siding to prevent water intrusion.	\$620
5	Damaged or missing sections of siding can leave the home vulnerable to moisture intrusion, pest entry, and further deterioration. Exposure to the elements may lead to rot, mold growth, or insulation issues, impacting the home's efficiency and structural integrity. Gaps in the siding can also compromise the home's appearance and reduce its overall protection.	27	Price Included In Item 1. (Repair noted areas and seal to extend life of materials).	
6	The door weatherstripping was damaged or minimal, which may have allowed air drafts, moisture intrusion, and pest entry. This could have led to increased energy loss and reduced indoor comfort. Gaps around the door may have also permitted water infiltration, potentially causing damage to interior flooring and adjacent materials.	28	Repair or replace weather stripping in noted areas.	\$125
7	A vanity with cabinet damage can affect both the functionality and aesthetics of the bathroom. Damaged cabinets may cause doors to misalign, drawers to stick or not open properly, and the structure to weaken over time. Additionally, if the damage is caused by moisture or water exposure, it could lead to further issues like mold, rot, or weakening of the wood.	75	General service and repair.	\$250
8	The door was missing one or more pieces of hardware, which may have affected its functionality and security. Missing components could have made the door difficult to operate or less effective in sealing against drafts and moisture. This condition may have also led to uneven wear on other parts of the door over time.	84	Install new hardware in noted locations.	\$140
9	A missing handrail creates a safety concern, particularly on stairways and decks, as it removes vital support for individuals when navigating steps. Without a handrail, there is an increased risk of falls and injuries, especially for children, elderly individuals, or anyone with mobility difficulties.	88	Replace or install interior handrail as needed to improve safety .	\$404
Sub-Total (General Contractor/Handyman).				\$2,465

PLUMBER

22	The exterior water spigot was not properly attached to the wall or had a loose connection. This condition may lead to unnecessary movement, which can strain plumbing connections and increase the risk of leaks. A loose spigot may also allow water intrusion into the wall, potentially causing structural damage or mold growth.	30	Secure hose bib to prevent damage.	\$118
23	The exterior water spigot had broken components, which may affect its ability to function properly. This condition could lead to leaks, water waste, or difficulty in shutting off the water supply. Damaged parts may also increase the risk of further deterioration or failure, potentially causing water intrusion near the foundation.	30	Repair or replace hose bibs .	\$210

QUESTIONS?

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#	Item	Pg	Action	Projected
24	Corroded water lines may indicate aging pipes that are at risk of leaks, restricted water flow, or potential failure. The corrosion can lead to weakened pipe walls, increasing the likelihood of pinhole leaks or bursts that could cause significant	46	Service and repair corrosion at piping to extend the life of materials .	\$190
25	An active leak was observed in the water supply line. This can lead to water damage, increased utility costs, and potential mold growth if not addressed promptly. Continuous leaking may also weaken surrounding materials and contribute to structural issues over time.	47	Service to repair leak and change to correct connections.	\$140
26	Two different metals should not be touching because they can create a condition known as galvanic corrosion. This occurs when metals with different electrochemical properties come into contact in the presence of an electrolyte, such as	47	Install dielectric union connections to prevent future leaks.	\$378
27	A garbage disposal that is excessively noisy at the time of inspection may indicate internal damage or wear, such as worn-out bearings, a malfunctioning motor, or foreign objects lodged inside the unit. Excessive noise can also be a sign of misalignment or loose components, which can lead to further damage if not addressed.	69	Service call to replace or repair disposal.	\$240
28	The drain plumbing was observed to be improperly sloped. Drain lines require a consistent downward slope to allow wastewater to flow by gravity. An inadequate slope can cause standing water, slow drainage, or frequent blockages, while an excessive slope may allow liquids to drain too quickly and leave solids behind, leading to clogs.	73	Repair drain line to slope correctly.	\$190
29	A corrugated drain pipe, while flexible and easy to install, can pose potential issues over time. These pipes are more prone to crushing, clogging, and wear compared to solid drain pipes, leading to drainage problems or leaks. Corrugated pipes can also become brittle or degrade from uv exposure if not properly covered, causing further issues with water flow.	76	Repair to improve safety.	\$250
30	The drain plumbing was observed to be improperly sloped. Drain lines require a consistent downward slope to allow wastewater to flow by gravity. An inadequate slope can cause standing water, slow drainage, or frequent blockages, while an excessive slope may allow liquids to drain too quickly and leave solids behind, leading to clogs.	76	Price Included In Item 28. (Repair drain line to slope correctly).	
31	A tub stopper that doesn't function properly can prevent the tub from holding water, which is essential for bathing. The stopper may be stuck, broken, or malfunctioning due to issues with the linkage, chain, or internal mechanism. This can result in water draining out during a bath or not being able to fill the tub at all.	77	Install or repair drain stoppers in areas as needed.	\$115
Sub-Total (Plumber).				\$1,831

ELECTRICIAN

10	Gfci outlets outside are crucial for ensuring electrical safety in outdoor spaces. They protect against the risk of electric shock in wet conditions, such as rain or snow, by quickly shutting off power if a ground fault is detected. This is especially important in outdoor areas where moisture and water are prevalent, reducing the likelihood of accidents or injuries.	29	Install GFCI to improve safety.	\$214
11	A double tap in an electrical panel occurs when two wires are connected to a single breaker terminal, which is typically designed for only one wire. This can cause an overloaded circuit, potentially leading to overheating, tripped breakers, o	52	Install auxiliary bus bar and service to improve safety.	\$450
12	Double-tapped neutrals where two neutral wires are connected to a single terminal on a neutral bus bar are a common wiring defect and a violation of electrical code. This configuration can lead to loose connections over time, which may result in arcing, overheating, or electrical fires.	52	Price Included In Item 11. (Install auxiliary bus bar and service to improve safety).	
13	Missing panel screws on an electrical panel can lead to an unsafe condition, as the panel may not be securely closed, potentially exposing live components. This can increase the risk of electrical shock, fire hazards, and can also allow dust, debris, or moisture to enter the panel, potentially causing damage or malfunction.	53	Trip charge to secure with blunted screws to improve safety.	\$116

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14	Outlets with reversed hot and neutral connections pose a significant safety hazard, as this condition can lead to electrical shock and increase the risk of fire. When the hot wire is connected to the neutral side, devices plugged into the outlet may not function properly, and electrical equipment could be damaged.	58	Service call to reverse wiring.	\$118
15A	switch or outlet missing a cover plate exposes the electrical components, which can pose safety hazards, such as electrical shock or contact with debris or moisture. Without a cover plate, the switch or outlet is also more vulnerable to damage. Additionally, missing cover plates can impact the aesthetic of the room, making the area look unfinished.	64	Repair or install outlet, switch covers and secure throughout.	\$121
16A	garbage disposal missing an electrical wire clamp at the connection poses a safety risk, as the wires may be left unsecured, potentially causing electrical shorts or hazards. Without the clamp, the wires could be exposed to moisture or other elements, increasing the risk of corrosion or fire.	68	Service call to secure cord or change to correct connection.	\$108
17	Using extension cords for permanent wiring is a safety concern, as they are designed for temporary use only. Extension cords can overheat, become damaged, or pose a tripping hazard when used as a permanent solution. Overloading an extension cord or using one that's not rated for the required power can lead to electrical fires or electric shocks.	72	Install wire in conduit to replace extension cord.	\$320
18A	bathroom exhaust fan that does not turn on can lead to poor ventilation, causing excess moisture to build up in the room. This can result in mold, mildew growth, and damage to the walls, ceiling, and fixtures due to the trapped humidity. Without proper ventilation, odors may linger, and the overall air quality in the bathroom may decline.	79	Replace fans as needed.	\$260
19A	loose outlet can result from worn-out or improperly installed electrical boxes, loose screws, or frequent use. A loose outlet may cause the plug to fall out or not make a secure connection, which can lead to electrical arcing, short circuits, or even a fire hazard. Additionally, the movement of the outlet may damage the wiring over time, leading to potential safety risks.	81	Repair and secure noted outlets or switches.	\$120
Sub-Total (Electrician).				\$1,827

ROOFING CONTRACTOR

34	Paint on a shingle roof can compromise the roofing material's integrity, as it may trap moisture underneath and lead to accelerated deterioration of the shingles. This condition can cause the shingles to lose their protective granules, resulting in reduced effectiveness against weather elements and potential leaks.	16	Repair noted areas of roofing to prevent moisture intrusion.	\$583
35	Improperly installed chimney flashing can allow water to penetrate the roof system where the chimney meets the roofing material, leading to leaks, rot, and interior water damage. Flashing is designed to create a watertight seal, and when it's misaligned, loose, or inadequately sealed, it fails to divert water away effectively.	16	Install flashing as needed to prevent moisture intrusion.	\$476
36	Caulk maintenance is needed around the home, as gaps or deteriorated sealant can allow moisture intrusion and air leaks. Properly maintained caulking helps protect against water damage, mold growth, and energy loss. Over time, worn or missing caulk can lead to deterioration of adjacent materials, reducing their lifespan.	24	Repair as needed to prevent moisture intrusion.	\$237
37	Damaged flashing can lead to significant water intrusion issues, compromising the integrity of the roof and underlying structures. If not addressed promptly, it may result in mold growth and costly repairs due to water damage. Additionally, weakened flashing can contribute to the deterioration of siding and other exterior materials, affecting overall property value.	24	Cut back siding and install flashing.	\$315

Sub-Total (Roofing Contractor). \$1,611

FLOORING CONTRACTOR

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#	Item	Pg	Action	Projected
45	An area of flooring was observed to be missing subfloor material beneath it. This compromises the structural support of the floor system, which can result in soft spots, sagging, or even failure under load.	57	Budget to pull effected areas, support as needed then reinstall flooring.	\$1,170
Sub-Total (Flooring Contractor).				\$1,170

DRYWALL/PAINTER

20	Caulk maintenance was needed around window and door flashings or trim where moisture intrusion could have occurred. Deteriorated or missing caulk may have allowed water penetration, potentially leading to damage over time. Regular maintenance of these areas was important to preserve the integrity of the exterior and prevent potential issues.	28	Correctly seal noted windows to extend life of frame.	\$360
21	Holes were observed in the drywall at interior locations. This condition is cosmetic but can affect the appearance of the finishes and may allow pest entry or air leakage if left uncorrected. Repair is typically straightforward with patching and refinishing. A qualified contractor should be consulted to restore the drywall surface.	81	Repair sheetrock, tape, bed and pan texture then paint.	\$410
Sub-Total (DryWall/Painter).				\$770

WINDOW/GLASS CONTRACTOR

38	A double-pane window with one pane missing has lost its structural integrity, thermal efficiency, and insulating properties. The missing glass creates a direct opening that can allow water intrusion, pests, and uncontrolled air exchange. It also presents a safety hazard due to sharp edges and reduced resistance to impact.	62	Replace compound in noted areas.	\$290
39	The window weatherstripping was damaged or minimal, which may have allowed air and moisture to infiltrate the home. This condition could have resulted in significant energy loss, reducing the homes overall energy efficiency. Prolonged exposure to drafts and moisture could have also led to further damage to the window and surrounding materials.	79	Repair noted areas to improve efficiency.	\$320
Sub-Total (Window/Glass Contractor).				\$610

TILE / GROUT CONTRACTOR

40	A cracked tile floor can result from impacts, settling of the foundation, or poor installation. The crack compromises the integrity of the tile, making it more susceptible to further damage, such as chipping or breaking. Additionally, water can seep through the crack, potentially damaging the subfloor or causing mold growth.	75	Replace broken tile and patch loose tile.	\$354
41	Poor or missing silicone at the tub or shower can cause water to seep into the walls, floors, or surrounding areas, leading to potential water damage, mold, and mildew growth. Silicone seals are essential for creating a watertight barrier around the tub or shower, preventing moisture from escaping into areas where it can cause structural damage.	76	Grouting and caulking as needed throughout.	\$150
Sub-Total (Tile / Grout Contractor).				\$504

CONCRETE/ASPHALT

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#	Item	Pg	Action	Projected
43	Missing mortar in a foundation block wall creates direct pathways for water intrusion. Moisture can enter the block cavities and basement or crawl space, leading to dampness, efflorescence, and potential mold growth. Over time, recurring water infiltration can weaken the mortar joints further and accelerate deterioration of the foundation wall.	23	Beam patch noted areas at foundation, cosmetic repairs only.	\$397
Sub-Total (Concrete/Asphalt).				\$397
VENT CONTRACTOR				
46	The exhaust vent cover was observed to be damaged, which may allow moisture, pests, and debris to enter the vent system. A compromised vent cover can also reduce the efficiency of the ventilation system and lead to potential blockages. Prolonged exposure to the elements may cause further deterioration, impacting the functionality of the vent.	28	Install new vent cover.	\$190
47	Regular cleaning of the dryer vent is crucial to prevent lint buildup, which can restrict airflow and increase the risk of fire. A clean dryer vent ensures efficient operation of the dryer, reducing energy consumption and extending its lifespan.	73	Service call to clear lint debris and improve safety.	\$150
Sub-Total (Vent Contractor).				\$340
HVAC CONTRACTOR				
32	A flue serving the heating system was found with a hole. This condition compromises the flues ability to properly vent combustion gases, which can allow carbon monoxide and other harmful byproducts to enter the living space.	36	Price Included In Item 32. (Repair as needed to improve safety.).	
33	The heating flue is not properly sealed at its entry point into the chimney, which can allow combustion gases, including carbon monoxide, to leak into the living space. This condition poses a serious health and safety risk and may indicate an improper or incomplete installation. The gap may also reduce draft efficiency, affecting the performance of the heating system.	36	Repair as needed to improve safety.	\$250
Sub-Total (HVAC Contractor).				\$250
GUTTER CONTRACTOR				
44	Improper gutter draining on a roof can lead to water pooling and stagnation, causing the roofing material to be constantly exposed to moisture. This prolonged exposure accelerates the deterioration of the roofing material, leading to premature aging, warping, and degradation of its protective properties.	17	Install extension to divert water away from property.	\$190
Sub-Total (Gutter Contractor).				\$190
APPLIANCE CONTRACTOR				
42	A dishwasher that is loose can shift during operation, leading to potential damage to the appliance, surrounding cabinetry, or plumbing connections. A loose dishwasher may cause misalignment of the door, which can affect the sealing an	68	Service call to secure dishwasher.	\$119
Sub-Total (Appliance Contractor).				\$119



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TOTAL ESTIMATE:

\$9,044

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Thank you for choosing Repair Pricer				

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