

8/14/2025

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123 Main St, Your City, FL, 12345



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Defect Cost Report

123 Main St, Your City, FL, 12345

Cost Summary Table	Individual Repairs	Full Replacements
1 Foundations	\$1,000	\$0
2 Roof Covering Materials	\$250	\$0
3 Roof Structures & Attics	\$250	\$0
4 Walls, Ceilings, Floors, Doors, and Windows	\$4,400	\$10,000
5 Fireplaces and Chimneys	\$600	\$0
6 Basements	\$2,300	\$0
7 Crawlspaces	\$1,000	\$0
8 Electrical Systems	\$1,150	\$0
9 Heating, Ventilation and Air Conditioning Systems	\$1,400	\$9,000
10 Plumbing Systems	\$400	\$0
11 Appliances	\$500	\$0

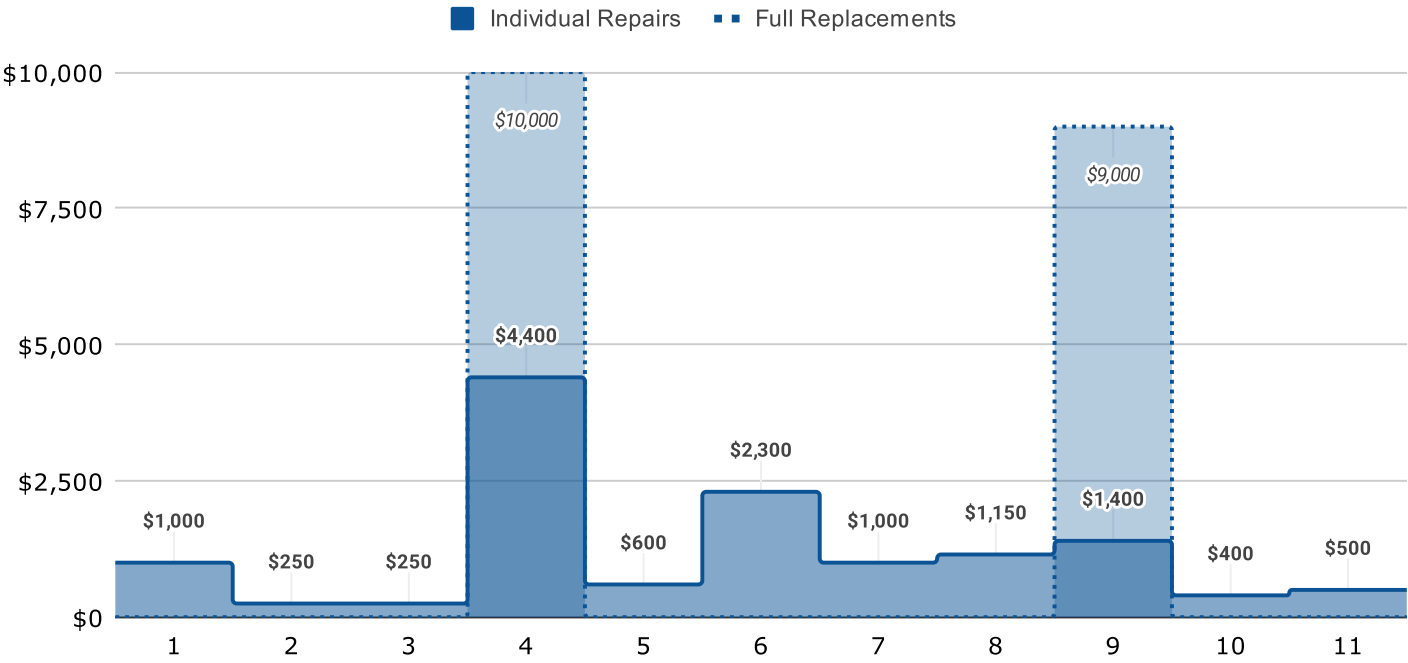
MAXIMUM OPINION OF DEFECT COST: \$26,450

- 1 The MAXIMUM OPINION OF DEFECT COST uses individual repair costs unless a full replacement cost is provided, in which case it takes precedence.
- To support more-accurate budgeting, costs in this report are divided into three categories: (1) INDIVIDUAL REPAIRS, which accounts for targeted item-level fixes, (2) FULL REPLACEMENTS, which reflects the estimated cost to replace entire systems or components (if recommended), or (3) DUPLICATE COSTS, which are not totaled and considered repeated costs or considerable overlaps.
- 2
- This Defect Cost Report provides approximate estimates generated, in part, through AI analysis, industry data, and general assumptions. Actual costs may vary based on local labor rates, material pricing, scope of work, site conditions, and contractor methods. Estimates are for planning purposes only. This report is not a formal bid or guaranteed pricing and should be supplemented by in-person evaluations from qualified professionals.
- 3

For your bid sheets, construction contract agreements, spec book, and much more » see Appendix A or

[CLICK HERE](#)

Cost Breakdown



Detailed Costs

123 Main St, Your City, FL, 12345

1 Structural Systems

A Foundations

1 Secondary floor areas sloping and uneven (page: 12)

Individual Repair

- Pro Tip: Keep an eye on the floor for worsening slopes or cracks; consider a temporary rug or padding to prevent tripping until fixed.
- Location: Primary Bedroom
- Approximate Cost: \$1,000
- Cost Considerations: Estimate based on labor and materials for subfloor repair in a 2,500 sqft home in Sample City; assumes localized issue requiring moderate contractor time.
- Risk: Potential for further structural damage or safety hazards if unaddressed.

1 Structural Systems

B Roof Covering Materials

1 Area where water will stand (page: 12)

Individual Repair

- Pro Tip: Monitor after rain for pooling; try small DIY trenches to redirect water temporarily until a pro can fix it.
- Location: Back
- Approximate Cost: \$500
- Cost Considerations: Cost reflects basic landscaping labor and materials for drainage correction in Sample City; assumes small area of concern.
- Risk: Risk of foundation damage or erosion if water continues to pool.

2 Re-caulking needed (page: 12)

Individual Repair

- Pro Tip: Check for leaks during rain; you can apply temporary sealant from a hardware store as a quick fix.
- Location: Back
- Approximate Cost: \$300

- Cost Considerations: Estimate for minor roof caulking job based on contractor rates in Sample City; assumes limited scope of work.
- Risk: Water intrusion leading to leaks or structural damage if unresolved.

3 Delamination of shingles on entire roof (page: 13) *Individual Repair*

- Pro Tip: Keep an eye on shingles after storms for further peeling; not much you can do DIY here, so plan for a pro check soon.
- Location: Entire Roof
- Approximate Cost: \$2,000
- Cost Considerations: Cost for partial shingle replacement and labor in Sample City; assumes moderate damage across 2,500 sqft home roof.
- Risk: Accelerated roof deterioration if delamination progresses.

4 Discoloration of shingles (page: 13) *Individual Repair*

- Pro Tip: Not urgent, but consider a DIY roof cleaning with a mild solution if safe; otherwise, get a pro to assess.
- Location: Right, Left, Back
- Approximate Cost: \$400
- Cost Considerations: Estimate for roof cleaning and minor repairs in Sample City; assumes standard contractor visit.
- Risk: Potential aesthetic decline or hidden damage if cause isn't addressed.

5 Vents unpainted or need repainting (page: 14) *Individual Repair*

- Pro Tip: You can try painting vents yourself with rust-proof paint if accessible; it's a cheap fix for now.
- Location: Back
- Approximate Cost: \$200
- Cost Considerations: Cost for materials and labor for painting vents in Sample City; assumes minimal time for small job.
- Risk: Rust and discoloration of roof if vents deteriorate.

6 Limited venting - install ridge vent (page: 14) *Individual Repair*

- Pro Tip: Not urgent, but plan for this when replacing roof; for now, ensure attic fans are working if present.
- Location: Roof
- Approximate Cost: \$1,200
- Cost Considerations: Estimate for ridge vent installation based on Sample City contractor rates; assumes future bundling with roof work.
- Risk: Poor attic ventilation leading to heat buildup or moisture issues.

1 Structural Systems

C Roof Structures & Attics

1 Attic ladder/door missing insulation (page: 14) *Individual Repair*

- Pro Tip: Add temporary weatherstripping or a blanket over the door for now to reduce drafts; easy DIY fix.
- Location: Attic
- Approximate Cost: \$250
- Cost Considerations: Cost for materials and labor for insulation installation in Sample City; assumes small area of work.
- Risk: Energy loss and higher utility bills if unaddressed.

1 Structural Systems

E Walls (Interior and Exterior)

1 Siding damaged or missing (page: 14) *Individual Repair*

- Pro Tip: Cover exposed areas with tarp or plastic temporarily to prevent water entry; call a pro soon.
- Location: Right, Back

	● Approximate Cost: \$800 ● Cost Considerations: Estimate for siding repair based on labor and materials in Sample City; assumes localized damage. ● Risk: Water intrusion or pest entry if siding remains compromised.
2	Caulking deteriorated or missing (page: 15) <i>Individual Repair</i> ● Pro Tip: Grab some exterior caulk from a hardware store and seal gaps yourself as a quick fix; it's cheap and easy. ● Location: Front ● Approximate Cost: \$300 ● Cost Considerations: Cost for caulking materials and labor in Sample City; assumes minor scope for contractor. ● Risk: Water penetration or insect infestation if gaps persist.
3	Minor exterior cracks (page: 15) <i>Individual Repair</i> ● Pro Tip: Patch with exterior caulk or mortar yourself and check yearly for changes; not urgent but worth watching. ● Location: Front, Right ● Approximate Cost: \$250 ● Cost Considerations: Estimate for minor crack repair and materials in Sample City; assumes cosmetic fix with minimal labor. ● Risk: Potential foundation issues if cracks worsen.
4	Exposed nails on siding (page: 16) <i>Individual Repair</i> ● Pro Tip: Dab some caulk over nails and paint over as a quick DIY; keeps rust at bay for now. ● Location: Front ● Approximate Cost: \$200 ● Cost Considerations: Cost for minor siding repair and materials in Sample City; assumes small job for contractor. ● Risk: Rust and siding damage if nails remain exposed.
5	Area of possible mold (page: 16) <i>Individual Repair</i> ● Pro Tip: Avoid using the area until tested; run a dehumidifier nearby as a temporary measure to reduce moisture. ● Location: Unspecified ● Approximate Cost: \$600 ● Cost Considerations: Estimate for mold inspection and minor remediation in Sample City; assumes localized issue. ● Risk: Health risks and structural decay if mold spreads.
6	Masonite siding installed, prone to issues (page: 16) <i>Full Replacement</i> ● Pro Tip: Not much DIY here; monitor for swelling or rot and plan for replacement soon to avoid bigger issues. ● Location: Left, Right, Back ● Approximate Cost: \$10,000 ● Cost Considerations: Cost for full siding replacement based on 2,500 sqft home in Sample City; assumes labor and materials for entry-level contractor. ● Risk: Severe moisture damage, mold growth, and structural issues if siding fails.
7	Bulging stucco (page: 17) <i>Individual Repair</i> ● Pro Tip: Watch for worsening bulges or cracks; avoid DIY fixes here and get a pro to check for water damage. ● Location: Front ● Approximate Cost: \$1,500 ● Cost Considerations: Estimate for stucco repair based on labor and materials in Sample City; assumes moderate area of damage. ● Risk: Structural damage or moisture intrusion if unresolved.

1 Structural Systems

G Doors (Interior and Exterior)

1 Door lock inoperable (page: 17)

Individual Repair

- Pro Tip: Try lubricating the lock with WD-40 as a temporary fix; if it doesn't work, avoid using until repaired.
- Location: Unspecified
- Approximate Cost: \$150
- Cost Considerations: Cost for lock repair or replacement in Sample City; assumes basic hardware and labor.
- Risk: Security risk if door cannot be secured.

1 Structural Systems

H Windows

1 Window won't stay open (page: 17)

Individual Repair

- Pro Tip: Prop the window open with a stick or object for now; don't force it shut to avoid further damage.
- Location: Primary Bedroom
- Approximate Cost: \$200
- Cost Considerations: Estimate for window mechanism repair in Sample City; assumes single window fix.
- Risk: Injury risk if window falls unexpectedly.

2 Window seal broken (page: 18)

Individual Repair

- Pro Tip: Not urgent, but tape plastic over the window if condensation builds up to reduce drafts temporarily.
- Location: Primary Bedroom Closet
- Approximate Cost: \$400
- Cost Considerations: Cost for single window replacement in Sample City; assumes standard size and basic labor.
- Risk: Energy loss and potential moisture damage inside window.

1 Structural Systems

J Fireplaces and Chimneys

1 Firewall cracked (page: 18)

Individual Repair

- Pro Tip: Don't use the fireplace until fixed; check for smoke leaks during small test burns if you must use it.
- Location: Unspecified
- Approximate Cost: \$600
- Cost Considerations: Estimate for fireplace repair based on labor and materials in Sample City; assumes localized crack repair.
- Risk: Risk of toxic fumes or chimney damage if used.

1 Structural Systems

L Basements

1 Old concrete with cracks, separation, and heaving (page: 18)

Individual Repair

- Pro Tip: Fill large cracks with concrete filler as a temporary fix; watch for trip hazards and mark them.
- Location: Left
- Approximate Cost: \$1,500
- Cost Considerations: Cost for concrete repair based on small area in Sample City; assumes labor and materials for partial replacement.
- Risk: Trip hazards and further deterioration if unresolved.

2 Retaining wall with previous repairs (page: 18)

Individual Repair

- Pro Tip: Keep an eye on the wall after heavy rain for shifts; clear debris to prevent water buildup for now.

● Location: Unspecified
● Approximate Cost: \$800
● Cost Considerations: Estimate for retaining wall inspection and minor reinforcement in Sample City; assumes localized issue.
● Risk: Wall failure or property damage if movement continues.

1 Structural Systems

M Crawlspace

1 No floor insulation present (page: 19)		Individual Repair
1	● Pro Tip: Add rugs or temporary insulation mats to reduce drafts for now; plan for a pro to install permanent fix.	
	● Location: Basement	
	● Approximate Cost: \$1,000	
	● Cost Considerations: Cost for basement insulation based on materials and labor in Sample City; assumes moderate area.	
	● Risk: Energy loss and discomfort from cold floors.	

2 Electrical Systems

A Service Entrance and Panels

1 Double-tapped breaker (page: 21)		Individual Repair
1	● Pro Tip: Don't mess with the breaker box yourself; turn off power to affected circuits if possible until fixed.	
	● Location: Unspecified	
	● Approximate Cost: \$300	
	● Cost Considerations: Estimate for electrical repair in Sample City; assumes minor panel work by licensed electrician.	
	● Risk: Fire hazard if overloading occurs.	

2 Electrical Systems

B Branch Circuits, Connected Devices, and Fixtures

1	Outlet with no GFCI protection (page: 21)	Individual Repair
	● Pro Tip: Avoid using outlets near water until fixed; unplug devices as a precaution for now. ● Location: Unspecified ● Approximate Cost: \$200 ● Cost Considerations: Cost for GFCI outlet installation in Sample City; assumes single or few outlets. ● Risk: Shock or electrocution risk in wet areas.	
2	Cover plates missing or damaged (page: 21)	Individual Repair
	● Pro Tip: Tape over exposed outlets with electrical tape temporarily; don't use until plates are replaced. ● Location: Primary Bedroom ● Approximate Cost: \$100 ● Cost Considerations: Estimate for cover plate replacement in Sample City; assumes minimal labor and materials. ● Risk: Shock or short circuit risk if exposed.	
3	Fixture damaged or inoperable (page: 21)	Individual Repair
	● Pro Tip: Avoid using the fixture until repaired; turn off power to it if possible to stay safe. ● Location: Unspecified ● Approximate Cost: \$250 ● Cost Considerations: Cost for fixture replacement in Sample City; assumes standard unit and basic labor. ● Risk: Electrical hazard if fixture fails.	

4	Outlet GFCI not functioning (page: 21)	<i>Individual Repair</i>
	- Pro Tip: Don't use the outlet until fixed; unplug anything connected as a precaution for now. - Location: Unspecified - Approximate Cost: \$150 - Cost Considerations: Estimate for GFCI outlet replacement in Sample City; assumes single unit repair. - Risk: Shock risk if protection fails.	
5	Fixture in closet or attic with open bulb (page: 22)	<i>Individual Repair</i>
	- Pro Tip: Avoid using the light until covered; tape a temporary shade over it if you must use it. - Location: Attic - Approximate Cost: \$150 - Cost Considerations: Cost for fixture cover installation in Sample City; assumes minimal labor and materials. - Risk: Fire or injury risk from bulb burst.	

3 Heating, Ventilation and Air Conditioning Systems

A Heating Equipment

1	Furnace nearing end of useful life (page: 26)	<i>Full Replacement</i>
	- Pro Tip: Start budgeting for replacement; keep filters clean and don't overwork the system for now. - Location: Attic - Approximate Cost: \$4,000 - Cost Considerations: Estimate for furnace replacement in Sample City for 2,500 sqft home; assumes entry-level unit and installation. - Risk: System failure leading to no heat or safety issues.	
2	Furnace heating system inoperable (page: 26)	<i>Duplicate Cost</i>
	- Pro Tip: Don't use until fixed; use space heaters temporarily if needed, but be cautious of fire risks. - Location: 2nd Floor - Approximate Cost: \$0 - Cost Considerations: Cost bundled with full furnace replacement already estimated; avoids duplicate pricing. - Risk: No heating in affected area if unresolved.	

3 Heating, Ventilation and Air Conditioning Systems

B Cooling Equipment

1	Condenser freon insulation missing or damaged (page: 26)	<i>Individual Repair</i>
	- Pro Tip: Wrap the line with temporary insulation tape from a hardware store to reduce condensation for now. - Location: Right - Approximate Cost: \$200 - Cost Considerations: Estimate for insulation repair in Sample City; assumes minor labor and materials. - Risk: Energy loss and potential pipe damage.	
2	Condenser cooling system nearing end of useful life (page: 26)	<i>Full Replacement</i>
	- Pro Tip: Budget for replacement; keep area around units clear and clean filters to extend life a bit. - Location: Both Units - Approximate Cost: \$5,000 - Cost Considerations: Cost for dual condenser replacement in Sample City for 2,500 sqft home; assumes entry-level units and labor. - Risk: System failure leading to no cooling.	
3	Evaporator cooling equipment nearing end of useful life (page: 27)	<i>Duplicate Cost</i>
	- Pro Tip: Plan for replacement soon; keep filters clean to reduce strain on the system for now. - Location: Attic	

	● Approximate Cost: \$0 ● Cost Considerations: Cost bundled with full cooling system replacement already estimated; avoids duplicate pricing. ● Risk: Reduced cooling efficiency or failure.	
4	HVAC system uses R-22 freon (page: 27)	<i>Duplicate Cost</i>
	● Pro Tip: Start saving for replacement; avoid frequent recharges due to high R-22 costs and monitor performance. ● Location: Right ● Approximate Cost: \$0 ● Cost Considerations: Cost bundled with full cooling system replacement already estimated; avoids duplicate pricing. ● Risk: High repair costs and eventual obsolescence by 2030.	
5	HVAC differential too low (page: 28)	<i>Individual Repair</i>
	● Pro Tip: Change filters yourself and see if cooling improves; don't overwork the system until a pro checks it. ● Location: 2nd Floor ● Approximate Cost: \$400 ● Cost Considerations: Estimate for HVAC diagnostic and minor repair in Sample City; assumes standard service call. ● Risk: Inefficient cooling and higher energy bills.	

3 Heating, Ventilation and Air Conditioning Systems

C Duct Systems, Chases, and Vents

1	Plenum leaking (page: 28)	<i>Individual Repair</i>
	● Pro Tip: Not much DIY here; turn off system if leaks worsen to save energy until a pro fixes it. ● Location: Attic ● Approximate Cost: \$300 ● Cost Considerations: Cost for duct sealing in Sample City; assumes minor repair with standard labor rates. ● Risk: Energy loss and reduced HVAC efficiency.	
2	Supply vents with mildew/mold present (page: 28)	<i>Individual Repair</i>
	● Pro Tip: Run a dehumidifier near vents and avoid blocking them; get a mold test ASAP to confirm issue. ● Location: Unspecified ● Approximate Cost: \$500 ● Cost Considerations: Estimate for vent cleaning and mold inspection in Sample City; assumes localized treatment. ● Risk: Health risks and spread of mold if moisture persists.	

4 Plumbing Systems

A Plumbing Supply, Distribution Systems, and Fixtures

1	Loose fixture (page: 32)	<i>Individual Repair</i>
	● Pro Tip: Hand-tighten if possible as a quick fix; don't overtighten to avoid cracking; call a plumber if it leaks. ● Location: Unspecified ● Approximate Cost: \$150 ● Cost Considerations: Cost for minor plumbing repair in Sample City; assumes basic labor and materials. ● Risk: Leaks or fixture damage if loose.	
2	Fixture hot and cold reversed (page: 32)	<i>Individual Repair</i>
	● Pro Tip: Label the handles backward for now to avoid confusion; not urgent but annoying to live with. ● Location: Unspecified	

●	Approximate Cost: \$250
●	Cost Considerations: Estimate for plumbing fixture adjustment in Sample City; assumes standard labor for small job.
●	Risk: User confusion or scalding risk if unresolved.

5 Appliances

G Garage Door Operators

1 Auto reverse sensor inoperable or not installed (page: 35)		Individual Repair
	● Pro Tip: Don't use the door until fixed; manually check for obstructions before closing to avoid accidents.	
	● Location: Both Garages	
	● Approximate Cost: \$200	
	● Cost Considerations: Cost for sensor repair or installation in Sample City; assumes basic labor and parts.	
	● Risk: Injury risk to people or pets if sensor fails.	

5 Appliances

J Washers & Dryers

1 Washer missing emergency overflow drain pan (page: 35)		Individual Repair
	● Pro Tip: Place towels around washer during use as a precaution; watch for leaks and plan for pan installation.	
	● Location: Laundry	
	● Approximate Cost: \$300	
	● Cost Considerations: Estimate for drain pan installation in Sample City; assumes materials and labor for small job.	
	● Risk: Water damage to floors or walls if washer leaks.	

Cost Notes

●	AI-Generated Estimates: Costs in this report are generated using AI based on the descriptions found in the home inspection report. They are not reviewed or confirmed by a licensed contractor or engineer.
●	Scope Limitation: Only defects explicitly noted in the inspection report are priced. Items not mentioned or lacking sufficient detail are not included in this cost summary.
●	Preliminary Budgeting Tool: These figures are intended to serve as first-level budgeting estimates or for negotiation purposes only. They are not suitable for final budgeting or contracting decisions.
●	Not Contractor-Verified: The estimates provided have not been reviewed or validated by trade professionals. Final repair or replacement costs may vary significantly based on specific conditions, labor rates, and material choices.
●	Client Responsibility: Clients should consult with qualified contractors or specialists for detailed assessments and binding cost proposals before making financial or renovation decisions.

Appendix A - Extra Documents

123 Main St, Your City, FL, 12345

1. Contractor Bid Sheets

- *These Contractor Bid Sheets give potential contractors a clear format to submit their proposed pricing, including item descriptions, quantities, unit prices, total amounts, applicable taxes, and any specific stipulations or terms. The sheets help ensure consistency and transparency when evaluating multiple bids.*

2. Construction Contract Agreement Between Owner and Contractor

- *The Construction Contract is provided as an example formal document used to outline a detailed agreement between a project owner and a contractor.*
- *It specifies key information such as the project start date, location, type of services to be performed, and comprehensive details about the construction activities involved.*
- *This document serves as the foundation for the working relationship, helping to clarify expectations, responsibilities, and terms of the construction project.*
- *Included is also a form for maintaining separation between you and a contractor/subcontractor*

3. Specification Book

- *The specification book is a detailed document (with sections) that outlines the exact materials, products, and finishes to be used in a construction project.*
- *It includes specifications such as paint colors, light switch types, plumbing fixtures, and other finish details.*
- *As part of the full contract, the spec book is essential for ensuring that contractors understand and commit to delivering the specific quality and types of finishes required. By documenting these details clearly, the owner can hold the contractor accountable to agreed standards and expectations at project completion.*

Your Folder Link: <https://drive.google.com/drive/folders/1TKbhy4ZOyKduVzbo0u2F5wnQdff-Hav0>

