

Analysis Criteria



Targeted Cost Estimation

We leverage your area code to tap into a wealth of historical data and source material costs from diverse sources, ensuring a cost estimate that's both localized and accurate.



Detailed Repair Analysis

Our advanced algorithms evaluate the urgency and complexity of each repair listed in your report, assigning a nuanced score to match you with the right contractor expertise.



Comprehensive Contractor Insights

We meticulously analyze extensive contractor databases from platforms like Angi, Houzz, and Yelp to estimate labor costs accurately, translating our research into reliable estimates for your specific needs

Estimated total for all 24 repairs

\$6,325
In average

\$1,550

Low estimate

Using cost-effective materials and contractors with 2-5 years of experience cuts costs.

\$11,100

High estimate

Premium materials and experienced contractors with 5-10+ years elevates quality



Exterior

MINOR

Window Wells: Water Resistant Covers Not Installed

Install water-resistant covers to prevent water intrusion

\$150

(\$50 - \$250)

Buyer's Perspective

Invest in high-quality, custom-fit covers for long-term durability and aesthetics.

\$200 - \$500

Seller's Perspective

Install standard, affordable covers to meet safety standards and prevent water intrusion.

\$50 - \$250

Foundation - Basement

MINOR

Basement: High Water Level Alarm Recommended for Sump Pit

Install a high water level alarm in the sump pit as a preventive measure against flooding.

\$250

(\$100 - \$400)

Buyer's Perspective

Consider a comprehensive basement waterproofing solution, including a backup sump pump.

\$400 - \$2,000

Seller's Perspective

Install a basic alarm to enhance the appeal and safety of the basement.

\$100 - \$400

Plumbing System

CRITICAL

Water Heater: TPR Valve Overflow Pipe Missing, Corrosion Visible

Severity: High

Install an overflow pipe for the TPR valve and address the corrosion issue, potentially replacing the unit if needed.

\$825

(\$150 - \$1,500)

Buyer's Perspective

Replace the water heater if it shows signs of significant wear, ensuring compliance and efficiency.

\$700 - \$2,500

Seller's Perspective

Install the overflow pipe and address visible corrosion with minimal repairs to pass inspection.

\$150 - \$500

Heating

MAJOR

Furnace: Service and Certification Recommended

Have the furnace cleaned, serviced, evaluated, and certified by a qualified technician.

\$400

(\$100 - \$700)

Buyer's Perspective

Beyond servicing, consider the age and efficiency of the unit, potentially upgrading to a more efficient system.

\$2,000 - \$6,000

Seller's Perspective

Opt for servicing to ensure the furnace is operational and safe at the time of sale.

\$100 - \$700

Electrical System

MINOR

Electrical: Loose Outlets, Non-Operational Light Bulbs

Secure loose outlets and replace non-operational light bulbs. Ensure that outdoor fixtures are properly sealed.

\$150

(\$50 - \$250)

Buyer's Perspective

Conduct a comprehensive electrical system evaluation to ensure safety and efficiency, replacing and upgrading where necessary.

\$500 - \$3,000

Seller's Perspective

Make necessary replacements and repairs to ensure functionality and improve the home's appearance.

\$50 - \$250

Interior

MAJOR

Interior: Creaking Floors, Damaged Windows

Repair or replace damaged window tracks and screens. Address the underlying cause of creaking floors.

\$1,550

(\$100 - \$3,000)

Buyer's Perspective

Investigate and address structural issues causing creaking floors. Consider window upgrades for energy efficiency.

\$1,000 - \$10,000

Seller's Perspective

Perform cosmetic repairs to windows and minimal interventions for creaking floors.

\$100 - \$3,000

Kitchen - Appliances

MAJOR

Kitchen: Appliances and Fixtures Need Updates

Ensure appliances are securely installed and meet safety guidelines. Update or repair fixtures like sinks and faucets for proper function.

\$1,050

(\$100 - \$2,000)

Buyer's Perspective

Upgrade appliances and fixtures for a modern, efficient kitchen.

\$2,000 - \$8,000

Seller's Perspective

Make necessary repairs to ensure functionality and compliance without major upgrades.

\$100 - \$2,000

Bathroom

MAJOR

Bathroom: Reversed Hot and Cold Water, Improper Sink Drain Line

Correct the plumbing for hot and cold water and replace the improper sink drain line with a permanent solution.

\$300

(\$100 - \$500)

Buyer's Perspective

Use this opportunity to upgrade bathroom fixtures and plumbing for improved functionality and aesthetics.

\$500 - \$3,000

Seller's Perspective

Address the specific issues with cost-effective repairs to meet functional and safety standards.

\$100 - \$500

Radon Mitigation

CRITICAL

Radon Levels Above EPA Recommended

Install a radon mitigation system to reduce radon levels below the EPA-recommended safe threshold.

\$1,650

(\$800 - \$2,500)

Buyer's Perspective

Ensure a professional installation of a radon mitigation system for long-term safety.

\$800 - \$2,500

Seller's Perspective

Install the necessary mitigation system to address safety concerns and enhance the property's marketability.

\$800 - \$2,500