PRELIMINARY REPAIR ESTIMATE

[redacted]

Prepared by	Michael J. Turner with Sunlight Contractors, LLC
Home inspection	Performed [redacted] by Michael J. Turner Home Inspections LLC

Purpose. This preliminary estimate provides a reasonable budget for the requested inspection repairs. Related work has been bundled by trade, and each figure is a single average price. Repairs only; maintenance, monitor, upgrade and cosmetic items are not included.

All work must be performed by professional licensed contractors who will file and obtain the required permits for the job with the city or parish.

Trade	Bundled repair scope	Estimate
Garage door	Adjust or repair the garage door opener contact-reversal safety function and retest.	$250
Roofing - repairs	Secure and seal uplifted flashing and shingles; install drip edge at roof perimeter and correct uneven edge shingles; repair or replace damaged plumbing vent flashings, rusted roof jack and leaking vent penetration; realign shingles and reinstall valley shingles; build and flash chimney cricket; install chimney spark arrestor. (Consider a FORTIFIED roof and apply for the Louisiana Department of Insurance FORTIFIED Home Program grant.)	$5,250
Roofing - low slope	Replace asphalt shingles on slopes below 2:12 (rear porch areas and other affected sections) with an approved low-slope roofing system.	$6,500
Roof decking and leaks	Replace broken, missing and stained OSB roof sheathing; repair roof depressions below front right dormer; locate and correct leak source above garage and remove makeshift catch pan; evaluate and seal chimney flashing.	$7,150
Gutters	Clean, repair and re-pitch gutters; correct downspouts discharging onto roof shingles.	$1,500
Stucco, siding and trim	Seal gaps between stucco and soffits; repair cracked dormer stucco and corroded flashing; secure loose vinyl siding and rear corner trim; repair water-damaged wall and close exterior openings at rear left corner.	$8,800
Site drainage	Correct low area and ponding at rear left foundation (grading and drainage).	$1,100
Structural / framing	Repair and secure garage attic stairs; structural engineer evaluation and repair of main beam bored for plumbing drains; correct bowed roof brace.	$4,700
Plumbing - fixtures	Secure and seal sink drain line; secure tub spout and repair leaking showerhead; reset two loose toilets; clear slow guest bath sink drain.	$1,350
Plumbing - leak repairs	Evaluate and repair tub drain and sink-base plumbing connections where staining indicated possible leaks.	$1,200
Water-heater drains / valves	Reroute both TPR discharge lines independently to an approved exterior location; replace damaged gas shutoff valve handles. Optional (Best Practice)	$1,800
Water-heater supply lines	Replace heavily corroded copper supply lines, fittings and shutoff valves at lower attic water heater.	$1,200
Water-heater replacement	Replace the 1993 upper attic 50-gallon gas water heater (flame roll-out and combustion concerns), including installation and disposal.	$2,300
Gas venting	Correct improper B-vent terminations and clearances at roof sheathing; evaluate and repair heat-damaged sheathing.	$1,600
Furnace venting	Correct furnace flue clearances from combustible materials.	$450
Furnace replacement	Replace the aging upper attic Consolidated furnace; correct exposed electrical connections and flue fitting.	$5,200
Chimney flue	Correct chimney flue contact with combustible roof sheathing.	$1,400

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Trade	Bundled repair scope	Estimate
Electrical - repairs	Remove or terminate abandoned attic wiring; verify and provide GFCI protection at attic outlets and primary jetted tub; install furnace wiring bushing; secure porch receptacle and disposal connector; install missing smoke alarms.	$2,350
Recessed lighting	Verify IC ratings of recessed fixtures; correct insulation clearances or replace fixtures. Estimate is for clearance not replacement. LED wafer cans would be a great upgrade.	$900
HVAC condensate / outlet	Replace deteriorated condensate drain insulation and clean affected area; correct condensation at downstairs hallway supply outlet.	$1,100
Ductwork	Support and seal flexible ducts and attic plenum gap; clean ducts and registers; replace filters (allowance).	$2,300
Attic ventilation	Correct conflicting wind turbine and ridge vent ventilation. (part of roof repairs)	$500
Dryer vent	Clean dryer exhaust duct and replace damaged exterior termination.	$250
Kitchen exhaust hood	Correct weak airflow at gas cooktop hood (filters, blower, duct).	$400
Attic cleanup / pest	Remove vegetation and vines from attics and exterior; evaluate pest activity; repair disturbed insulation; seal entry points. (optional and best practices for moisture and termites)	$2,800
Insulation / air sealing	Air-seal open wall chases and cavities; install missing insulation, supports and fire-blocking; remediate affected materials; install firestopping at open chimney chase.	$6,350
Windows	Repair or replace windows with difficult operation or failed seals (allowance).	$5,500
Wood flooring	Repair or replace split and buckled boards, downstairs front left bedroom.	$1,400
Moisture / drywall	Locate and correct attic water intrusion; repair stained attic wall board and drywall above rear left bedroom windows. (Allowance)	$6,300
TOTAL ESTIMATED REPAIRS		**$81,900**

Recommended budgeting figure

Estimated repair budget: $81,900

Recommended working allowance: approximately $90,000 (includes about 10% for concealed or related conditions)

Estimating Notes

- Pricing reflects average licensed-contractor pricing for each trade and does not include a separate charge for individual small repairs.
- Replacement of the upper attic water heater and upper attic furnace is assumed based on age and condition noted in the report; replacement makes a separate operational repair unnecessary.
- Items marked allowance (ductwork, windows) depend on quantities confirmed on site.
- Where the report recommends evaluation (structural, roofing, HVAC, gas appliance, building envelope, moisture and pest items), figures are the likely repair cost and may change substantially after evaluation.
- Costs may increase for concealed damage, roof-deck or framing repairs, engineering, extensive code upgrades, painting beyond localized repairs or inaccessible work areas.
- If one general contractor manages all subcontractors, an additional coordination and overhead markup may apply.

Important: *This is a preliminary budgeting estimate based on the inspection findings. It is not a contractor proposal, bid, repair specification or guarantee of actual cost. Michael J. Turner Home Inspections LLC performed the home inspection; the cost estimate was prepared by Michael J. Turner under Sunlight Contractors, LLC. Obtain written proposals from appropriately licensed contractors before settlement or closing.*

Estimator: Michael Turner with Sunlight Contractors, LLC

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Disclaimer:

This estimate is provided for informational purposes only and is based on the information available at the time of its preparation. The estimate is not a binding contract and may be subject to change. The final cost may vary depending on additional work required, unforeseen circumstances, material price fluctuations, and other factors not accounted for at the time of the estimate.

The estimates provided are based on the best available information and judgment, but no guarantee of accuracy or final pricing is made. Any adjustments to the scope of work, materials, or project requirements may result in additional costs beyond the initial estimate.

The estimate does not include any costs related to permits, taxes, inspections, or other unforeseen expenses that may arise during the project. All work must be performed by licensed contractors who will file and obtain the necessary permits with the city or parish prior to the commencement of work.

The estimate was prepared from the written inspection report only. The inspection was a limited visual, non-invasive evaluation; hidden or related conditions may exist and additional repairs are commonly discovered once work begins. Final scope and pricing require an on-site evaluation by the licensed contractor.

By accepting this estimate, the client acknowledges and agrees that the final costs and scope of work may differ from the initial estimate and that the provider will not be held liable for any discrepancies or changes. Client should obtain two other estimates from different licensed contractors to compare.

Limitation of Liability:

Under no circumstances will Sunlight Contractors, LLC/Michael Turner be held liable for any direct, indirect, incidental, or consequential damages resulting from the use of this estimate or any subsequent work performed. The client agrees to hold Sunlight Contractors, LLC/Michael Turner harmless from any claims, damages, or legal action arising out of or related to the estimate or work performed.

PROFESSIONAL CREDENTIALS

Michael J. Turner | Sunlight Contractors, LLC

LOUISIANA STATE UNIFORM CONSTRUCTION CODE COUNCIL (LSUCCC)

- Wind Mitigation Surveyor - PR.02964

LOUISIANA STATE BOARD OF CONTRACTORS

- Residential Building Contractor - RL.882060
- Commercial General Contractor - CL.58032
- Electrical Contractor - EL.58032
- Mechanical (HVAC) Contractor - ML.58032
- Mold Remediation Contractor - MR.250540

IBHS FORTIFIED EVALUATOR

- FORTIFIED Roof (Silver and Gold) Evaluator - E010928

BUILDING SCIENCE AND ENERGY TESTING

- Building Performance Institute (BPI) - Building Science Principles Certificate
- Duct and Envelope Tightness (DET) Verification Testing - LA DET 03-09-2022-010 (LSU AgCenter)

CONTACT INFORMATION

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