Report Nº 184332-11

ADDRESS: 123 MAIN ST, DENVER, CO, 80301

DATE: MARCH 16, 2024



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

years of experience cuts costs.

\$6,325 In average

\$1,550

Low estimate Using cost-effective materials and contractors with 2-5

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

2 Critical • **\$2,475**

4 Major • \$3,300

Seller's Perspective

3 Minor • **\$550**

\$11,100

Exterior



Window Wells: Water Resistant Covers Not Installed Install water-resistant covers to prevent water intrusion

\$150 (\$50 - \$250)

\$50 - \$250

\$200 - \$500

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

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

Foundation - Basement

Buyer's Perspective



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)

\$400 - \$2,000 **Buyer's Perspective** Consider a comprehensive basement waterproofing solution, including a backup sump pump.

Seller's Perspective \$100 - \$400 Install a basic alarm to enhance the appeal and safety of the basement.

Plumbing System



Water Heater: TPR Valve Overflow Pipe Missing, Corrosion Visible Severity: High

\$825 (\$150 - \$1,500)

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

Replace the water heater if it shows signs of significant wear,

Buyer's Perspective

\$700 - \$2,500

Seller's Perspective \$150 - \$500 Install the overflow pipe and address visible corrosion with

ensuring compliance and efficiency.

minimal repairs to pass inspection.

Heating



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

Furnace: Service and Certification Recommended

\$400

\$100 - \$700

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

Buyer's Perspective

Buyer's Perspective

\$500 - \$3,000

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

\$2,000 - \$6,000

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

Seller's Perspective

Seller's Perspective

Seller's Perspective

Electrical System



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

Electrical: Loose Outlets, Non-Operational Light Bulbs

\$150 (\$50 - \$250)

\$50 - \$250

ensure safety and efficiency, replacing and upgrading where necessary.

Conduct a comprehensive electrical system evaluation to

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

Interior



MAJOR

Buyer's Perspective \$1,000 - \$10,000

Interior: Creaking Floors, Damaged Windows

\$1,550 (\$100 - \$3,000)

\$100 - \$3,000

like sinks and faucets for proper function.

Investigate and address structural issues causing creaking

floors. Consider window upgrades for energy efficiency.

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

Kitchen: Appliances and Fixtures Need Updates MAJOR Ensure appliances are securely installed and meet safety guidelines. Update or repair fixtures

kitchen.

Kitchen - Appliances

creaking floors.



Buyer's Perspective Seller's Perspective \$2,000 - \$8,000 Upgrade appliances and fixtures for a modern, efficient

\$100 - \$2,000 Make necessary repairs to ensure functionality and

(\$100 - \$2,000)

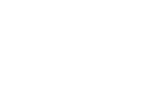
\$1,050

compliance without major upgrades.

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

permanent solution.

Bathroom



CRITICAL

MAJOR

Buyer's Perspective \$500 - \$3,000 Seller's Perspective Address the specific issues with cost-effective repairs to meet Use this opportunity to upgrade bathroom fixtures and plumbing for improved functionality and aesthetics. functional and safety standards.

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

\$800 - \$2,500

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

\$100 - \$500

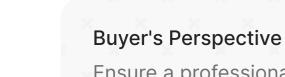
(\$800 - \$2,500)

\$800 - \$2,500

(\$100 - \$500)

\$300

Radon Mitigation



threshold.

Radon Levels Above EPA Recommended \$1,650

Seller's Perspective

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

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

Planner 5d Please be aware that the purpose of Planner 5D's service is solely for generating estimates and facilitating negotiations. It's critical to acknowledge that the prices we predict for repairs in your report might not match the final costs you incur. Our estimations derive from the typical expenses for comparable repairs in your region. However, because there might be unforeseen variables or hidden problems that we're unaware of, the actual cost for repairs can significantly exceed our estimates.