

REPAIR REQUEST

1428 Twin Oaks Drive

Marietta, GA 30062 · Prepared for M. & J. Carter · Inspected May 22, 2026

The items below were identified in the home inspection of May 22, 2026. Estimated costs are rough ranges to support the conversation, not contractor bids.

ITEM	RECOMMENDED ACTION	TRADE	URGENCY	EST. COST
Guardrail Safety · Rear deck	Repair and reinforce the guardrail; correct spacing by a qualified contractor.	Carpenter / deck contractor	Immediate	\$300 to \$4,500
Breaker termination Safety · Main panel	Correction by a qualified electrical contractor.	Electrical contractor	Immediate	\$150 to \$2,500
Carbon monoxide detectors Safety · Throughout	Install CO detectors per manufacturer guidance, typically one per floor and outside sleeping areas.	Electrical contractor	Immediate	\$150 to \$2,500
Receptacles Safety · Living room	Evaluation and correction by a qualified electrical contractor.	Electrical contractor	Near term	\$150 to \$2,500
Shingle covering Major Defect · Rear slope · Further evaluation	Evaluation and repair by a qualified roofing contractor.	Roofing contractor	Before closing	\$400 to \$7,000
Step / counter flashing Major Defect · Chimney intersection	Repair by a qualified roofing contractor.	Roofing contractor	Near term	\$400 to \$7,000
Cooling performance Major Defect · Central system · Further evaluation	Service and evaluation by a qualified HVAC contractor.	HVAC contractor	Near term	\$300 to \$8,000

Estimated total to address \$4,200 to \$64,100

ITEM	RECOMMENDED ACTION	TRADE	URGENCY	EST. COST
● Fascia & door trim Monitor · Front elevation	Repair affected trim, re-seal, and maintain finishes.	Carpenter	Near term	\$200 to \$2,500
● Site grading Monitor · Foundation perimeter	Re-grade to slope away from the foundation and extend downspout discharge.	Landscaper / grading contractor	Near term	\$300 to \$3,500
● Subfloor & insulation Monitor · Below primary bath · Further evaluation	Perform a plumbing leak check above this area and improve crawlspace moisture management.	Plumber + crawlspace contractor	Near term	\$500 to \$5,000
● Vapor barrier Monitor · Crawlspace floor	Repair / replace vapor barrier for continuous coverage.	Crawlspace contractor	Near term	\$500 to \$6,000
● Condensate drain Monitor · Air handler	Clear and treat the condensate line; verify secondary protection.	HVAC contractor	Near term	\$300 to \$8,000
● Insulation depth Monitor · Main attic	Add insulation to a consistent recommended depth.	Insulation contractor	Deferred	\$300 to \$3,000
● Gutters Maintenance · Right elevation	Clean gutters and establish routine maintenance.	Owner / handyman	Routine	\$50 to \$300
● Exterior hose bib Maintenance · Right elevation	Replace washer / repair bib.	Plumber / handyman	Routine	\$150 to \$1,500
● Dryer vent Maintenance · Laundry	Clean dryer vent run and termination.	Owner / handyman	Routine	\$50 to \$300
Estimated total to address				\$4,200 to \$64,100

Estimated rough ranges to frame a conversation, not contractor bids. Get quotes from licensed contractors before relying on a number.

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 Inspected by Jeremy Hill, certified by the International Association of Certified Home Inspectors® (InterNACHI®)