HomeCloud

Inspection Repair Estimate

October 20, 2026



Property Address
123 Sample Lane, Dallas, TX 75214

Size	BD / FB / HB
2,180 SF	4 / 2 / 1
Year Built	**Property Type**
1998	Single Family Residence

Project Summary

Priority

Repair Deck Ledger, Rim Joist and Stairs	Repair	Priority	$2,950.00
Replace Garage Entry Door with Fire-Rated Door	Repair	Priority	$1,250.00
Remediate Mold and Repaint Garage Walls	Repair	Priority	$1,185.00
Install Joist Hangers Under Deck	Repair	Priority	$685.00
Replace Smoke Alarms and Add Carbon Monoxide Alarms	Repair	Priority	$585.00
Enclose Open Junction Boxes and Wire Splices	Repair	Priority	$181.25
Install Range Anti-Tip Bracket	Repair	Priority	$101.25
Adjust Garage Door Safety Sensors	Repair	Priority	$77.00
8 projects			**$7,014.50**

Other

Pressure Wash, Sand and Restain Deck	Repair	Other	$1,485.00
Add Blown-In Attic Insulation (Allowance)	Improve	Other	$1,450.00
Pressure Wash and Seal Front Porch	Maintain	Other	$607.50
Diagnose and Repair Refrigerator Icemaker	Repair	Other	$325.00
Clean and Flush Gutters and Downspouts	Maintain	Other	$295.00
Clear Debris from Roof	Maintain	Other	$175.00
Install Dryer Vent Hood with Damper	Repair	Other	$101.25
Adjust Sliding Glass Door	Repair	Other	$101.25
Extend Condensate Drain Away from Home	Repair	Other	$69.30
Clear Slow Tub Drain	Repair	Other	$65.25
Secure Exterior Hose Bibb	Repair	Other	$27.00
No Repair Needed: Crawlspace Post	Improve	Other	$0
No Repair Needed: Roof Framing	Repair	Other	$0
No Repair Needed: Brick at Foundation	Improve	Other	$0
14 projects			**$4,701.55**

Project List

Repair Deck Ledger, Rim Joist and Stairs	Repair	Priority	$2,950.00

Description

Re-flash and re-fasten the deck ledger to the house, re-secure the rim joist to the joists, and rebuild the deck stairs. A ledger pulling away from the house is the most common cause of deck collapse, and it almost always comes from undersized fasteners, missing flashing that lets the house band board rot, or both. This repair corrects both.

Scope of work:

- Perform a full structural review of the deck framing before work begins: probe the ledger, house band board, rim joist, joist ends, posts and post bases for rot and fastener pull-out, and photograph what we find.
- Temporarily shore the deck so the structure is safe to work under while the ledger connection is opened up.
- Remove siding and trim at the ledger to expose the connection to the house band board, and check the band board and sheathing for water damage.
- Install continuous metal flashing over the ledger, tucked behind the house wrap and lapped so water is directed out and away instead of behind the ledger.
- Re-fasten the ledger to the house band board with structural screws or through-bolts at the correct spacing, edge distance and stagger for the deck span, replacing the existing undersized or loosened fasteners.
- Install lateral load connectors tying the deck framing back into the house floor framing. This is what keeps the deck from pulling away, and it is almost always missing on decks of this age.
- Re-secure the rim joist to the joist ends with structural fasteners and framing angles, and add blocking where the connection has opened up.
- Rebuild the deck stairs: new stringers, treads and risers, set on a proper footing or landing pad instead of bare soil, with the top of the stringers hung from the deck framing with hangers instead of toe-nails.
- Set consistent stair rise and run, and install a graspable handrail and guards at the correct height and baluster spacing.
- Reinstall siding and trim at the ledger and seal all penetrations.
- Load-test the repaired deck and stairs and provide written documentation of the repair for the buyer and the lender.
- Remove all demolition debris from the property.

Price includes all labor, materials and disposal to re-flash and re-fasten the existing ledger, re-secure the rim joist and rebuild the stairs. The framing behind the ledger can't be seen until the siding comes off. If the band board, ledger or joist ends are rotted, we'll send photos and a price for that repair before doing it. Installing joist hangers and restaining the deck are priced as their own projects.

Service Types

General Contractor

Status

Not Started

Recommended to Solve

4.4.4 - Deck Ledger and Rim Joist Separating *Safety*

Description

The ledger board is pulling away from the house and the rim joist has pulled away from the joists. The stairs are in poor condition.

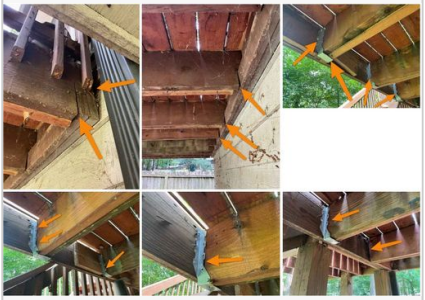
Implication

A ledger separating from the house is the most common cause of deck collapse.

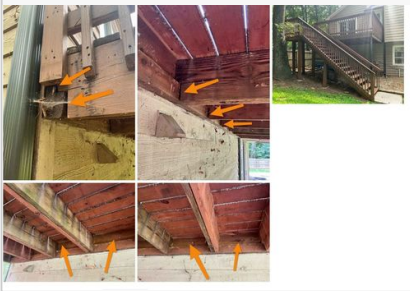
Photos



Exterior



Exterior



Exterior

Replace Garage Entry Door with Fire-Rated Door Repair Priority **$1,250.00**

Description

Replace the door between the garage and the house with a 20-minute fire-rated steel door on self-closing hinges. The existing door doesn't meet the fire separation standard, which calls for solid wood or steel at least 1-3/8 inches thick, or a 20-minute rated door. This is a life-safety item and one lenders and appraisers commonly flag.

Scope of work:

- Measure the rough opening, swing, hinge side and threshold height before ordering.
- Remove the existing door and jamb.
- Check the framing, subfloor and threshold area for rot or damage.
- Furnish and install a new 20-minute fire-rated prehung steel door with a fire-rated frame, sized to the existing opening.
- Shim, plumb and square the unit and fasten it through the jamb into solid framing with the fastener length the rating requires.
- Install self-closing, self-latching hinges so the door can't be left standing open into the living space. This is the step most often missed, and the most common reason a replacement door is still rejected.
- Install a passage or keyed lockset, with the strike plate anchored into solid framing.
- Install full weatherstripping and a door bottom seal so car exhaust can't pass from the garage into the house.
- Seal the gap between the frame and the opening with fire-rated sealant, then install casing on both sides.
- Prime and paint the door and casing on both sides to match.
- Confirm the door swings freely, latches every time and self-closes from any open position, and leave the fire-rating label on the door edge so the appraiser and buyer can verify it.

- Haul away the old door and all debris.

Price includes the door, fire-rated frame, self-closing hinges, lockset, weatherstripping, paint, labor and disposal, based on a standard-size opening. If the opening needs to be reframed to fit, we'll price that before ordering the door.

Service Types
General Contractor

Status
Not Started

Recommended to Solve

3.6.1 - Door Does Not Meet Separation Requirements *Safety*

Description
The door between the garage and the house is not solid core, steel or fire rated.

Implication
The door is meant to slow a garage fire and keep car exhaust out of the living space.

Photos



Garage

Remediate Mold and Repaint Garage Walls Repair Priority **$1,185.00**

Description
Remove and treat the microbial growth at two areas of the garage wall, replace the drywall to match the fire-rated garage wall, and repaint. The wall was dry after heavy rain, which tells us the water that caused it (overflowing gutters and an old water heater leak) is no longer active. Cleaning the gutters (priced as its own project) keeps it from coming back.

Scope of work:

- Seal off the two areas with plastic sheeting and run a HEPA-filtered air scrubber so spores don't spread into the rest of the home during demolition.
- Take moisture readings at the drywall, framing and bottom plate to confirm everything is dry and to map the full affected area, which often extends past what is visible.
- Cut out the affected drywall back to clean material on all sides.
- Check the framing, bottom plate and insulation behind it, and remove any affected insulation.
- HEPA vacuum and wipe down all exposed framing, then apply an EPA-registered antimicrobial to the framing and surrounding surfaces.
- Apply a mold-resistant sealer to the treated framing.

- Install new moisture-resistant drywall at the same thickness as the existing wall, so the fire separation between the garage and the house is maintained.
- Tape, mud, sand and texture to match the surrounding wall.
- Prime with a stain-blocking, mold-resistant primer and apply two finish coats, painting to a natural break so the repair doesn't show as a patch.
- HEPA vacuum the floor and surfaces inside the work area before taking down the containment.
- Bag and remove all affected material and debris from the property.

Price includes containment, demolition, treatment, new drywall, paint and disposal for both wall areas. If opening the wall shows the growth goes further than mapped, we'll send photos and a price before going further. Third-party air clearance testing can be added if the buyer or lender wants it.

Service Types
General Contractor

Status
Not Started

Recommended to Solve

[3.3.1 - Mold on Garage Wall](#) *Functionality*

Description
Microbial growth at two areas of the garage drywall. The areas were reported dry.

Implication
Left in place, growth can spread inside the wall and affect indoor air quality.

Photos



Garage

[No Repair Needed: Crawlspace Post](#)	Improve	Other	**$0**

Description
This wood post beneath the primary bedroom is not part of the original floor structure. It was added after the home was built, most likely to support heavy furniture that was once in that room, and it is not a structural support. What was flagged in the inspection report is not a verified issue, and no further action is required.

Service Types
General Contractor

Status
Not Started

Recommended to Solve

2.4.3 - Added Post Under Floor *Functionality*

Description
A wood post was found under the floor framing beneath the primary bedroom.

Implication
An added post can be a sign the floor above needed extra support.

Photos



Crawl Space

No Repair Needed: Roof Framing	Repair	Other	**$0**

Description
As a general contractor, we can confirm this is standard stick-built roof framing. What was flagged in the inspection report is not a verified issue, and no further action is required.

Service Types
General Contractor

Status
Not Started

Recommended to Solve

2.7.3 - Uncommon Roof Framing *Functionality*

Description
The roof framing was described as uncommon.

Implication
Improper roof framing can sag or shift over time.

Photos



Attic

[No Repair Needed: Brick at Foundation]	Improve	Other	**$0**

Description
As a general contractor, we can confirm from the photo that this is not a foundation issue. It is cosmetic damage to the brick on the outside face of the wall, not to the foundation that carries the house. What was flagged in the inspection report is not a verified issue, and no repair or further action is needed.

Service Types
General Contractor

Status
Not Started

Recommended to Solve

[2.2.1 - Foundation Damage] *Cosmetic*

Description
Damage was noted at the brick along the foundation on the right side of the home.

Implication
Foundation damage can let water in or point to movement in the structure.

Photos



Right Exterior

This sample shows 6 of the 22 projects in full. In a real estimate, every project is written out this way, with photos.