

10515 Antcliff Road Home Inspection

During my walk through inspection of the property at 10529 Antcliff Rd. I did not observe any major settling or cracking in the foundation or the structure of the home. The basement stone foundation does show some signs of mortar decay but no signs of movement were observed during the inspection. Also, the rafters in the attic are all still straight and true with no signs of bowing or movement. So in my opinion, the structure of the home appears sound.

With this in mind, there is a lot of cosmetic or surface updates that need to be addressed. Given the state of the interior and the presence of mold in the home, it would require a couple dumpsters and remediation once all the content and flooring is out of the house. See the below list for an estimated cost on the recommended repairs for the house.

Repair Estimates:

Remove all content from the home - \$1500

Remove and replace all flooring in the home - \$8/sq-ft (estimate 1500sq-ft - \$12,000)

Mold remediation - \$2500

Interior patching / wall repair - \$3000

Mortar addition to the basement walls - \$2000

Replace both exterior doors - \$1000 ea

New windows (recommend replacing 18, negotiable depending on plans for the house) - \$1000 ea

Gutter/Roof cleaning - \$500

Re-shingle both porch roof's / Replace screen door - \$3500

Rear patio roof removal - \$600

Concrete steps/stoop repair - \$1000

Sump pump - \$1000

Attic access (cover) - \$200

Roof leak analysis and repair - \$1500-\$3000

Replace appliances (condition unknown) - depending on choice

Estimate Total: from \$38,800 to \$50,800 depending on how many windows are replaced and flooring choice