

Repair Planner

A budgeting guide to the findings in the inspection report: each one matched to the licensed trade that repairs it, with a defined scope and an honest Santa Barbara planning range. Generated natively by our platform the evening of the inspection. Not a quote or bid, and never a substitute for written bids from licensed contractors.

Property

7340 Shoreline Drive (Sample)

Findings

36 documented

Source

Public sample report

\$7,175 – \$14,700

Owner-scope planning range across 34 findings · association-scope items listed separately · calibrated from 1,400+ findings documented in Santa Barbara County homes · a budgeting guide, not a quote



COASTAL SHIELD · coastalshieldinspections.com · (805) 222-6164

Summary by Trade

Local numbers
Ranges priced for Santa Barbara County, not national averages.

Named trades
Every item routed to the licensed trade that actually performs the work.

Defined scope
Each line states what the range includes and excludes.

Same evening
Produced by our platform with the report. No third-party upload.

TRADE	ITEMS	LOW	HIGH
Licensed Plumber	8	\$1,650	\$3,050
Licensed Electrician	4	\$775	\$1,625
HVAC Technician	6	\$2,250	\$4,650
General Contractor	5	\$1,300	\$2,850
Qualified Handyman	10	\$1,125	\$2,375
Pest Control Operator	1	\$75	\$150
Owner scope total	34	\$7,175	\$14,700
Association scope (referred to HOA)	2	\$450	\$850

Please read: the Repair Planner is an informational budgeting guide. It is not a quote, a bid, an estimate for work, or an offer to perform repairs, and it creates no obligation for any party. Coastal Shield performs inspections only and does not repair, and will not bid on, homes it inspects. Ranges reflect typical licensed-trade pricing observed in Santa Barbara County for the scope described; actual costs vary with contractor, materials, access, permits, and conditions discovered once work begins, and may fall outside the range shown. Obtain written bids from licensed contractors before making financial decisions.



REPAIR NEEDED

PLUMBING

\$250 – \$450

BUDGET RANGE

Frozen Gate Valve at Water Heater

During the inspection of the water supply and distribution system, a gate valve on the cold water supply line at the water heater was observed to be frozen (seized) and unable to be operated at the time of inspection....

Scope: Replace the seized gate valve with a quarter-turn ball valve. Excludes water heater work.



MINOR DEFICIENCY

PLUMBING

\$175 – \$300

SB RANGE

Sediment Trap Missing at Gas Line

During the inspection of the hot water source, the gas supply line was observed connecting directly to the water heater's control valve without a sediment trap (also called a drip leg) installed at the connection. A...

Scope: Install a code drip leg at the water heater gas connection.



MINOR DEFICIENCY

PLUMBING

\$200 – \$375

SB RANGE

Slow Draining Vanity Sinks Upstairs

Standing water was observed pooling around the drain stoppers in both the master and hallway bathroom vanity sinks upstairs at the time of inspection, consistent with slow drainage. Since both fixtures are exhibiting...

Scope: Clear the shared branch line and both traps, verify flow. Excludes drain replacement.



REPAIR NEEDED

PLUMBING

\$400 – \$750

SB RANGE

Main Shut-Off Valve Restricted and Corroding

During the inspection of the main water shut-off valve, corrosion was observed at the valve body and the copper riser piping below it, along with a rusted repair bracket bolted to the handle assembly. The ball valve...

Scope: Replace the main shut-off with a ball valve, meter shutoff coordinated. Excludes supply line work.



REPAIR NEEDED

PLUMBING

\$250 – \$450

SB RANGE

Missing T&P Relief Discharge Line

During the inspection of the hot water source, no temperature and pressure (T&P) relief discharge line was observed piped from the T&P relief valve to a safe point of discharge near the floor or exterior. The T&P valve...

Scope: Install a 3/4 in discharge line terminating within 6 in of the floor, per code.



MINOR DEFICIENCY

BATHROOMS

\$125 – \$225

SB RANGE

Vanity Drain Trap Improperly Assembled

During the inspection of the vanity drain trap, the P-trap assembly was observed installed at an improper angle, with the trap arm and tailpiece not properly aligned to maintain a consistent slope into the drain line. A...

Scope: Re-set the trap at proper alignment and slope, verify the seal.



MINOR DEFICIENCY BATHROOMS

\$150 – \$300

SB RANGE

Tub Spout Diverter Not Functioning

During the inspection of the tub spout, the diverter mechanism was tested and did not redirect water flow to the shower head as intended, with water continuing to discharge from the spout circled in the photo. The...

Scope: Replace the tub spout with a matching diverter spout.



MINOR DEFICIENCY KITCHEN

\$100 – \$200

SB RANGE

Kitchen Sink Faucet Base Loose

During the inspection of the kitchen sink, the faucet was noted to be loose at its base where it meets the countertop/sink deck. A loose faucet body is commonly associated with a mounting nut or setscrew that has backed...

Scope: Tighten mounting hardware and verify the supply connections.

Licensed Electrician 4 items

\$775 – \$1,625



REPAIR NEEDED EXTERIOR

\$200 – \$375

SB RANGE

Loose Exterior Outlet Exposing Wiring

During the inspection of the exterior electrical outlet on the rear patio, the receptacle and its mounting box were observed pulled loose from the ceiling surface, exposing the wiring behind it. A loose receptacle of...

Scope: Re-secure or replace the box and receptacle with a weather-rated cover, verify GFCI. Excludes new circuit work.



MINOR DEFICIENCY EXTERIOR

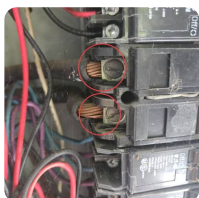
\$125 – \$250

SB RANGE

Exterior Light Fixture Loose at Mount

During the inspection of the exterior light fixture mounted above the electrical panel, the fixture was observed to be loose at its wall mounting bracket. A loose fixture indicates the mounting hardware has backed out...

Scope: Re-secure the fixture and mounting, verify the junction box behind it. Excludes a new fixture.



MATERIALLY DEFICIENT ELECTRICAL

\$350 – \$800

SB RANGE

Corroded, Overexposed Conductors at Main Breaker

During the inspection of the panelboard, approximately three-quarters of an inch of bare stranded copper conductor was observed extending beyond each lug on the 100A two-pole breaker, along with green/white crusted...

Scope: Correct terminations at the main lugs, trim conductors, treat oxidation, torque check. Breaker or service replacement, if needed, quoted after evaluation.



MINOR DEFICIENCY ELECTRICAL

\$100 – \$200

SB RANGE

Cobwebs and Surface Corrosion in Panel

During the inspection of the panelboard, cobweb accumulation was observed across several breaker faces along with a rust-colored, corrosion-like residue on and around the breaker toggles and interior surfaces. Debris...

Scope: Clean and inspect the panel interior with a torque check. Best bundled with the lug correction above.

HVAC Technician 6 items

\$2,250 – \$4,650



REPAIR NEEDED ATTIC, INSULATION & VENT

\$200 – \$400

SB RANGE

Torn Bathroom Exhaust Duct in Attic

During the inspection of the attic ventilation system, a tear was observed in the flexible foil ductwork serving the hallway bathroom extraction fan, exposing an open gap in the duct wall. This duct carries warm,...

Scope: Reconnect and mechanically fasten the duct, sealed with mastic or UL foil tape.



REPAIR NEEDED ATTIC, INSULATION & VENT

\$650 – \$1,400

SB RANGE

Exhaust Duct Improperly Terminated Through Roof Sheathing

During the inspection of the mechanical exhaust system, a flexible foil duct was observed extending into the attic and terminating at a rough-cut opening in the roof sheathing rather than connecting to a proper roof or...

Scope: Cut in a proper roof cap with flashing, connect and seal the duct. Roofing coordination included.



REPAIR NEEDED ATTIC, INSULATION & VENT

\$900 – \$1,800

SB RANGE

Two Bath Fans Merged Into Common Duct

During the inspection of the mechanical exhaust systems, two bathroom exhaust fans were observed manifolded together into a single common duct via a 90-degree tee fitting, with all connections sealed using foil tape...

Scope: Run independent insulated ducts to separate exterior terminations, per manufacturer specs.



REPAIR NEEDED ATTIC, INSULATION & VENT

\$150 – \$350

SB RANGE

Crushed Flexible Exhaust Duct in Attic

During the inspection of the mechanical exhaust system, a section of flexible metal ducting was observed crushed and folded back on itself where it rested against the attic insulation and framing. A crushed duct...

Scope: Replace the crushed section, re-route and support to restore airflow.



MINOR DEFICIENCY ATTIC, INSULATION & VENT

\$100 – \$250

SB RANGE

Insulation Displaced Around Flex Duct

During the inspection of the mechanical exhaust duct routed through the attic, the outer insulation jacket of the flexible duct was observed torn and displaced at its connection to the plenum, with the internal...

Scope: Re-seat and level insulation around the duct runs.



MINOR DEFICIENCY BATHROOMS

\$250 – \$450

SB RANGE

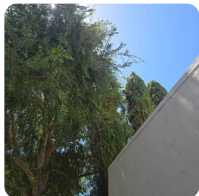
Exhaust Fan Noisy, Restricted Vent Duct

During the inspection of the hallway bathroom exhaust fan, elevated operating noise was noted at the ceiling grille, consistent with restricted airflow through the exhaust duct rather than a fan motor deficiency. This...

Scope: Replace the fan unit or motor once the duct restriction above is corrected.

General Contractor 5 items

\$1,300 – \$2,850



MINOR DEFICIENCY EXTERIOR

\$450 – \$900

SB RANGE

Tree Branches Overhanging Garage Roof

During the inspection of the exterior vegetation, I observed tree branches overhanging the flat roof of the garage. Overhanging branches allow leaf and debris accumulation on the roof surface and in drainage areas,...

Scope: Trim limbs 3 to 6 ft off the roofline, debris hauled. Excludes tree removal or permit work.



MINOR DEFICIENCY EXTERIOR

\$300 – \$700

SB RANGE

Rear Patio Slab Heaving and Cracking

During the inspection of the rear patio, slab displacement was observed at a control joint, with one slab section sitting noticeably higher than the adjoining section, along with a hairline crack running through a...

Scope: Seal cracks and control joint, monitor seasonally. Excludes slab lifting or replacement.



REPAIR NEEDED ATTACHED GARAGE

\$150 – \$350

SB RANGE

Penetration in Garage Fire Separation Wall

A small hole was observed in the fire-separation wall at the base of the shared wall between the garage and the kitchen, exposing the wall cavity. This wall is intended to serve as a fire-rated barrier that slows the...

Scope: Seal the penetration with fire-rated sealant to restore the separation.



MINOR DEFICIENCY KITCHEN

\$150 – \$400

SB RANGE

Cabinet Wear and Surface Scratches

Cosmetic wear was observed at several kitchen cabinet doors and frames, including a small split in the wood grain along an upper cabinet edge, minor finish chipping near a door reveal, and light surface scratches on...

Scope: Finish touch-up on worn doors and frames. Excludes refacing.

**REPAIR NEEDED**

CHIMNEY, FIREPLACE, OR STOVE

\$250 – \$500

SB RANGE

Fireplace Damper Stuck, Inoperable

During the inspection of the fireplace, the damper plate located in the flue was observed fixed in a partially open position and did not respond to operation of the control mechanism at the time of inspection. A...

Scope: Service the damper: clean, free, lubricate, adjust. Replacement, if required, quoted separately.

Qualified Handyman 10 items**\$1,125 – \$2,375****MINOR DEFICIENCY**

EXTERIOR

\$150 – \$275

SB RANGE

Dryer Exhaust Vent Lint Buildup

During the inspection of the exterior dryer exhaust vent, a heavy accumulation of lint was observed inside and around the exterior hood opening on the garage wall. Lint buildup restricts airflow and traps moisture and...

Scope: Full-length duct cleaning and exterior hood service. Excludes duct replacement.

**MINOR DEFICIENCY**

EXTERIOR

\$250 – \$500

SB RANGE

Minor Wood Deterioration at Door Jamb

During the inspection of the exterior door, minor surface deterioration and splintering were observed at the base of the painted door jamb, as circled in the photo. Damage at this location is commonly associated with...

Scope: Epoxy or spot-replace up to 12 in of jamb, primed and painted to match.

**MINOR DEFICIENCY**

EXTERIOR

\$100 – \$200

SB RANGE

Missing Weatherstripping at Front Door

During the inspection of the front exterior door, a gap was observed along the door edge near the deadbolt where weatherstripping was missing, with daylight visible through the gap at the time of inspection....

Scope: Replace weatherstrip and sweep at one exterior door, confirm a tight seal.

**MINOR DEFICIENCY**

BATHROOMS

\$150 – \$300

SB RANGE

Small Chip on Vanity Countertop

During the inspection of the bathroom cabinetry, a small chip was observed on the front face edge of the vanity countertop. Damage of this type typically results from impact during normal use and exposes the substrate...

Scope: Professionally resurface the chipped edge, color matched. Excludes countertop replacement.

**MINOR DEFICIENCY**

BATHROOMS

\$75 – \$150

SB RANGE

Cabinet Door Hinge Detaching

During the inspection of the hall bathroom cabinetry, the right-face cabinet door hinge was observed to be separating from its mounting plate, with the hinge arm disconnecting from the cabinet frame and the door hanging...

Scope: Repair the hinge mount, re-hang and align the door.



MINOR DEFICIENCY BATHROOMS

\$75 – \$150

SB RANGE

Door Rubs Against Cabinet Drawer

During the inspection of the cabinetry and door in the downstairs half bath, contact was noted between the door and the bottom drawer of the vanity cabinet when the door is opened, with visible wear and finish abrasion...

Scope: Adjust hinges and alignment on one door.



MINOR DEFICIENCY BATHROOMS

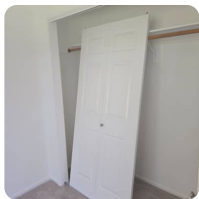
\$0 – \$100

SB RANGE

Hard Water Deposits on Shower Trim

During the inspection of the shower valve trim, mineral deposits and surface staining were observed on the diverter/handle assembly, consistent with hard water mineral buildup. This type of deposit forms when dissolved...

Scope: Descale the trim. A homeowner-level task; replace the trim if pitted.



MINOR DEFICIENCY DOORS, WINDOWS & INTERIOR

\$150 – \$300

SB RANGE

Closet Bi-Fold Doors Detached From Track

During the inspection of the closet doors, bi-fold panels were observed detached from their upper pivot/track hardware in two of the three bedrooms, leaning unsecured against the closet opening rather than hanging...

Scope: Re-hang two doors, adjust pivots and track hardware.



MINOR DEFICIENCY ATTACHED GARAGE

\$100 – \$250

SB RANGE

Hairline Crack in Garage Floor

A single hairline crack was observed running longitudinally through the garage floor slab, extending from near the entry threshold toward the rear of the garage. Cracking of this nature in concrete slabs commonly...

Scope: Rout and seal the hairline crack, then monitor for movement.



MATERIALLY DEFICIENT KITCHEN

\$75 – \$150

SB RANGE

Anti-Tip Bracket Missing on Range

During the inspection of the freestanding gas range, no anti-tip bracket or device was observed securing the rear of the unit to the floor or wall. An anti-tip bracket engages a rear leg of the range to prevent the...

Scope: Install the manufacturer anti-tip bracket, anchored to floor or wall.

Pest Control Operator 1 item

\$75 – \$150



MINOR DEFICIENCY EXTERIOR

\$75 – \$150

SB RANGE

Small Hole in Foundation Vent Screen

A small hole was observed in the wire mesh screen of a foundation vent leading into the garage area. Gaps of this type in vent screening can allow entry of rodents, insects, or other pests into the garage or crawlspace,...

Scope: Patch or replace one vent screen.



MINOR DEFICIENCY ROOF

\$250 – \$450

SB RANGE

Surface-Mounted Vent Flashing With Exposed Fasteners — Courtesy Observation, HOA Component

During the courtesy drone overview of the roof, a plumbing vent flashing base was observed surface-mounted over the shingle courses with exposed perimeter fasteners, rather than integrated beneath the upslope shingle...

Scope: Reset or re-flash the vent penetration. Association roofing scope. Excludes membrane work.



MINOR DEFICIENCY ROOF

\$200 – \$400

SB RANGE

Ponding Staining and Debris on Garage Flat Roof — Courtesy Observation, HOA Component

During the courtesy drone overview, discoloration and staining consistent with minor ponding water was observed on the garage flat roof surface, along with organic debris accumulation from overhanging trees in a low...

Scope: Clear debris and re-check after next rain. Association scope. Excludes membrane repair.

Why this looks different from a national AI estimate

National estimate tools price from national averages, disclaim each line, and arrive days later from a report uploaded to a third party. This planner was produced by the same platform that produced the inspection report itself, the evening of the inspection, priced for this county.

Severity first. A stuck damper and a fire-separation breach are not the same problem. Each item carries its tier.

Ranges, not guesses. Real repair costs vary with what the wall hides. We say so up front.

The record stays. Every finding, photo, and price lives in the client's Digital Property Record after closing.

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