

Major Repair and Replacement Cost Estimate

6330 Southwood South Ct, Houston, TX 77035

Based on the residential inspection dated July 10, 2026

Prepared July 21, 2026

REPAIR-FIRST RANGE
\$7,850 - \$14,600

REPLACEMENT-HEAVY
\$24,500+

NEGOTIATION ALLOWANCE
\$20,000 - \$25,000

Estimate basis: Lower-end Houston-area planning costs for the major conditions identified in the inspection report. Actual costs depend on contractor findings, permits, hidden damage, materials, access, and scope.

Major Items

ITEM AND INSPECTION BASIS	LOWER-END REPAIR	LOWER-END REPLACEMENT
Roof covering and flashing Aged roof covering, exposed/loose flashing fasteners, exposed shingle fasteners, localized covering defect, and biological staining.	\$700 - \$1,500	\$7,000 - \$8,500
Possible microbial growth / mold Possible organic microbial growth was observed on multiple walls. Environmental testing and remediation scope were not confirmed by the inspection.	\$2,500 - \$4,000	\$5,000+
Active moisture and sagging ceiling Living-room ceiling drywall was visibly sagging and active moisture was detected. Source correction is required before finish repairs.	\$1,000 - \$2,000	\$3,000 - \$5,000
Unstable enclosed porch and sagging cover The enclosed porch appeared unsound, and the porch cover showed visible sagging that may involve inadequate support or deteriorated framing.	\$2,000 - \$4,000	\$5,000 - \$8,000
Electrical safety corrections Panel cover was not secured, damaged wiring was observed, and a 14-gauge wire appeared connected to a 20-amp breaker.	\$600 - \$1,200	\$1,400 - \$2,200
High indoor humidity / HVAC correction Cooling temperature differential was acceptable, but high humidity was detected. Full HVAC replacement is not presently supported by the report.	\$200 - \$400	\$1,000 - \$2,000

ITEM AND INSPECTION BASIS	LOWER-END REPAIR	LOWER-END REPLACEMENT
Plumbing fixture and vent corrections Includes shower diverter failures, fixture sealing, and removal/correction of the capped plumbing vent stack.	\$600 - \$1,000	\$1,200 - \$2,000
Damaged garage door The garage door operated but was visibly damaged.	\$250 - \$500	\$900 - \$1,300

Planning Conclusions

Repair-first scenario: Approximately \$7,850 to \$14,600 if the roof, porch, electrical system, plumbing, ceiling, humidity issue, and garage door can be repaired without extensive concealed damage.

Replacement-heavy scenario: Approximately \$24,500 or more at the low end. A broader planning range is about \$24,500 to \$34,000 when roof replacement, porch reconstruction, more extensive moisture work, and system replacements are required.

Negotiation allowance: A repair credit or price adjustment request of \$20,000 to \$25,000 is supportable as a planning position, subject to contractor quotes and the transaction terms.

Items Not Priced as Major Replacement

Foundation: The inspector reported no major deformity or excessive settlement distress, only minor-to-moderate movement indicators and a cosmetic corner pop. A full foundation repair allowance is not included. A structural/foundation evaluation and cosmetic corner repair may reasonably be budgeted at approximately \$350 to \$900 if desired.

HVAC system: The cooling temperature differential was within the acceptable range. The allowance addresses diagnosis, service, and possible humidity control rather than full HVAC replacement.

Important limitation: This document is an informal budgeting tool prepared from a visual inspection report. It is not a bid, appraisal, engineering report, environmental assessment, or representation that every condition has been identified. Obtain written estimates from licensed or qualified contractors before final negotiations or repair authorization.