



Scan to verify

Fair repair ranges (sample)

1986 3-bed split-level, Charlotte, NC

Property

1986 3-bed split-level, Charlotte, NC

Inspection date

2026-10-15

Prepared for

Buyer agent (sample), Charlotte team

Items found

6 (5 priced, 1 needs a quote)

Total fair range for priced items

\$20,905 – \$44,305

Typical \$30,400. Excludes 1 item that need on-site pricing.

About this sample

Sample: fictional property and client. All prices are current Fair Rate Index ranges for North Carolina.

Safety items

Remove dead oak overhanging the roof

Large dead limb directly over the primary bedroom. Typical \$930.

\$590–1,570

Modeled

Repairs

Replace 3-ton HVAC system

System is 22 years old with corrosion on the heat exchanger. Typical \$8,460.

\$6,080–12,150

Modeled

Reroof, about 2,000 sq ft

Shingles at end of life: granule loss and curling. Typical \$11,800.

\$8,170–16,350

Modeled

Rebuild rear deck, about 300 sq ft

Ledger is not flashed and several joists are rotted. Typical \$8,930.

\$5,890–13,800

Modeled

Repair leak under kitchen sink

Active drip at the drain slip joint; cabinet floor is damaged. Typical \$280.

\$175–435

Modeled

Needs on-site pricing

These items are in the inspection report but need a pro to see the scope before anyone can price them fairly. Get a written quote for each.

Evaluate stair-step crack in foundation wall

Left rear corner of the basement

Get a quote

Safety item

Using this report

- Each range is the middle half of expected prices for that defined job in North Carolina, from the published FRI method.
- Labels show how sure we are: Modeled, Calibrated, Observed.
- Negotiating repair credits? Both sides can check these numbers against the open method at fairrateindex.com/method.

Fair ranges are independent benchmarks for a defined job, published by the Fair Rate Index from public labor data, job models and verified real prices. They are not quotes, offers, or recommendations to any contractor about what to charge. Actual costs vary with scope, access, equipment age, permits and local conditions. Always get a written estimate before work begins.

Low is the 25th percentile and high is the 75th percentile of expected prices for that job in this state. A price outside the range is not automatically unfair; it should come with a reason. Methodology: fairrateindex.com/method.html

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