

Pricing What the Inspector Found

For buyers under contract in Monmouth County, NJ, with real items on the inspection report.
Attorneys: this is written to forward to your client as-is.

New Jersey's attorney review runs three business days from the day both sides receive the signed contract. If your inspection turned up real items, your attorney needs real numbers to negotiate a credit or a repair, not just “the roof is old.” Send me the report. I read what your inspector flagged and put a price on each item, in writing, from a contractor who has been estimating Monmouth County remodels since 2004.

30+ years in the trades · RSC Contracting LLC since 2004 · NJ HIC #13VH04440200 · Author, *Home Buying & Renovating*

What it is / what it isn't

It is: • A flat-fee, itemized estimate, delivered within three business days: \$497 for the inspection report, \$797 with a structural engineer's report (a \$300 option) • On RSC Contracting LLC letterhead, NJ HIC #13VH04440200 • Priced line by line from the report and its photographs, not a phone guess; a site visit is a \$300 option • From a contractor estimating Monmouth County remodels since 2004	It isn't: • A home inspection — you keep your inspector • A bid to do the work, so the numbers aren't sales-driven • A substitute for your attorney's judgment on what to request • Same-day — call as soon as the report is in hand
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How it fits the clock

Step	What happens
Book	You accept a one-page agreement, pay the flat fee through the invoice, and send the inspection report, the engineer's report if there is one, and your attorney-review deadline.
Review	The reports and their photographs, read the way a contractor reads them. An on-site visit is added only when the photographs are not enough.
Written estimate	Itemized, within three business days of payment — ready to attach to the repair request.

Two questions this usually answers

Do you do the repairs?	No, and that's the point. It's an estimate, not a construction contract, and I'm not bidding the job, so the numbers aren't a sales pitch. I'm not hired to do the work unless you hire me later, separately.
What if the house is outside Monmouth County?	Call. Nearby parts of Ocean and Middlesex are sometimes possible. Travel is extra and I'll say the number up front.

\$497 flat fee, \$797 with an engineer's report · Monmouth County, NJ

Call **732-391-4828** or book at rsccontracting.com/pre-purchase-estimate.html. If your deadline is this week, call instead of using the form.

Pricing is based on a typical single-family home up to 3,000 square feet. Larger homes, multifamily properties, estates, and properties requiring extensive analysis may require an additional fee.