

REPAIR REQUEST LIST

1467 Cottonwood Rd
05/28/2024 12:23 pm

3.5.2 - Exterior: Exterior Siding Notes

PAST REPAIRS

 Cosmetic - Monitor - Maintenance

All bird damage has been repaired.

Recent or past repairs to the exterior siding was observed. We could not determine the reason for the repairs and recommend asking the seller about repairs and why they were needed.

Old patch was cleaned up as of 5/29

Location
Front



Original Inspection 4/23



Repaired as of 5/29

3.5.3 - Exterior: Exterior Siding Notes

PORTIONS OF SIDING MISSING

 Cosmetic - Monitor - Maintenance

Repaired.

Portions of the siding are missing. Recommend repairs.

Repair was done as of 5/29.

Location
Rear



Original Inspection 4/23



Repaired as of 5/29

3.7.1 - Exterior: Fascia, Trim & Eaves

GAPS

 Cosmetic - Monitor - Maintenance

Repaired

One or more gaps were observed. Recommend sealing to prevent pest access.

Repair was made as of 5/29

Location
Front



Original Inspection 4/23



Repaired as of 5/29

3.11.1 - Exterior: Doorbell

BUTTON IS DAMAGED OR MISSING

 Cosmetic - Monitor - Maintenance

Replaced

The doorbell button is damaged or missing. You may want to have it replaced.

Repaired as of 5/29

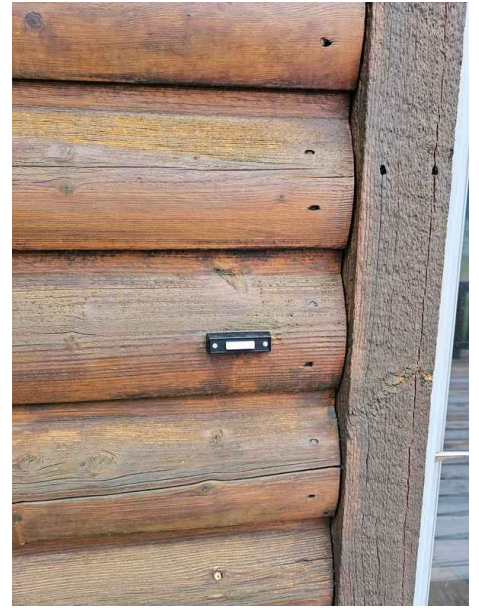
Location
Front & Rear



Original Inspection 4/23



Original Inspection 4/23



Repaired as of 5/29



Repaired as of 5/29

3.14.1 - Exterior: Lights

LIGHT BULBS MISSING OR BURNT OUT

 Cosmetic - Monitor - Maintenance

All new flood lights installed

Some lights around the residence did not have light bulbs or the bulbs were burnt out. Recommend replacing bulbs and testing.

Repaired as of 5/29

Location
Front



Original Inspection 4/23



Repaired as of 5/29

5.2.1 - Garage(s): Automatic Opener

GARAGE DOOR OPENER DID NOT WORK AS INTENDED

 Cosmetic - Monitor - Maintenance

All new garage doors installed

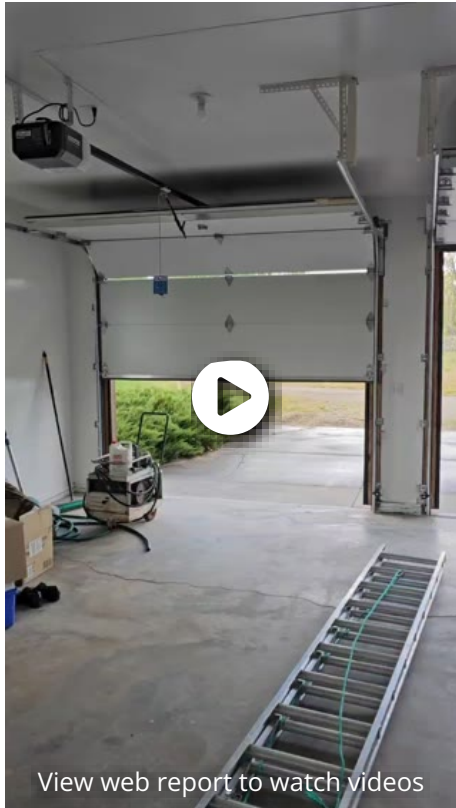
The garage door opener does not work as intended. Recommend repair.

Repaired as of 5/29



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Original Inspection 4/23



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Repaired as of 5/29

5.3.1 - Garage(s): Garage Door & Hardware

GARAGE DOOR COSMETIC DAMAGE

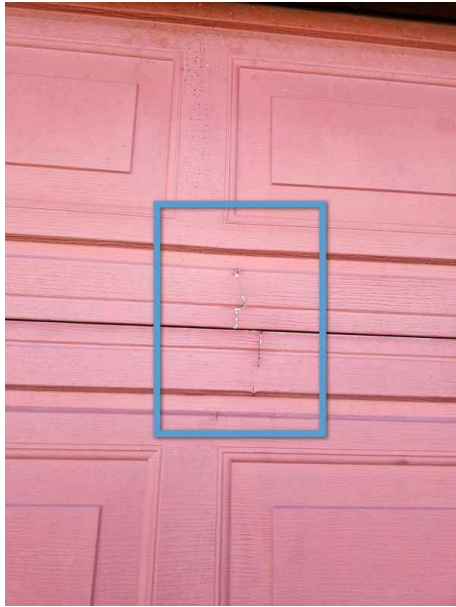
 Cosmetic - Monitor - Maintenance

All new garage doors installed

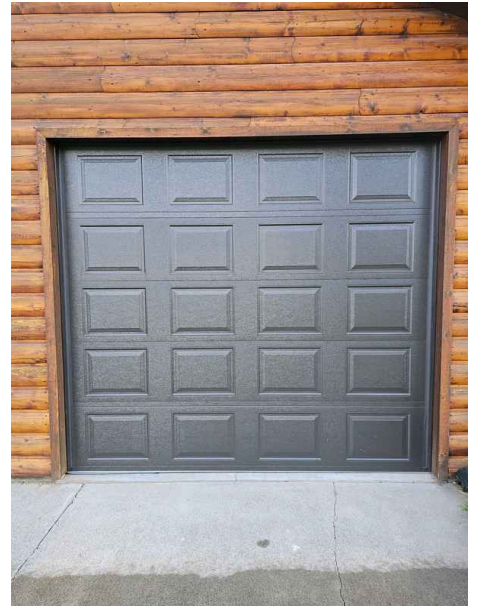
The main garage door is functional, but has cosmetic damage. Recommend repair as needed.



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Original Inspection 4/23



Repaired as of 5/29



Repaired as of 5/29

5.4.1 - Garage(s): Entry Door Into the House
HOME ENTRY NOT SELF CLOSING

 Cosmetic - Monitor - Maintenance

Still need to add a self closing hinge

The house garage entry door is functional but does not self-close. This may not have been required when the house was built and you may elect to have self closing hinges installed for modern fire safety.



5.13.1 - Garage(s): Outlets, Electrical Observations
COVERPLATE MISSING/DAMAGED

 Cosmetic - Monitor - Maintenance

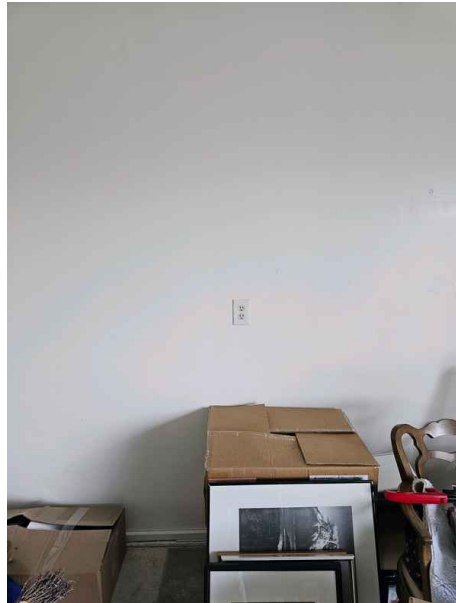
Cover plate installed

Coverplates were missing on outlets, switches or junction boxes. Recommend installing cover plates.

Repaired as of 5/29



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Repaired as of 5/29

7.3.1 - Attic: Roof Decking Notes
MOISTURE STAINS ON THE UNDERSIDE DECKING

 Cosmetic - Monitor - Maintenance

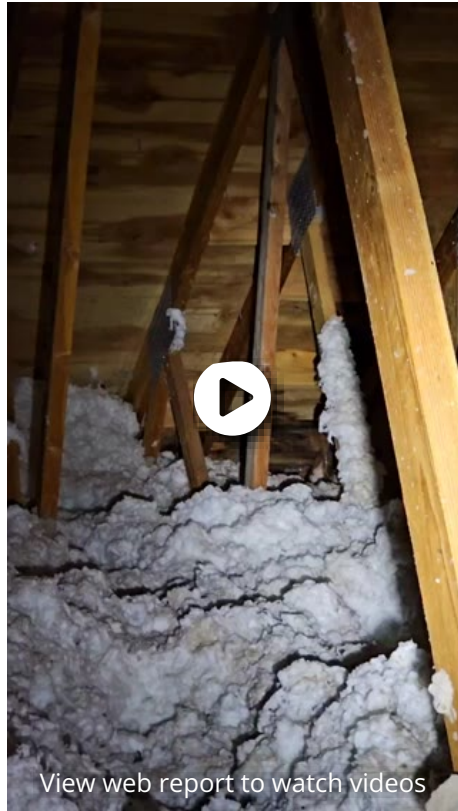
There was a leak, but that has been addressed and repaired by Weddle & Sons Roofing

There are moisture stains on the underside of some wood decking. Recommend monitoring.

Old stain is still visible but no current moisture as of return visit 5/29 even with current rainfall.



Original Inspection 4/23



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Reinspection 5/29

8.8.1 - Heating System: Registers
REGISTERS MISSING

 Cosmetic - Monitor - Maintenance

All registers have been replaced if missing

One or more register is missing. Recommend installing.

Repaired as of 5/29

Location
2nd Floor Powder Bathroom



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Repaired as of 5/29

10.2.1 - Kitchen: Trap and Drain
LEAK AT DRAIN LINE BELOW THE SINK

 Cosmetic - Monitor - Maintenance

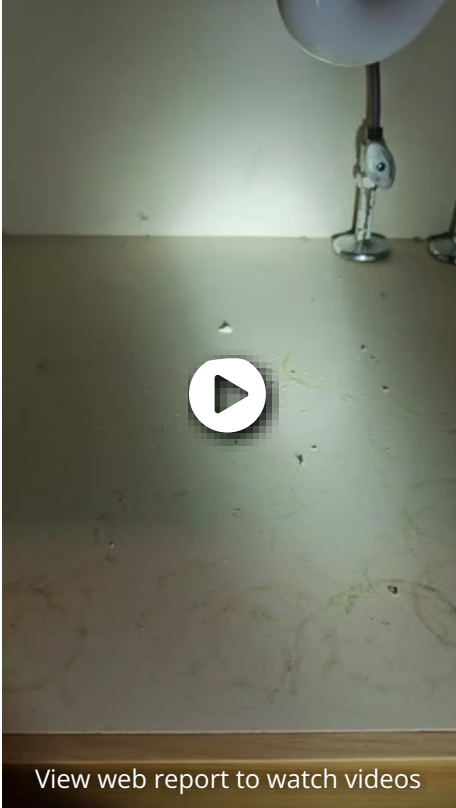
Leak addressed and tightened

There is a leak at the drain line below the sink. Recommend repair.

Repaired as of 5/29

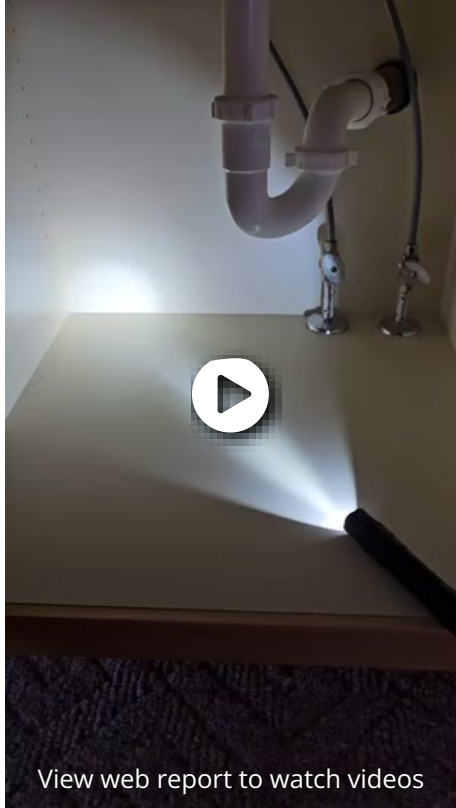
Please visit our [Trusted Resources](#) page for a list of contractors who can assist with this.

Location
2nd Floor Kitchenette



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Repaired as of 5/29

12.2.1 - Bathrooms: Trap and Drain

SLOW DRAIN



Cosmetic - Monitor - Maintenance

Repaired

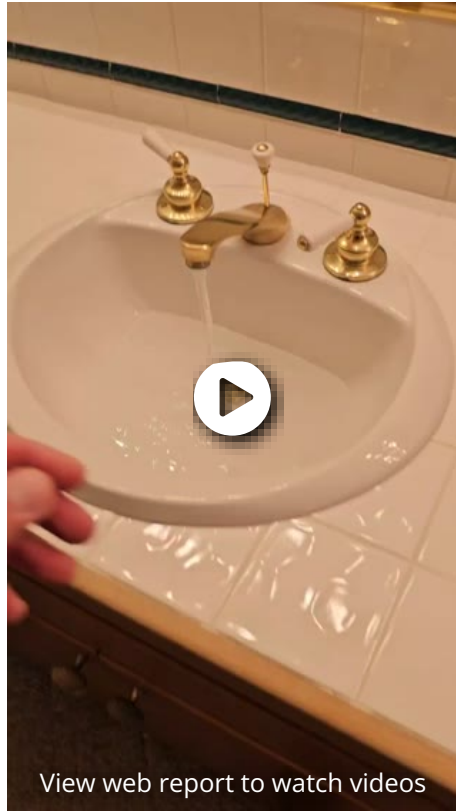
The sink drains slowly. Recommend repair.

Repaired as of 5/29

Location
Master Bathroom



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Repaired as of 5/29

12.4.3 - Bathrooms: Tub-Shower
CAULKING OR SEALING

 Cosmetic - Monitor - Maintenance

Caulking was performed

Gaps or openings are observed around shower valves and faucet. Recommend sealing.

Location
1st Floor Bathroom



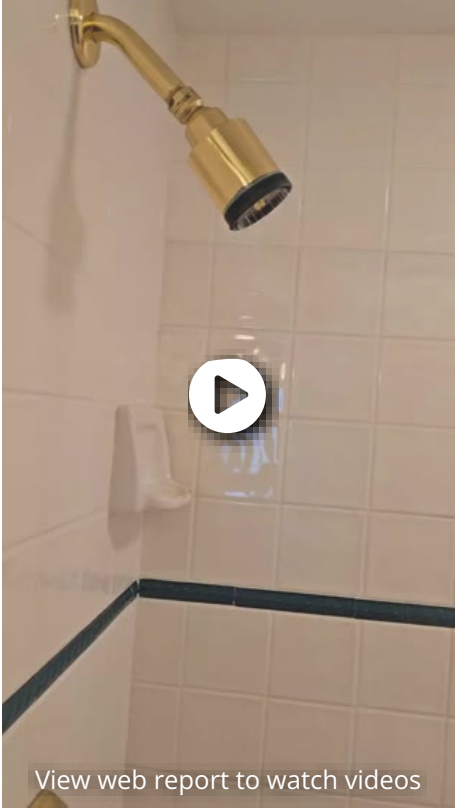
12.4.4 - Bathrooms: Tub-Shower
NO HOT WATER SUPPLY

 Repair - Replace - Not Working

Handle needs to be turned the other direction

There is no hot water supply at the tub-shower faucet. There is cold water supply, but when the handle is turned to the left or hot side, the water supply stops. Recommend further evaluation & repair.

Location
Master Bathroom



12.5.1 - Bathrooms: Toilet
STAINING AROUND TOILET

 Cosmetic - Monitor - Maintenance

Toilet has been thoroughly cleaned. No evidence of leaking

Staining and lifted flooring was observed around the base of the toilet. Recommend further evaluation.

Repaired as of 5/29

Location
Master Bathroom



Original Inspection 4/23



Repaired as of 5/29

14.4.1 - Interior: Flooring
CARPET IS STAINED

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The carpet is stained. Recommend a thorough cleaning or replacement as needed.

Improvements made as of 5/29

Location

Several Areas Throughout

Professional carpet cleaners have cleaned the areas of concern



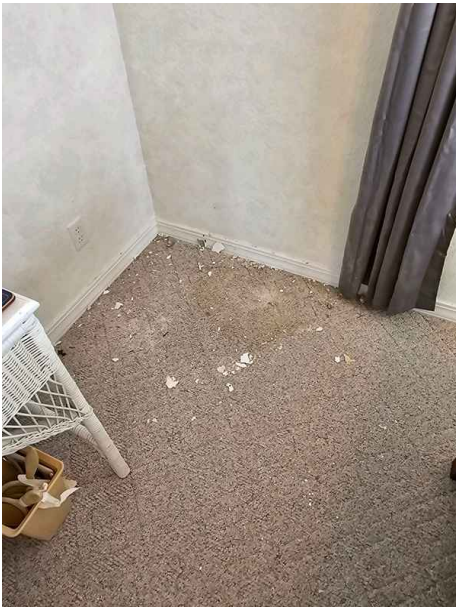
Original Inspection 4/23



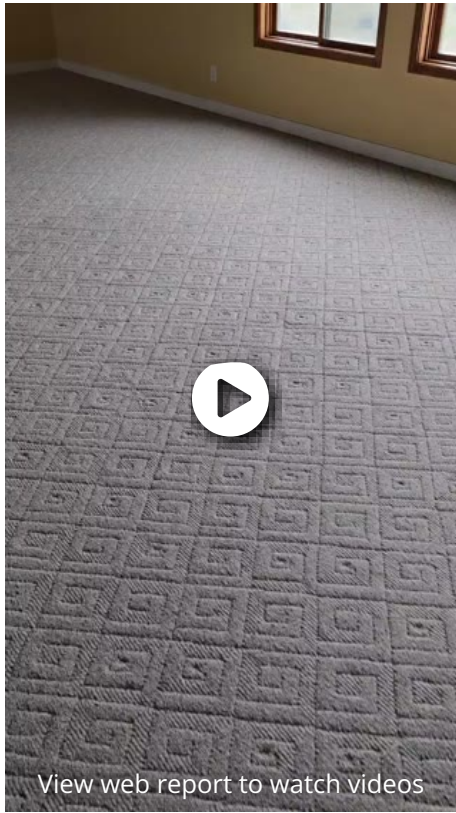
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Improvements made as of 5/29

14.4.2 - Interior: Flooring

CARPET/FLOORING REMOVED

 Cosmetic - Monitor - Maintenance

The flooring was removed. Recommend installing.

Repaired as of 5/29

Location

Throughout 1st Floor

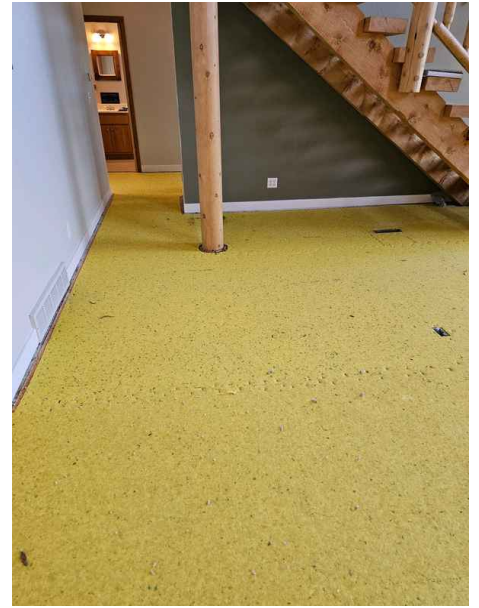
New carpet has been installed



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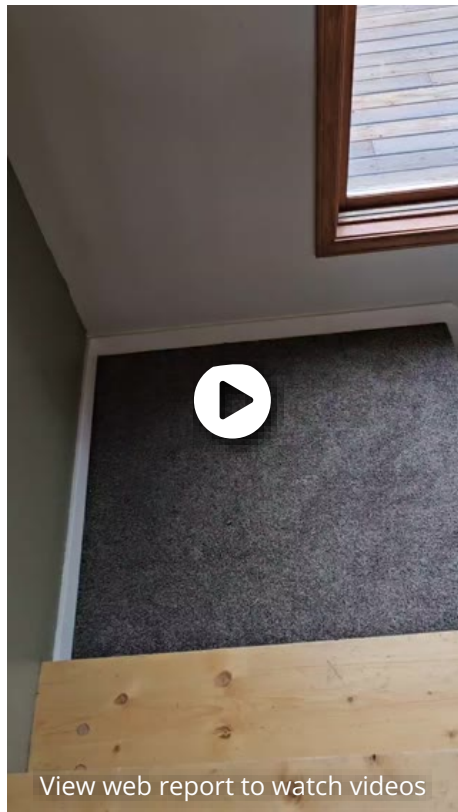
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Repaired as of 5/29

14.5.3 - Interior: Walls and Ceiling
EVIDENCE OF MOISTURE INTRUSION

 Cosmetic - Monitor - Maintenance

Sheetrock has been repaired

There is evidence of moisture intrusion. Recommend further evaluation and repair as needed.

Repaired as of 5/29

Location
1st Floor Rear Bedroom Closet



Original Inspection 4/23



Repaired as of 5/29

14.5.4 - Interior: Walls and Ceiling

PATCH/PAST REPAIR

 Cosmetic - Monitor - Maintenance

Sheetrock has been repaired

Patches or repairs were observed in the wall or ceiling. We could not determine the reason for the repairs. Recommend monitoring.

Improvement made as of 5/29

Location

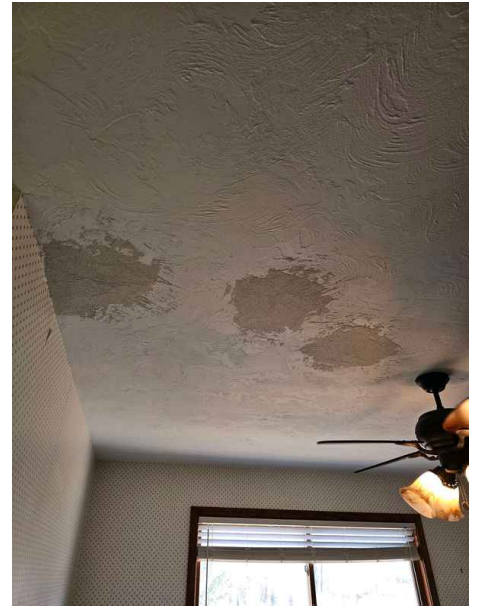
Several Throughout



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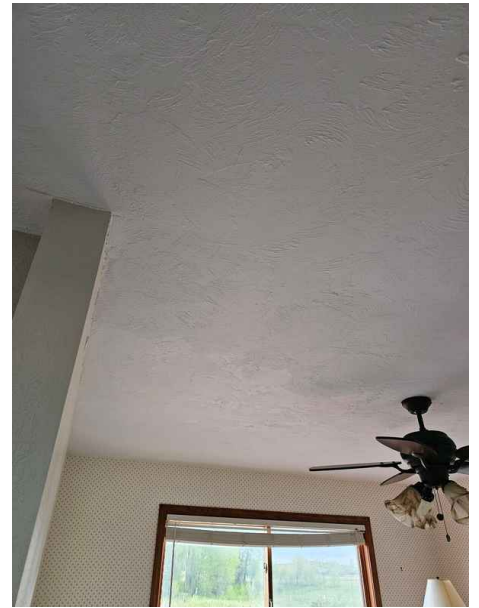
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Improvement made as of 5/29



Improvement made as of 5/29



Improvement made as of 5/29

14.13.1 - Interior: Outlets, Electrical
MISSING / DAMAGED COVERS

 Cosmetic - Monitor - Maintenance

Cover plate installed

There were missing / damaged covers that should be installed

Location
Master Bathroom

