

REPAIR REQUEST LIST

1234 Main Street
07/02/2023 2:32 pm

2.2.1 - I. Structural Systems: B. Grading and Drainage

GUTTERS- GUTTERS NOT INSTALLED ON ALL AREAS OF THIS STRUCTURE.

\$1000 credit requested



Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Gutters were not present on the horizontal fascia around this structure at the time of inspection. We recommend as a structural upgrade that gutters be installed on all horizontal fascia of this structure and that downspouts be ran so that they take water at least 3'-5' away from the structure to help channel water away from the foundation.



2.3.2 - I. Structural Systems: C. Roof Covering Materials

EXPOSED NAILS

\$800 credit requested



Maintenance Items/FYI/Minor Defects

Under-driven or exposed nails were found in one or more areas of the roof coverings. Recommend sealing nail heads periodically to prevent potential leaks in the future.



2.3.4 - I. Structural Systems: C. Roof Covering Materials

SHINGLES RIDGE CRACKED

\$500 credit requested




Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

There are ridge shingles that are cracking on the roof these areas should be sealed to prevent potential leaks.



2.5.2 - I. Structural Systems: E. Walls (Interior and Exterior)
DAMAGED SIDING

\$250 credit requested

 Maintenance Items/FYI/Minor Defects

There are one or more areas of the home where the siding is damaged and should be repaired.

Location
Rear Exterior



2.8.1 - I. Structural Systems: H. Windows
CHILD SAFETY LOCKS ARE NEEDED ON UPSTAIRS WINDOWS

\$300 credit requested

 In Need of Immediate Attention or Repair or Safety Concern

The upstairs windows are in need of child safety locks. Child safety locks can be installed on upstairs windows to keep them from opening over 4" so that a child cannot climb out the window, these type of locks also have a breakaway mechanism in them that will allow the lock to be disabled with the right amount of pressure to allow egress in an emergency



3.1.1 - II. Electrical Systems: A. Service Entrance and Panels
ANTI OXIDANT PASTE IS NEEDED ON ALL ALUMINUM WIRING

\$500 credit requested

 In Need of Immediate Attention or Repair or Safety Concern

Anti oxidant paste is needed for aluminum wiring in the electrical panels.



3.2.1 - II. Electrical Systems: B. Branch Circuits, Connected Devices, and Fixtures
LIGHT FIXTURE NEEDS A COVER OR GLOBE

\$40 credit requested



Maintenance Items/FYI/Minor Defects

There are one or more light fixtures throughout the home that need a cover or a globe installed over the light.

6.8.1 - V. Appliances: H. Dryer Exhaust Systems
DRYER VENT NEEDS CLEANING

\$125 credit requested



In Need of Immediate Attention or Repair or Safety Concern

The dryer vent is in need of cleaning. there is a lot of lint build up on the screen of the dryer vent on the roof of the home. We recommend that the flue be cleaned prior to closing, as well as annually thereafter to help the dryer vent properly and more importantly reduce the potential for fire due to clogging the vent flue with lint.



TOTAL CREDIT REQUESTED

\$3515