

# REPAIR REQUEST LIST

1467 Cottonwood Rd  
05/28/2024 12:22 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

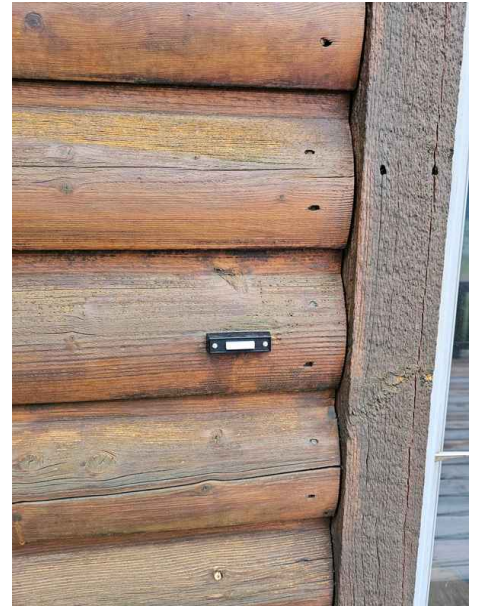
Location  
Front & Rear



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

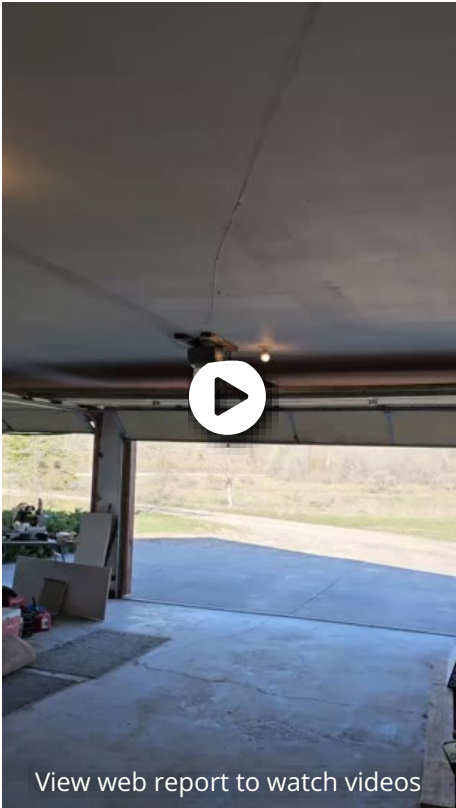
**GARAGE DOOR OPENER DID NOT WORK AS INTENDED**

 Cosmetic - Monitor - Maintenance

All new garage doors installed

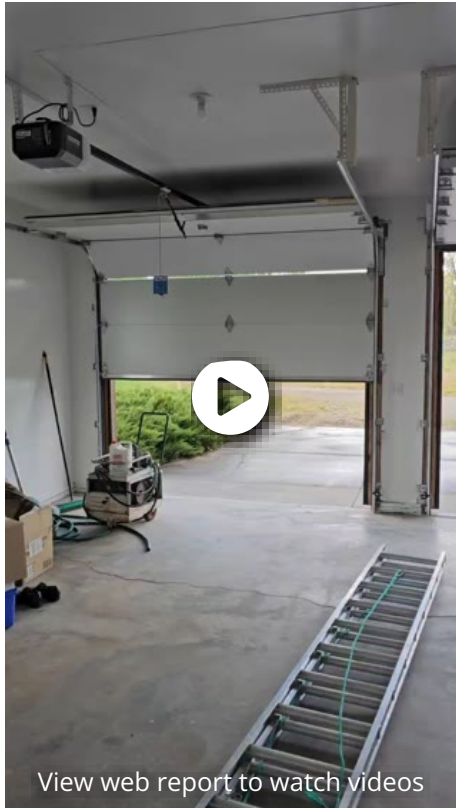
The garage door opener does not work as intended. Recommend repair.

Repaired as of 5/29



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Repaired as of 5/29

5.3.1 - Garage(s): Garage Door & Hardware

**GARAGE DOOR COSMETIC DAMAGE**

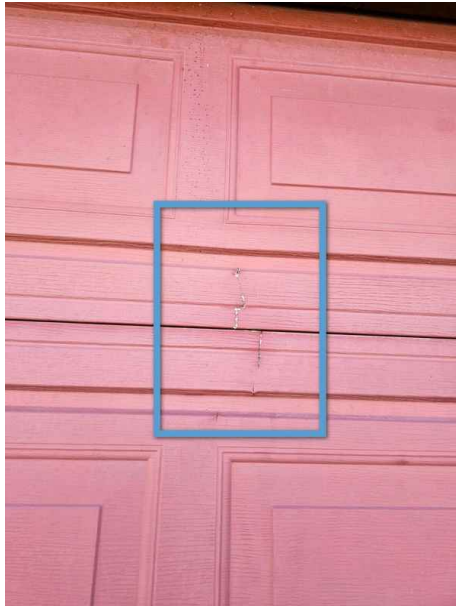
 Cosmetic - Monitor - Maintenance

All new garage doors installed

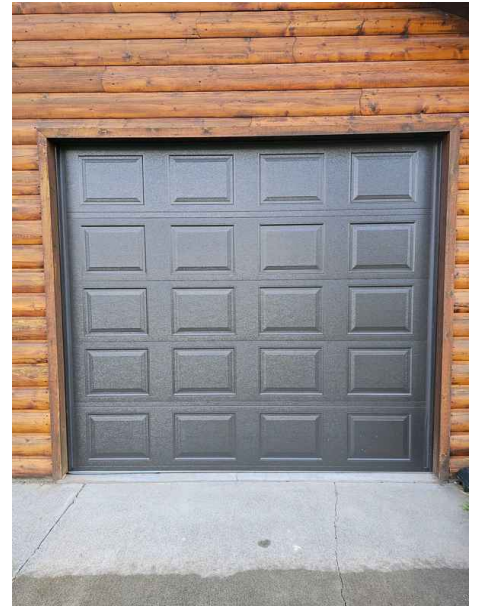
The main garage door is functional, but has cosmetic damage. Recommend repair as needed.



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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

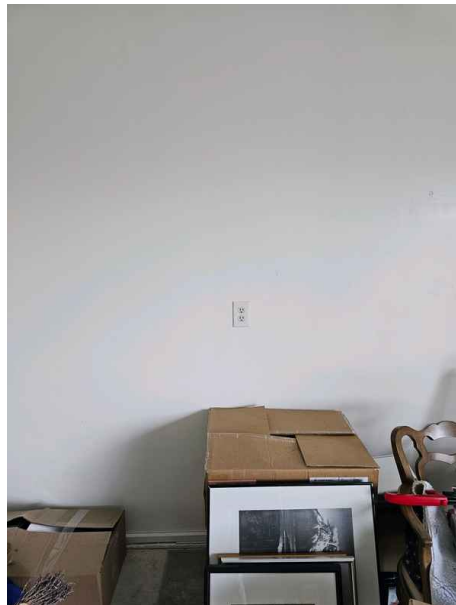
Cover plate installed

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

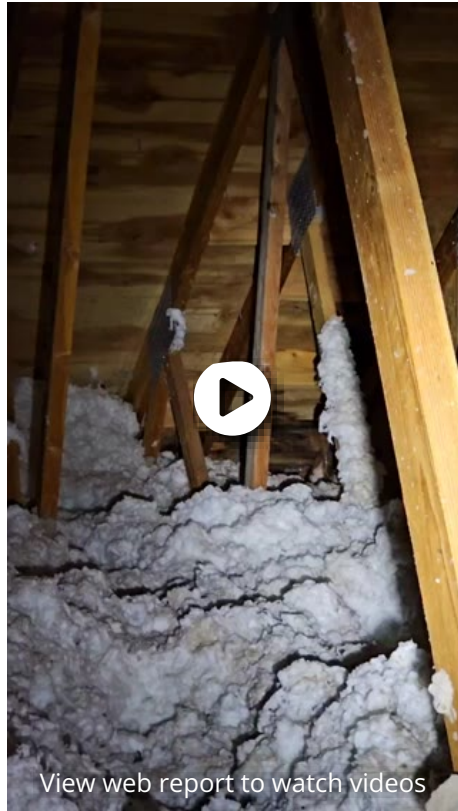
There was a leak, but that has been addressed and repaired by Weddle & Sons Roofing

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.



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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



Original Inspection 4/23



Repaired as of 5/29

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

 Cosmetic - Monitor - Maintenance

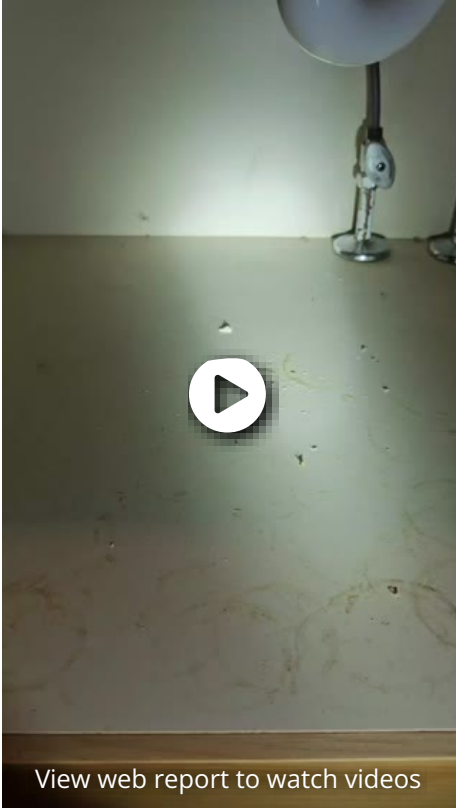
Leak addressed and tightened

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

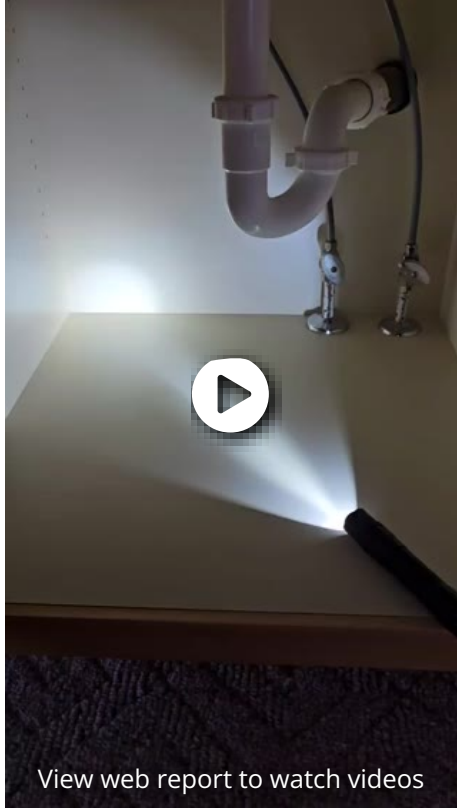
Repaired as of 5/29

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

Location  
2nd Floor Kitchenette



Original Inspection 4/23



Repaired as of 5/29

12.2.1 - Bathrooms: Trap and Drain  
**SLOW DRAIN**

 Cosmetic - Monitor - Maintenance

Repaired

The sink drains slowly. Recommend repair.

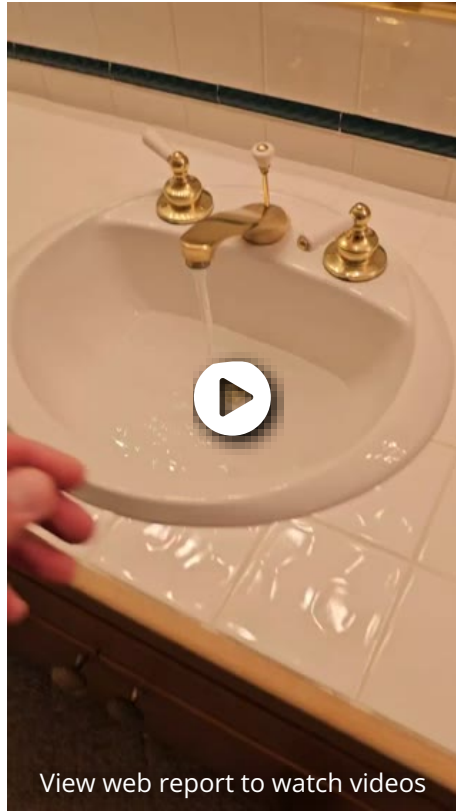
Repaired as of 5/29

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



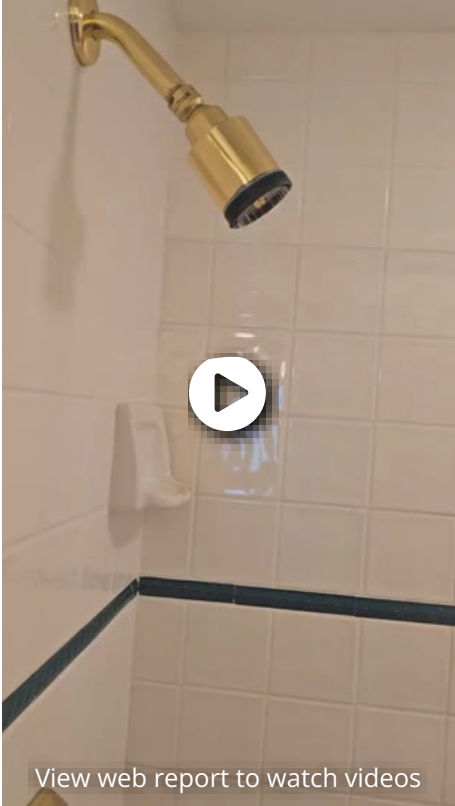
12.4.4 - Bathrooms: Tub-Shower  
**NO HOT WATER SUPPLY**

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**

 Cosmetic - Monitor - Maintenance

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



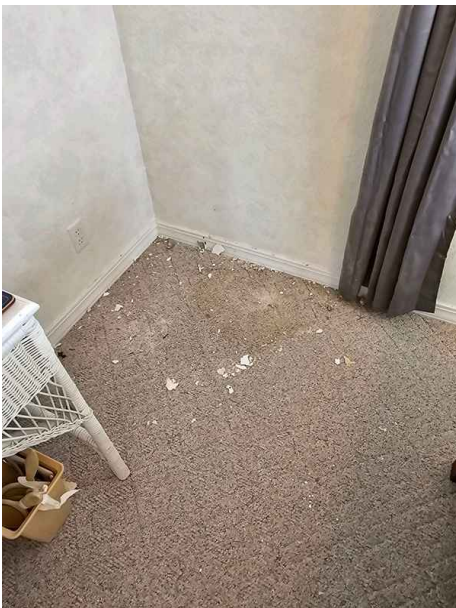
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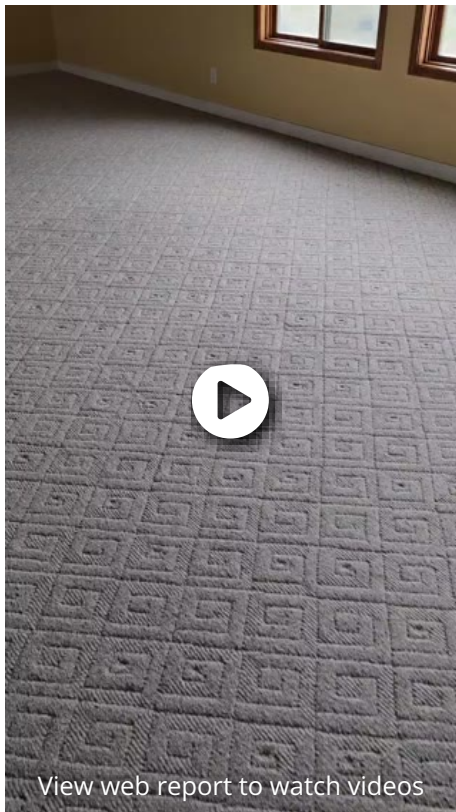
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Improvements made as of 5/29

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

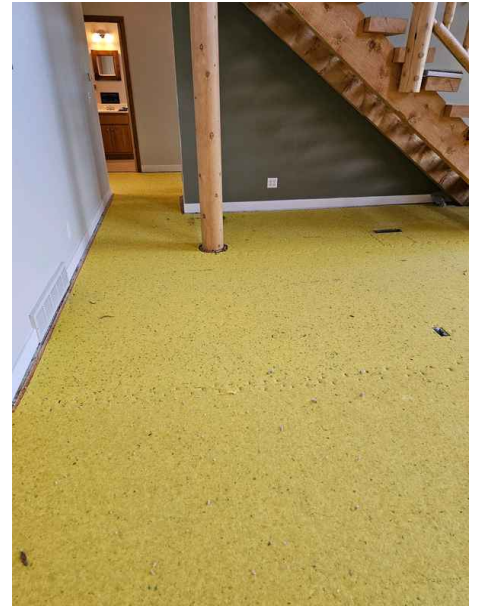
New carpet has been installed



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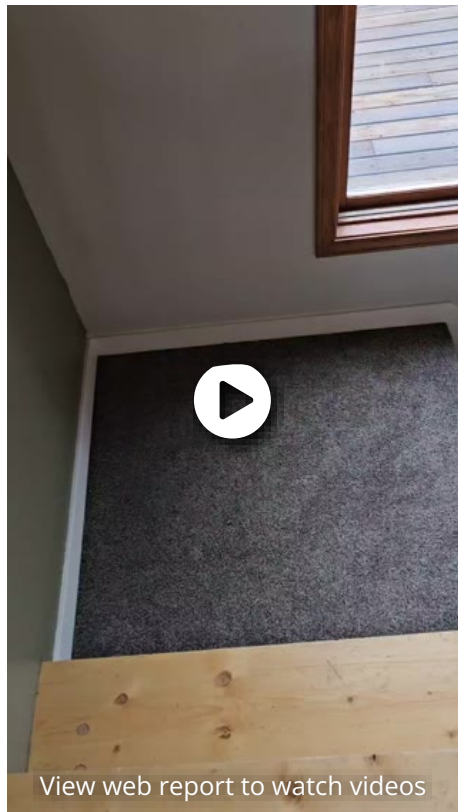
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Repaired as of 5/29

14.5.3 - Interior: Walls and Ceiling  
**EVIDENCE OF MOISTURE INTRUSION**

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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



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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

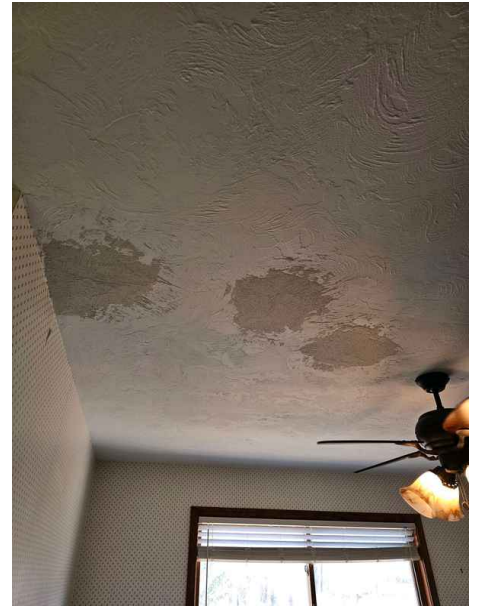
Several Throughout



Original Inspection 4/23



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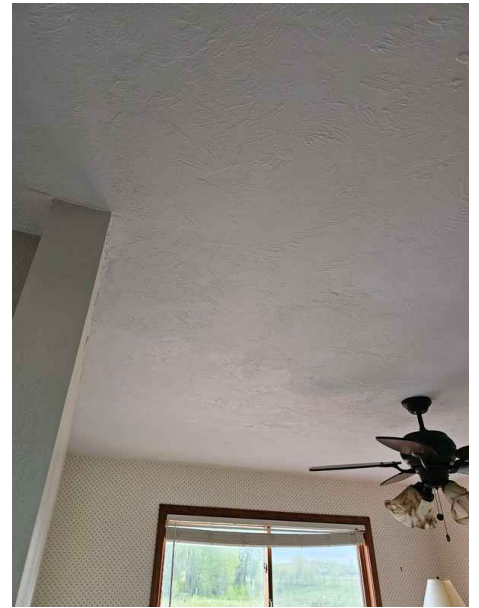
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Improvement made as of 5/29



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

