

REPAIR REQUEST LIST

3523 Kent Rd
07/30/2022 10:28 am

2.3.1 - Roof: Roof Drainage System NONE INSTALLED

 Moderate Concern/Repair

\$3000 credit requested

Typical cost of gutters and downspouts.

The home had no roof drainage system installed to route roof drainage away from the foundation. Excessively high moisture levels in soil near the foundation can cause damage related to soil/foundation movement.

Recommendation

Contact a qualified professional.

3.2.1 - Electrical: Service Drop CLEARANCE FROM TREES

 Serious Concern/Action Needed

\$1500 credit requested

The overhead service-drop conductors had inadequate clearance from tree branches. This condition should be corrected by a qualified contractor or the utility service provider (whichever has jurisdiction) to avoid abrasion and damage to the conductors. Work around the service conductors should be performed by a qualified personnel only. Injury or death may result from attempts at correction by those without proper qualifications.

Recommendation

Contact a qualified professional.



3.7.1 - Electrical: Branch Circuits GFCI: MULTIPLE FAILURES- QC

 Serious Concern/Action Needed

\$175 credit requested

Multiple ground fault circuit interrupter (GFCI) electrical receptacles did not respond adequately to testing. GFCI receptacles should be checked and replaced as needed by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



3.7.2 - Electrical: Branch Circuits

LIGHTING: MISSING LIGHT FIXTURE- QC

\$250 credit requested

 Serious Concern/Action Needed

An interior light fixture was missing. Electrical conductors were exposed to touch. Conductors should be properly terminated and a light fixture or listed cover should be installed by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



3.7.3 - Electrical: Branch Circuits

RECEPTACLE: COVER PLATES MISSING- QC

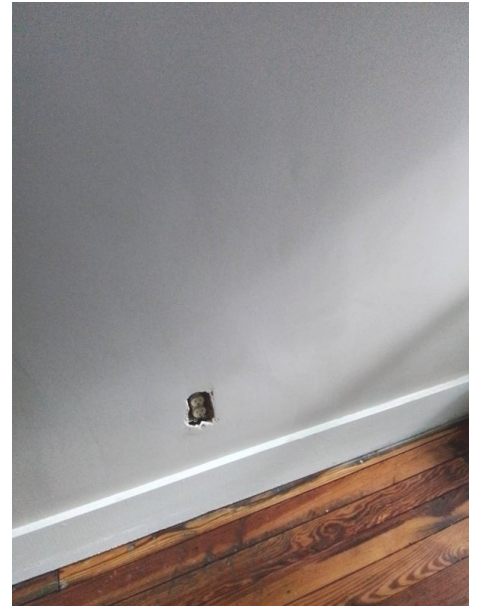
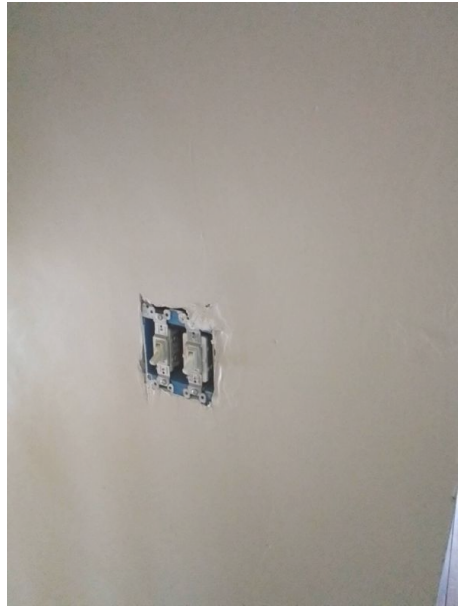
\$75 credit requested

 Serious Concern/Action Needed

Electrical receptacle cover plates were missing. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. Listed cover plate should be installed by qualified personnel.

Recommendation

Contact a qualified handyman.



3.7.4 - Electrical: Branch Circuits
RECEPTACLE: LOOSE- QC

 Moderate Concern/Repair

\$125 credit requested

An electrical receptacle was improperly secured and moved when a plug were inserted. Receptacles should be securely installed to prevent fire, shock and/or electrocution hazard. This condition should be corrected by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



5.4.1 - Exterior: Wall Exteriors
HOLES, PENETRATIONS IN SIDING

\$75 credit requested

 Moderate Concern/Repair

Siding at the exterior wall has holes that should be sealed or repaired to prevent moisture and insect entry.

Recommendation

Contact a qualified professional.



5.4.2 - Exterior: Wall Exteriors
SEVERE DAMAGE TO SIDING

\$1200 credit requested

 Moderate Concern/Repair

Siding damaged by improper roof drainage allowing water to run down exterior wall of house. Recommend siding be replaced and overhang or gutter be installed by a qualified contractor.

Recommendation

Contact a qualified professional.



1st Floor right side. No overhang allows roof runoff to run down side of house.

5.5.1 - Exterior: Exterior Trim
EXTERIOR TRIM: MISSING- QC

 Moderate Concern/Repair

\$75 credit requested

Missing exterior trim should be replaced by a qualified contractor.

Recommendation

Contact a qualified siding specialist.



5.5.2 - Exterior: Exterior Trim
WINDOW TRIM: PAINT PEELING- QC

 Moderate Concern/Repair

\$450 credit requested

Window trim had peeling paint and needed maintenance. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified professional.

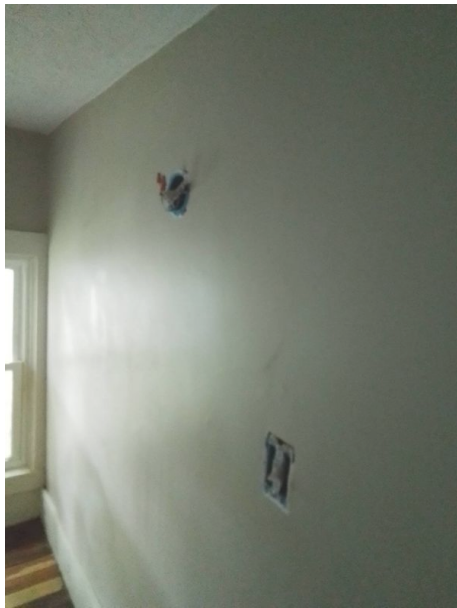


6.6.1 - Interior: Lighting
MISSING FIXTURES

 Moderate Concern/Repair

Recommendation
Contact a qualified professional.

\$150 credit requested



6.9.1 - Interior: Interior Doors
MISSING DOOR

 Moderate Concern/Repair

Recommendation
Contact a qualified professional.

\$600 credit requested



6.10.1 - Interior: Windows
GLAZING: CRACKED PANE

\$750 credit requested

 Serious Concern/Action Needed

A window in the upstairs front left bedroom had a cracked pane.

Recommendation

Contact a qualified window repair/installation contractor.



2nd Floor South West Bedroom

6.18.1 - Interior: Interior handrails
MISSING HANDRAILS

\$250 credit requested

 Serious Concern/Action Needed

Handrails are missing from the second to the third floors.

Recommendation

Contact a qualified professional.



6.19.1 - Interior: Smoke detector
MISSING SMOKE DETECTOR

 Moderate Concern/Repair

\$125 credit requested

Missing smoke detector.

Recommendation

Contact a qualified professional.



7.2.1 - HVAC: Boiler: Hydronic Heating
BOILER: OLD & DIRTY- QC

 Serious Concern/Action Needed

\$250 credit requested

The boiler was old and dirty. The Inspector recommends evaluation by a qualified HVAC technician to more accurately determine the boiler's condition. Replacement would be expensive.

Recommendation

Contact a qualified HVAC professional.



9.3.1 - Kitchen: Countertops
DAMAGE: MODERATE

 Moderate Concern/Repair

\$250 credit requested

The kitchen countertops had moderate damage.

Recommendation

Contact a qualified countertop contractor.



TOTAL CREDIT REQUESTED
\$9300