

REPAIR REQUEST LIST

1234 Main Street
04/02/2022 4:10 pm

Repair Request Ms. XXXXXX

2.1.1 - Floors, Walls & Ceilings: Floors, Walls & Ceilings
DAMAGED DRYWALL

\$300 credit requested

 Recommendation

Drywall damage visible in the entryway likely due to wall anchors failing.

Location
Entryway

Recommendation
Contact a qualified drywall contractor.



3.1.1 - Doors, Windows & Interior: Doors
NOTICEABLE GAP

\$150 credit requested

 Recommendation

Air gap exists at the base of the French door which could lead to energy loss and pest infestation. Recommend handyman or door contractor evaluate.

Location
Main Entrance



3.1.2 - Doors, Windows & Interior: Doors

PATIO DOOR DOESN'T SLIDE SMOOTHLY

\$100 credit requested



Maintenance Item

The patio door from the living room to the pool area was difficult to slide open and shut.

Recommendation

Contact a qualified door repair/installation contractor.



3.1.3 - Doors, Windows & Interior: Doors

FIRE DOOR SELF-CLOSE MECHANISM MISSING

\$125 credit requested



Safety Hazard

The fire door from the living quarters to the garage lacks a self-closing mechanism. No fire rating sticker present so unable to verify it meets minimum requirements.

Recommendation

Contact a qualified door repair/installation contractor.



3.2.1 - Doors, Windows & Interior: Windows
DAMAGED WINDOW

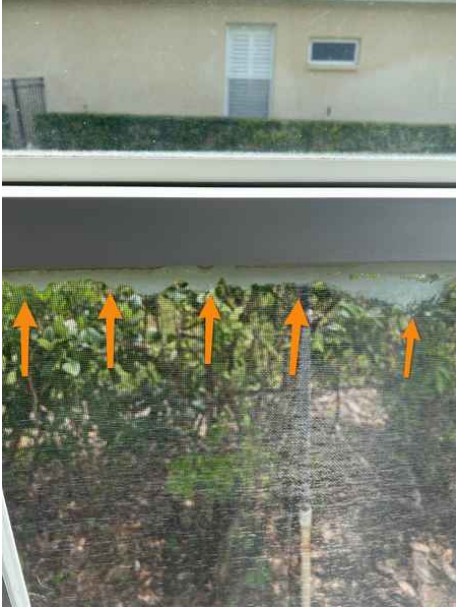
\$45 credit requested

 Recommendation

One or more windows appears to have general damage, but are operational in the East middle bedroom. There is staining on the glazing and the screen is damaged. Recommend a window professional clean, lubricate & adjust as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



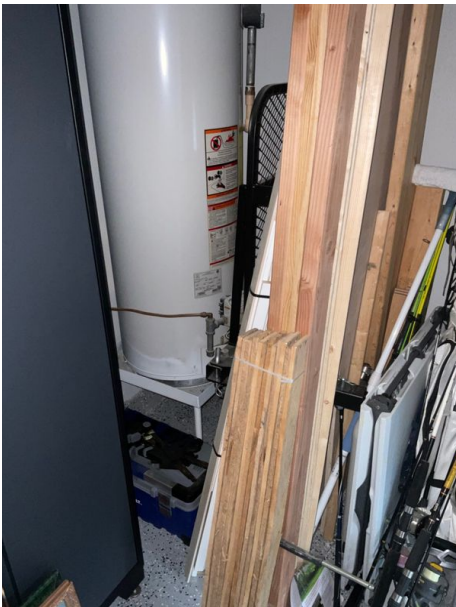
4.4.1 - Plumbing: Hot Water Systems, Controls, Flues & Vents
IMPROPER INSTALLATION

Rectified by removal of contents

 Safety Hazard

Water heater is improperly installed or in a dangerous location. Recommend qualified plumber evaluate & repair/relocate.

Combustible contents in close proximity to gas and ignition sources



GAS LEAK

Gas utility should rectify for free

 Safety Hazard

Gas leak detected at the gas meter with hydrocarbon detection device. Have evaluated by the utility company or a qualified plumbing contractor inspect immediately.

Location
Gas Meter

Recommendation
Contact your local utility company



INADEQUATE WORKSPACE AT PANEL

Rectified by removal of contents

 Recommendation

I observed inadequate workspace at the electrical panel. Inspection restriction. This makes accessing the electrical panel disconnects and components difficult.

A clear working space must be provided and maintained for safe access. At least 3 feet deep clear space should be in front of the equipment, 30 inches wide, and 6 feet 6 inches of headroom.

Recommendation
Contact a qualified professional.



5.5.1 - Electrical: Lighting Fixtures, Switches & Receptacles
COVER PLATES MISSING

\$10 credit requested

 Recommendation

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.



5.7.1 - Electrical: Smoke Detectors
SMOKE DETECTORS ARE TOO OLD

\$280 credit requested

\$35 per unit times 8 units

 Recommendation

The Smoke Detectors were over 10 years old and should be replaced.

Recommendation

Recommended DIY Project



6.3.1 - Built-in Appliances: Range/Oven/Cooktop
BURNER NOT LIGHTING

\$275 credit requested

 Recommendation

One or more heating elements did not heat up when turned on. Recommend qualified professional evaluate & repair.

[Here is a DIY resource](#) on possible solutions.



6.3.2 - Built-in Appliances: Range/Oven/Cooktop
RANGE NOT FASTENED

 Safety Hazard

\$125 credit requested

Range was not fastened to the floor. This poses a safety hazard to children. Recommend a qualified contractor secure range so it can't tip.

7.5.1 - Bathrooms & Kitchen: Countertops & Surfaces
POOR/MISSING CAULK

 Recommendation

\$25 credit requested

Bathroom countertop was missing sufficient caulk/sealant at the wall. This can lead to water damage. Recommend adding sealant at sides and corners where counters touch walls.

[Here is a helpful DIY video on caulking gaps.](#)



8.1.1 - Laundry Room: Laundry Room
DAMAGED DRYER EXHAUST PIPE

 Recommendation

\$100 credit requested

I observed indications of a damaged exhaust pipe of the clothes dryer.

Recommendation

Recommended DIY Project



9.1.1 - Heating: Equipment
DUCT SEAL SEPARATION

\$275 credit requested

 Recommendation

The seal from the duct to the air handler is separating. Recommend evaluation by a qualified HVAC technician.

Location
Garage

Recommendation

Contact a qualified HVAC professional.



9.2.1 - Heating: Normal Operating Controls
LOOSE THERMOSTAT

\$25 credit requested

 Recommendation

Thermostat was loose on the wall. Recommend repair or replacement.



10.1.1 - Cooling: Cooling Equipment

AIR FILTER HAS ELEVATED DEBRIS ACCUMULATION

\$175 credit requested

 Recommendation

The System is in need of cleaning and proper maintenance.

We recommend inquiring about the maintenance history of the equipment, and/or consult an HVAC contractor to evaluate the systems and determine if deferred maintenance caused any issues toward the equipment's longevity.

Recommendation

Contact a qualified professional.

11.4.1 - Attic, Insulation & Ventilation: Distribution System

JOINT DISCONNECTED

\$500 credit requested

 Safety Hazard

Recheck and seal ducts as needed in attic

There are disconnected joints in the ductwork, resulting in significant energy loss and localized condensation/mold. Recommend licensed HVAC contractor repair or replace.

Location

above northeast bedroom

Recommendation

Contact a qualified HVAC professional.



13.1.1 - Exterior: Wall Covering, Flashing & Trim

CRACKING - MINOR

\$400 credit requested

 Recommendation

Siding or exterior cladding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with stucco age. Recommend monitoring.

13.3.1 - Exterior: Walkways, Patios & Driveways

TRIP HAZARD

 Safety Hazard

\$450 credit requested
Paver company needs to be brought in to remove/reset

I observed a trip hazard at the walkway to the swimming pool. This condition is a safety concern.

Correction and further evaluation are recommended. The correction may require removal/replacement of the displaced sections.

Recommendation

Contact a qualified professional.



13.7.1 - Exterior: Vegetation, Grading, Drainage & Retaining Walls

TREE DEBRIS ON ROOF

 Recommendation

\$225 credit requested

Tree debris observed on roof. This can cause improper drainage to gutters and downspouts. Recommend clearing debris.

13.7.2 - Exterior: Vegetation, Grading, Drainage & Retaining Walls

TREE OVERHANG

 Recommendation

Captured in previous comment

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.



13.7.3 - Exterior: Vegetation, Grading, Drainage & Retaining Walls
DOWNSPOUT NOT CONNECTED

 Recommendation

Gutter downspout not connected to drainage line. This will allow rainwater to pool in the area of the pool enclosure entrance.

Recommendation
Contact a qualified professional.

\$50 credit requested

Clean out and re-connect



13.11.1 - Exterior: Exterior pool deck
CHANNEL DRAIN IS OBSTRUCTED

 Recommendation

Channel drain terminates into the pool cage framing, which constitutes a construction defect.

Recommendation
Contact a qualified professional.

\$125 credit requested

Concrete needs to be cut away to allow drainage



15.4.1 - Roof: Roof Drainage Systems
DEBRIS IN GUTTERS

 Recommendation

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

\$250 credit requested

To service all gutters of facility

15.4.2 - Roof: Roof Drainage Systems
DOWNSPOUTS DRAIN NEAR HOUSE

 Recommendation

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

\$50 credit requested

TOTAL CREDIT REQUESTED

\$ 4060