

REPAIR REQUEST LIST

6358 Desert Peak Dr
03/28/2024 10:42 am

3.3.1 - Exterior: Site & Other Observations RODENT TRAPS OBSERVED

 Cosmetic - Monitor - Maintenance

Rodent traps were observed around the exterior of the home. We recommend asking the seller is rodent activity has been observed in the past.

Location
Several Areas Throughout



3.4.1 - Exterior: Grading & Drainage GRADING AND DRAINAGE IS NEGATIVE OR NEUTRAL

 Cosmetic - Monitor - Maintenance

Grading and drainage is either negative or neutral adjacent to the residence and moisture intrusion will remain a possibility. The soil or the hard surfaces should slope away from the residence to a distance of at least six feet to keep moisture away from the footings. We can elaborate on this issue, but you should seek a second opinion from a geologist or grading and drainage contractor.

Location
Front

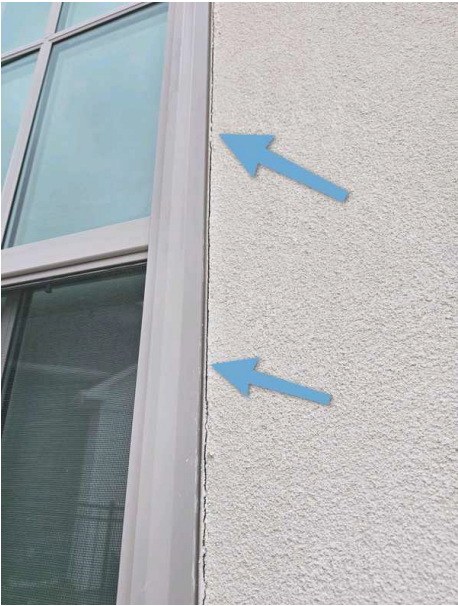


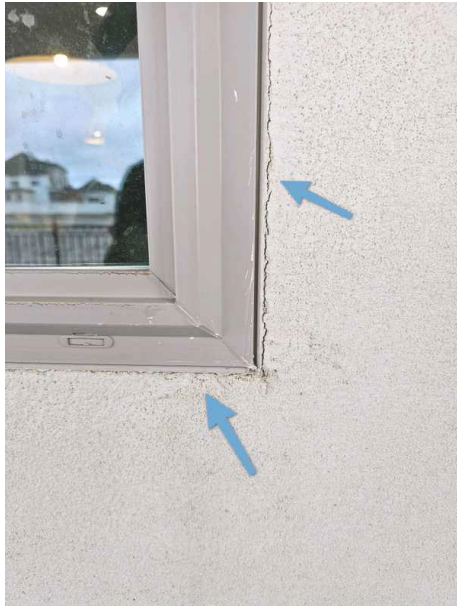
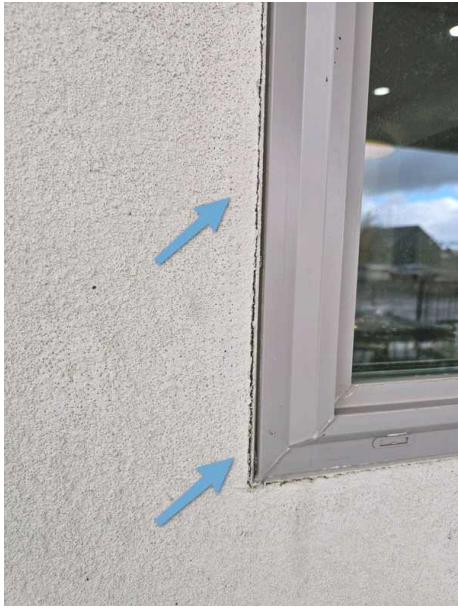
3.5.1 - Exterior: Exterior Siding Notes
SEAL PENETRATIONS/GAPS

 Cosmetic - Monitor - Maintenance

Gaps and/or holes were observed on one or more sides in the siding around plumbing, gas, cable, wiring and/or other penetrations. We recommend sealing.

Location
Several Areas Throughout





3.5.2 - Exterior; Exterior Siding Notes

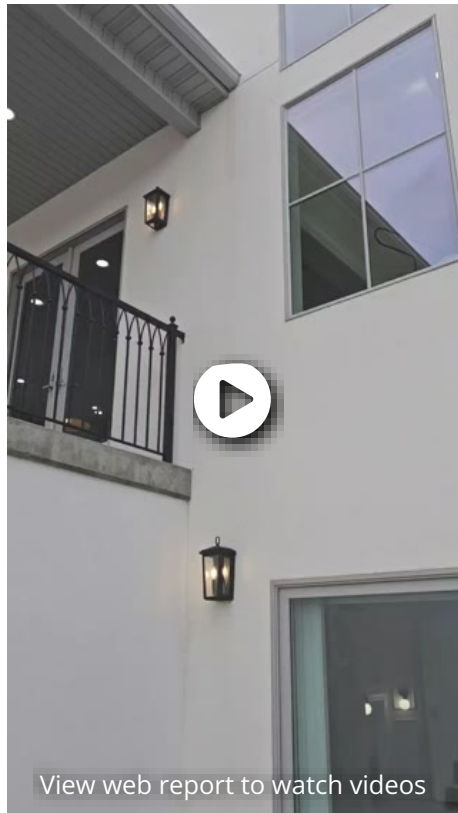
MOISTURE STAINS



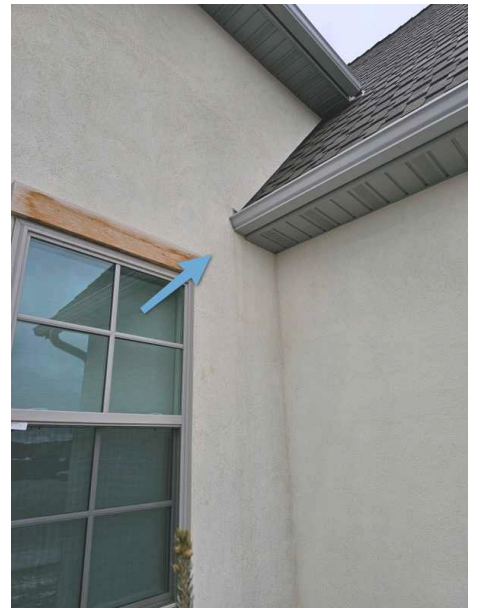
There are visible moisture stains under the eaves at the roof to wall transition near the gutters. Recommend correctionas necessary.

Location

Rear & Front



[View web report to watch videos](#)



3.7.1 - Exterior: Fascia, Trim & Eaves **WEATHERED FASCIA AND TRIM**

 Cosmetic - Monitor - Maintenance

Sections of the fascia and trim are worn or weathered. Recommend maintenance.

Location
Left Side & Front



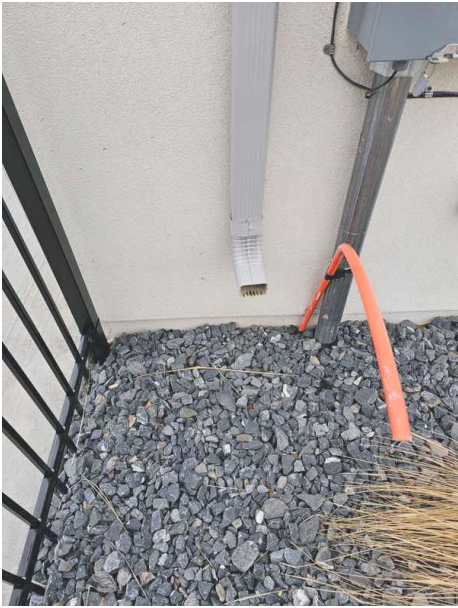
3.9.1 - Exterior: Downspouts SPLASH BLOCKS MISSING



Some downspouts terminated close to, or against the home in one or more locations. We recommend splash blocks, or some other downspout extension, in these areas to ensure water runoff away from the structure.

Location

Several Areas Throughout



3.10.1 - Exterior: Exterior Doors

MISSING DEADBOLT PLATE

 Cosmetic - Monitor - Maintenance

A door is missing its deadbolt plate and it should be replaced.

Location

Rear from Garage



5.12.1 - Garage(s): Outlets, Electrical Observations
REVERSE POLARITY

 Repair - Replace - Not Working

An outlet has reversed polarity. Recommend Repair.
To learn more why this is dangerous [CLICK HERE](#)



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

 Cosmetic - Monitor - Maintenance

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



12.4.1 - Kitchen: Countertop
MISSING OR DETERIORATED CAULK/GROUT

 Cosmetic - Monitor - Maintenance

The caulking or grout for the backsplash is missing, has gaps and/or not installed properly. We advise caulking/grout be installed and/or gaps sealed.



14.2.1 - Bathrooms: Trap and Drain
SLOW DRAIN

 Repair - Replace - Not Working

The sink drains slowly. Recommend repair.

Location
Master Bathroom & Powder Bathroom



14.4.1 - Bathrooms: Tub-Shower

SHOWER-HEAD SPRAYS EVERYWHERE

Repair - Replace - Not Working

The shower head is occluded by minerals, and does not spray uniformly.

Location
2nd Floor Left Side Bathroom



14.4.2 - Bathrooms: Tub-Shower

MISSING OR DETERIORATED CAULK/GROUT

Cosmetic - Monitor - Maintenance

The tub surround has missing or deteriorated caulk/grout. Recommend caulking or sealing.

Location



14.6.1 - Bathrooms: Countertop
MISSING OR DETERIORATED CAULK/GROUT

 Cosmetic - Monitor - Maintenance

The caulking or grout for the backsplash is missing, has gaps and/or not installed properly. We advise caulking/grout be installed and/or gaps filled to prevent possible water intrusion.

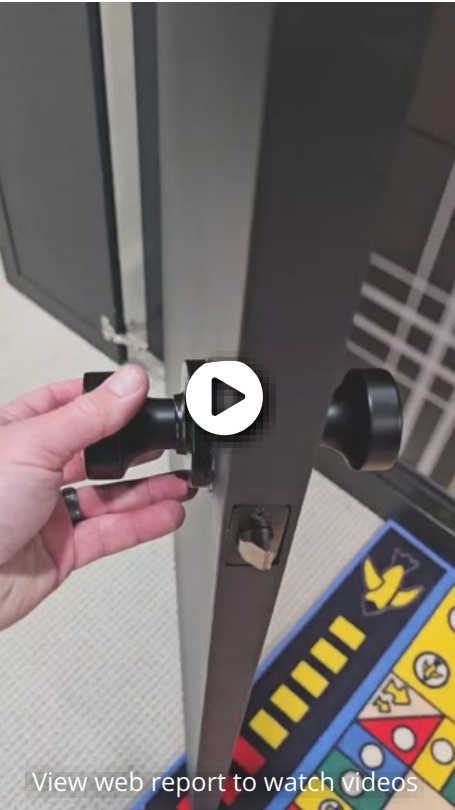
Location
Basement Bathroom



16.2.1 - Interior: Doors
DOOR HARDWARE NEEDS ADJUSTING

One more doors have hardware that is missing or in need repair or adjustment.

Location
Basement Game Room



16.3.1 - Interior: Flooring
CARPET IS STAINED

 Repair - Replace - Not Working

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

Location
Left Front Basement Bedroom

