

# REPAIR REQUEST LIST

1234 Main Street  
05/18/2024 9:26 pm

2.2.1 - Roof: Roof Drainage Systems

## DOWNSPOUTS DRAIN NEAR HOUSE

\$100 credit requested

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.

Recommendation

Contact a qualified gutter contractor

Estimated Cost

\$100 - \$250



Left Elevation



Right Elevation

2.2.2 - Roof: Roof Drainage Systems

## GUTTER DAMAGED

\$200 credit requested

Recommendation

Gutters were damaged. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair.

Recommendation

Contact a qualified gutter contractor

Estimated Cost

\$100 - \$500



Front Elevation

### 2.2.3 - Roof: Roof Drainage Systems

#### GUTTER LEAKAGE

\$100 credit requested

 Recommendation

Gutters were observed to be leaking in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair gutters to proper functionality.

Recommendation

Contact a qualified gutter contractor

Estimated Cost

\$100 - \$250



Front Elevation

### 2.3.1 - Roof: Flashings

#### CORROSION

\$750 credit requested

 Recommendation

Roof flashing showed signs of corrosion. Recommend a qualified roofing contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.

Estimated Cost  
\$500 - \$1,000



2.3.2 - Roof: Flashings  
**LOOSE/SEPARATED**

 Recommendation

\$250 credit requested

Flashings observed to be loose or separated. Recommend a qualified roofing contractor repair.

Recommendation  
Contact a qualified roofing professional.

Estimated Cost  
\$100 - \$500



Chimney

2.4.1 - Roof: Skylights, Chimneys & Other Roof Penetrations  
**CHIMNEY FLUE DIRTY**

 Recommendation

\$400 credit requested

Chimney flue was excessively dirty. Recommend a qualified chimney contractor clean the build up in the flue.

Recommendation

Contact a qualified chimney sweep.

Estimated Cost

\$100 - \$400



2.4.2 - Roof: Skylights, Chimneys & Other Roof Penetrations  
**CHIMNEY CAP DAMAGED**

\$350 credit requested

 Recommendation

Chimney Cap/Crown Was observed damaged and/or cracked. Repairs are recommended.

Recommendation

Contact a qualified professional.

Estimated Cost

\$500



2.4.3 - Roof: Skylights, Chimneys & Other Roof Penetrations  
**DAMAGED FIRE BOX**

\$500 credit requested

 Recommendation

Damage was observed at fireplace fire box at time of inspection. Repairs are recommended.

Recommendation

Contact a qualified fireplace contractor.

Estimated Cost

\$200 - \$500



2.5.1 - Roof: Soffit and Fasciae  
**DAMAGE (SOFFIT/EAVES)**

\$500 credit requested

Recommendation

One or more sections of soffit/eave was observed damaged. It is possible this damage was caused by wood destroying organisms. It is recommended a licensed pest control company further evaluate the damage and determine corrective action needed.

Recommendation

Contact a qualified roofing professional.

Estimated Cost

\$500 - \$2,500



Right Elevation

2.6.1 - Roof: Ventilation

**END CAPS**

\$100 credit requested

Recommendation

One or more ridge vents were missing end caps at the time of inspection. Replacement is recommended.

Recommendation

Contact a qualified roofing professional.

Estimated Cost

\$100 - \$200



3.1.1 - Exterior: Siding, Flashing & Trim

**DAMAGE**

\$250 credit requested

Recommendation

One or more areas of siding/stucco were observed damaged at time of inspection. Recommend a licensed contractor address as needed.

Recommendation

Contact a qualified siding specialist.

Estimated Cost

\$500 - \$750



Left Elevation



Rear Elevation

3.1.2 - Exterior: Siding, Flashing & Trim  
**MILDEW/ALGAE**

\$250 credit requested

 Recommendation

There are signs of staining, algae and/or mildew on the siding. This is a cosmetic issue and is not uncommon especially on shaded portions of the home. Recommend that said areas be washed or cleaned on a regular basis.

Recommendation

Contact a qualified professional.

Estimated Cost

\$250 - \$500



Rear Elevation

3.2.1 - Exterior: Exterior Doors  
**DAMAGE**

\$500 credit requested

 Recommendation

One or more exterior doors was observed damaged at time of inspection. Repair/replacement is recommended.

Recommendation

Contact a qualified door repair/installation contractor.

Estimated Cost

\$500



Left Elevation



Front Elevation



Front Elevation

**SINKING**

\$250 credit requested

 Recommendation

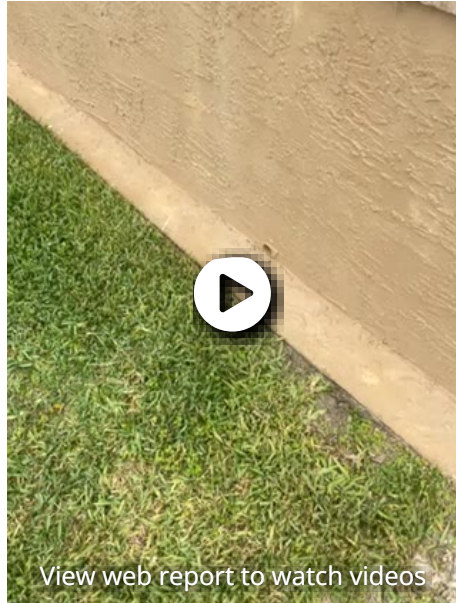
Rear patio was observed to be sinking at the time of inspection. Recommend a licensed landscape contractor evaluate and address as needed.

Recommendation

Contact a qualified landscaping contractor



Rear Elevation



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**TREE OVERHANG**

\$250 credit requested

 Recommendation

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.

Recommendation

Contact a qualified tree service company.

Estimated Cost

\$250 - \$1,000



Front Elevation



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

**TREES/BUSHES**

\$100 credit requested

 Recommendation

Trees/bushes were observed in direct contact with the subject property exterior walls. It is recommended all vegetation in contact with exterior walls be trimmed back.

Recommendation

Contact a qualified landscaping contractor

Estimated Cost

\$100 - \$350



Front Elevation

3.7.1 - Exterior: Dock

**LOOSE BOARDS**

\$200 credit requested

 Recommendation

One or more boards were observed to be loose. Recommend they be refastened.

[Here is a helpful article](#) for minor DIY deck repair.

Recommendation

Contact a qualified deck contractor.

Estimated Cost

\$100 - \$250



3.7.2 - Exterior: Dock

**DAMAGE**

\$350 credit requested

 Recommendation

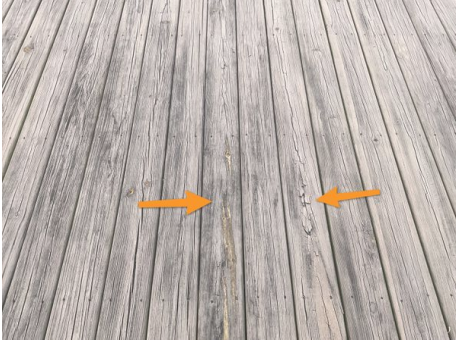
Damage was observed to one or more dark planks at time of inspection. Replacement is recommended.

Recommendation

Contact a qualified deck contractor.

Estimated Cost

\$200 - \$500



4.1.2 - Basement, Foundation, Crawspace & Structure: Foundation

**EROSION**

\$1500 credit requested

Recommendation

There appears to be moderate to significant erosion beneath the rear patio slab. Recommend a licensed professional evaluate and make necessary repairs.

Recommendation

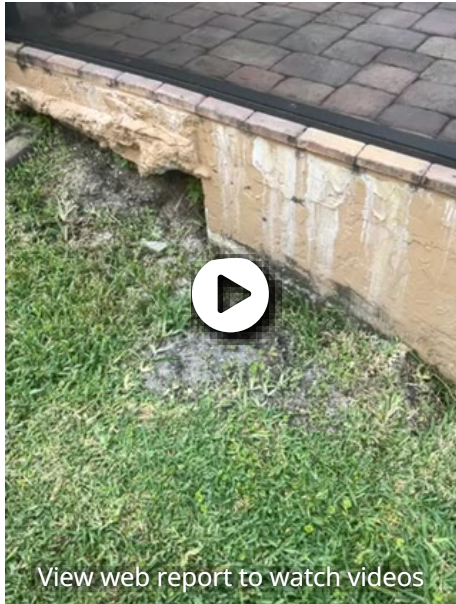
Contact a qualified professional.

Estimated Cost

\$1,000 - \$5,000



Rear Elevation



View web report to watch videos

5.1.1 - Heating/Cooling: Heating/Cooling Equipment  
**CONDENSATE TUBE DAMAGED/LEAKING**

\$100 credit requested

Recommendation

Condensate tube was damaged and/or leaking, which compromises safe discharge of condensation produced by evaporator coils. Recommend a qualified HVAC technician repair.

Recommendation

Contact a qualified heating and cooling contractor

Estimated Cost

\$50 - \$200



Left Elevation

5.1.2 - Heating/Cooling: Heating/Cooling Equipment  
**INSULATION MISSING OR DAMAGED**

\$50 credit requested

**Recommendation**

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation

Contact a qualified heating and cooling contractor

Estimated Cost

\$10 - \$100



Air Handler



Left Elevation Condenser

5.1.3 - Heating/Cooling: Heating/Cooling Equipment  
**FLOAT SWITCH**

\$250 credit requested

**Recommendation**

It is recommended that a float switch be installed at the air handler condensate drain line. In the event there is a condensate line blockage, this will turn the system off to prevent possible water damage

Recommendation

Contact a qualified heating and cooling contractor

Estimated Cost  
\$100 - \$300



#### 5.1.4 - Heating/Cooling: Heating/Cooling Equipment UNIT NEAR LIFE EXPECTANCY

Recommendation

\$250 credit requested  
Cost of 1 year routine maintenance

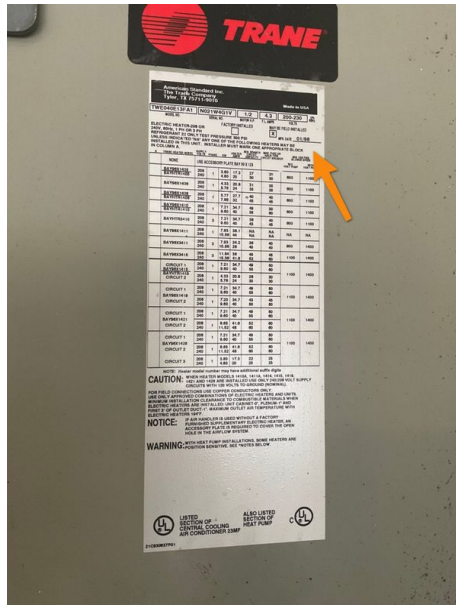
HVAC systems in the state of Florida have an average life expectancy of 12-15 years. Although well maintained systems may potentially last longer, it is recommended that, once in this age range, the system's replacement be anticipated.

Recommendation  
Contact a qualified heating and cooling contractor

Estimated Cost  
\$5,000 - \$8,000



Condenser



Air Handler

#### 5.1.5 - Heating/Cooling: Heating/Cooling Equipment VALVE

Recommendation

\$100 credit requested

Valve was observed installed on condensate drain line. Condensate drain line should not have shut off valves. Removal is recommended.

Recommendation

Contact a qualified heating and cooling contractor

Estimated Cost

\$50 - \$150



5.3.1 - Heating/Cooling: Distribution System

**POSSIBLE MOLD AIR HANDLER COMPONENTS**

 Recommendation

\$250 credit requested  
cost of mold/indoor air assessment

Suspect fungal growth was observed at air handler components. The only way to identify type/amount of fungal growth is by performing testing. Whenever suspect fungal growth is present, testing is strongly recommended at your discretion.

Recommendation

Contact a qualified mold inspection professional.



5.3.3 - Heating/Cooling: Distribution System

**DAMAGED AIR HANDLER PLATFORM**

 Recommendation

\$350 credit requested

Air handler platform was observed damaged at time of inspection. Recommend a qualified professional repair as needed.

Recommendation  
Contact a qualified professional.

Estimated Cost  
\$300 - \$500



6.2.1 - Plumbing: Drain, Waste, & Vent Systems  
**IMPROPER INSTALLATION**

\$200 credit requested

⊖ Recommendation

Drain pipe was observed improperly installed at one or more locations. Repairs are recommended.

Recommendation  
Contact a qualified plumbing contractor.

Estimated Cost  
\$100 - \$200



Bathroom 2



7.2.1 - Electrical: Main & Subpanels, Service & Grounding, Main Overcurrent Device  
**DOUBLE TAP**

\$250 credit requested

⊖ Recommendation

Observed double-tapped electrical terminals. Repairs are recommended.

Recommendation

Contact a qualified electrical contractor.

Estimated Cost

\$250 - \$500



### 7.2.2 - Electrical: Main & Subpanels, Service & Grounding, Main Overcurrent Device BREAKERS HISSING/BUZZING

 Recommendation

Breakers were observed making abnormal noises at time of inspection. Repairs are recommended.

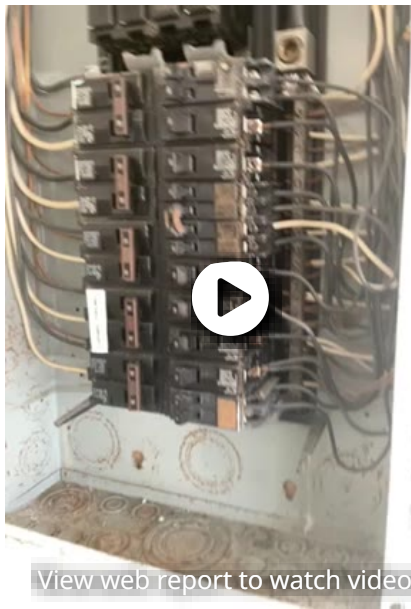
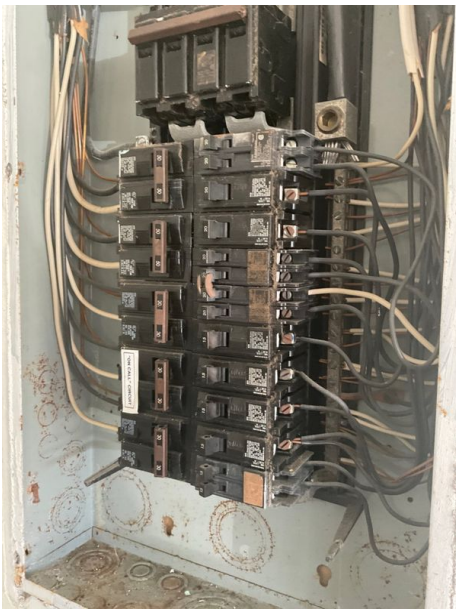
Recommendation

Contact a qualified electrical contractor.

Estimated Cost

\$250 - \$500

\$250 credit requested  
cost of licensed electrical contractor evaluation



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7.2.3 - Electrical: Main & Subpanels, Service & Grounding, Main Overcurrent Device  
**PANEL COVER DAMAGE**

\$100 credit requested

 Recommendation

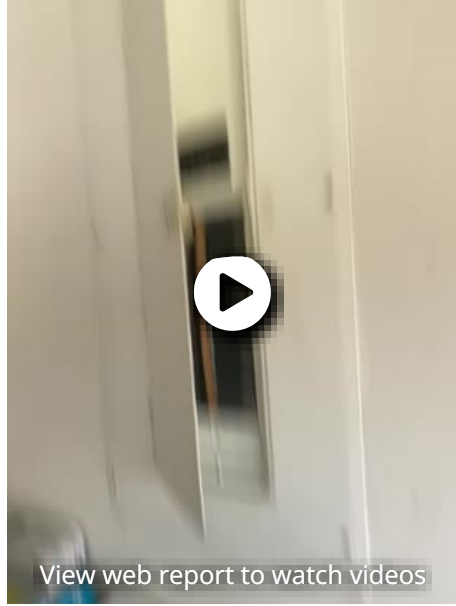
Electrical panel is damaged. Repair/replacement is recommended.

Recommendation

Contact a qualified electrical contractor.

Estimated Cost

\$100 - \$500



7.2.4 - Electrical: Main & Subpanels, Service & Grounding, Main Overcurrent Device  
**BREAKER DAMAGED**

\$150 credit requested

 Recommendation

One or more breakers was observed with damage at the time of the inspection. Recommend a licensed electrical contractor replace.

Recommendation

Contact a qualified electrical contractor.

Estimated Cost

\$100 - \$200





7.4.2 - Electrical: Lighting Fixtures, Switches & Receptacles  
**NO POWER**

\$100 credit requested

**Recommendation**

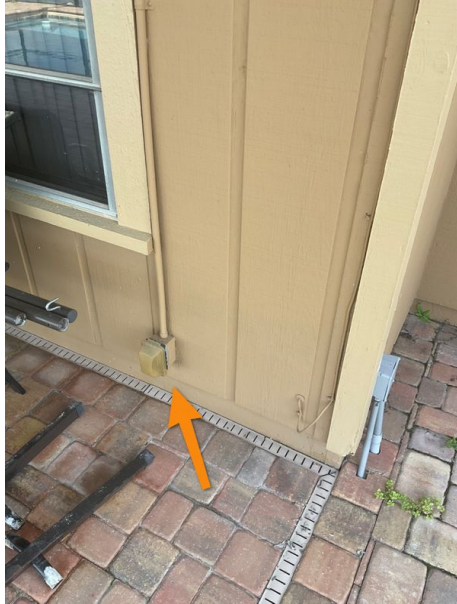
One or more electrical receptacles did not have power at time of inspection. Recommend a licensed electrical contractor evaluate and address as needed.

Recommendation  
Contact a qualified electrical contractor.

Estimated Cost  
\$0



Rear Elevation



Rear Elevation

9.1.1 - Doors, Windows & Interior: Doors  
**DAMAGED**

\$300 credit requested

**Recommendation**

One or more interior doors is damaged. Repair/replacement recommended.

Recommendation  
Contact a qualified door repair/installation contractor.

Estimated Cost  
\$200 - \$500



Garage

9.1.2 - Doors, Windows & Interior: Doors  
**NOT PROPERLY OPERATIONAL**

\$150 credit requested

 Recommendation

Interior door is not opening/closing properly. Repairs are recommended.

Recommendation

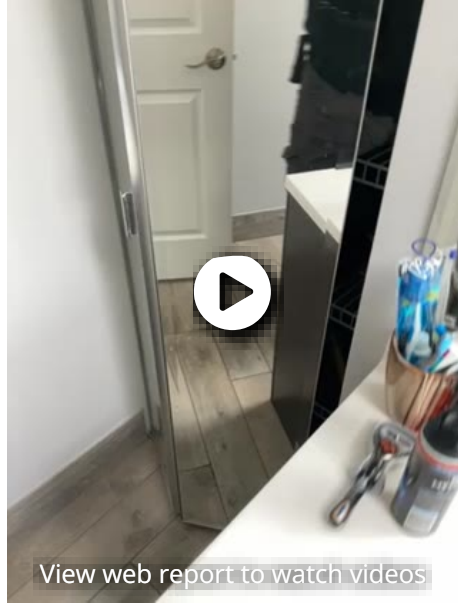
Contact a qualified door repair/installation contractor.

Estimated Cost

\$100 - \$250



Bathroom 2



9.2.1 - Doors, Windows & Interior: Windows  
**FAILED/MIGRATING SEAL**

\$500 credit requested

 Recommendation

Observed condensation between the window panes and/or a seal that has moved, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.

Recommendation

Contact a qualified window repair/installation contractor.

Estimated Cost

\$350 - \$1,000



Bedroom 2

9.2.4 - Doors, Windows & Interior: Windows  
**NOT OPERATING PROPERLY**

\$350 credit requested

**Recommendation**

One or more windows was observed not opening/closing properly. Repair/replacement is recommended.

Recommendation

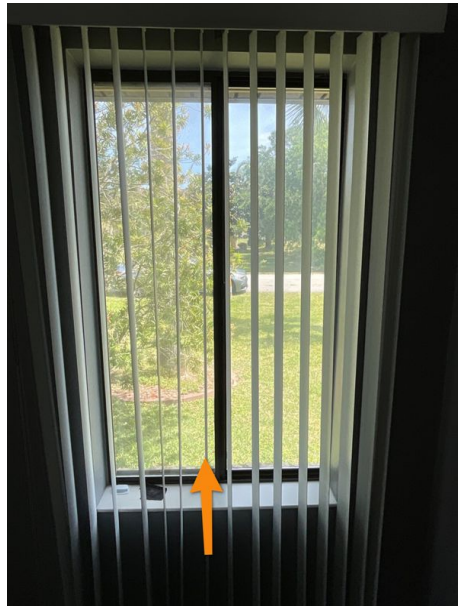
Contact a qualified window repair/installation contractor.

Estimated Cost

\$250 - \$500



Living Room



Bedroom 2

9.3.1 - Doors, Windows & Interior: Floors  
**MOISTURE DAMAGE**

\$300 credit requested

**Recommendation**

Floors had areas of visible moisture damage. Infrared imaging and/or moisture meter readings will be used to determine whether the damage appears to be active, but it is recommended a qualified professional perform further evaluation to verify whether necessary corrective action has been taken.

Recommendation

Contact a qualified flooring contractor

Estimated Cost  
\$250 - \$500



Foyer



Foyer

9.3.2 - Doors, Windows & Interior: Floors  
**FLOORING MISSING**

\$250 credit requested

 Recommendation

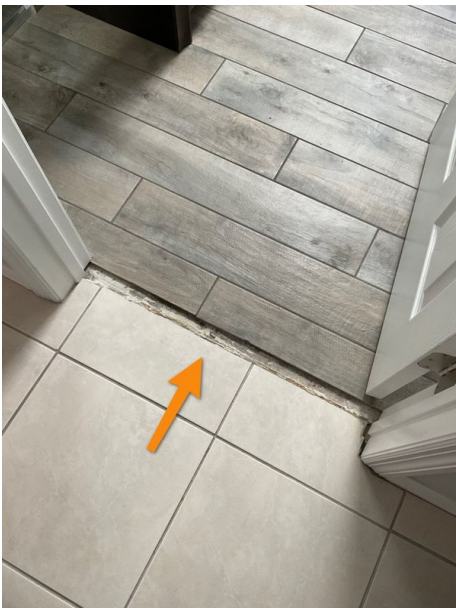
Flooring in one or more areas of the subject property was observed missing at time of inspection. Recommend a licensed contractor evaluate and address as needed.

Recommendation  
Contact a qualified flooring contractor

Estimated Cost  
\$200 - \$400



Foyer



Bathroom 2

9.4.1 - Doors, Windows & Interior: Walls  
**DAMAGE**

\$500 credit requested

 Recommendation

Damage was observed on interior walls. Recommend a licensed contractor make necessary repairs.

Recommendation  
Contact a qualified drywall contractor.

Estimated Cost  
\$300 - \$700



Florida Room



Florida Room

9.6.1 - Doors, Windows & Interior: Baseboards  
**IMPROPERLY CAULKED/SEALED**

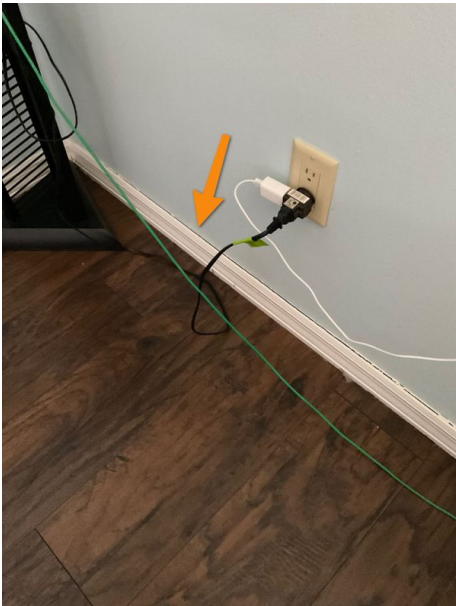
\$150 credit requested

Recommendation

Inspector observed baseboards that were improperly caulked/sealed. Repairs are recommended.

Recommendation  
Contact a qualified flooring contractor

Estimated Cost  
\$50 - \$200



Bedroom 1

10.1.1 - Kitchen: Cabinets and Countertops  
**CABINETS DAMAGED**

\$200 credit requested

Recommendation

Cabinets were observed with visible damage. Recommend a licensed cabinet contractor evaluate and make necessary repairs.

Recommendation  
Contact a qualified cabinet contractor.

Estimated Cost

\$100 - \$200



10.1.2 - Kitchen: Cabinets and Countertops  
**IMPROPER INSTALLATION**

\$100 credit requested

 Recommendation

Cabinet door/drawer is improperly installed. Recommend a licensed contractor make necessary repairs.

Recommendation  
Contact a qualified cabinet contractor.

Estimated Cost  
\$50 - \$150



10.1.3 - Kitchen: Cabinets and Countertops  
**COUNTERTOP DAMAGED**

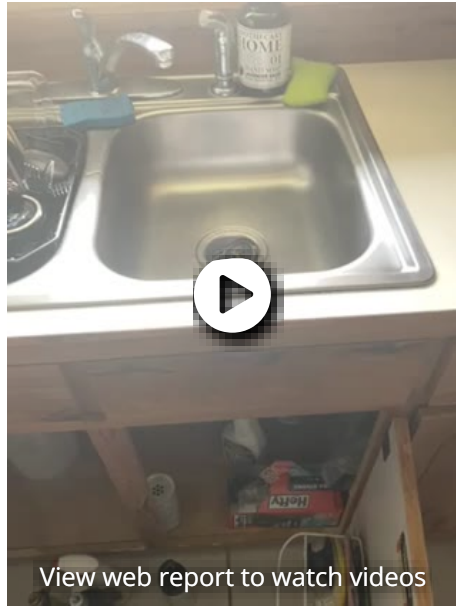
\$75 credit requested

 Recommendation

Countertop was observed with visible damage at time of inspection. Recommend a qualified professional make necessary repairs.

Recommendation  
Contact a qualified countertop contractor.

Estimated Cost  
\$75



10.1.4 - Kitchen: Cabinets and Countertops  
**POOR/MISSING CAULK**

\$100 credit requested

 Recommendation

Missing and/or deteriorated caulk was observed at kitchen countertops. Recommend a qualified professional make necessary repairs.

Recommendation  
Contact a handyman or DIY project

Estimated Cost  
\$50 - \$150



11.1.1 - Built-in Appliances: Dishwasher  
**IMPROPER INSTALLATION**

\$150 credit requested

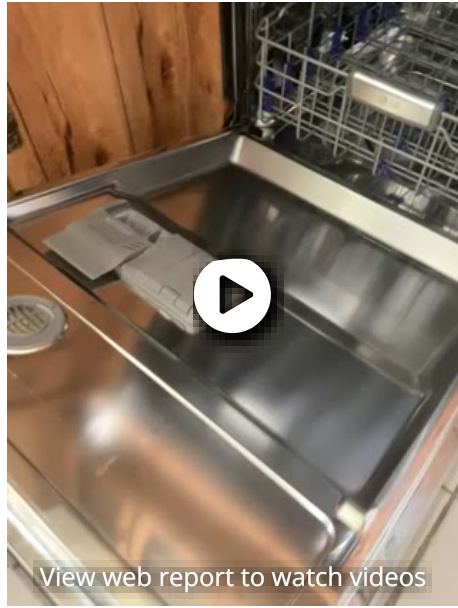
 Recommendation

Dishwasher is not properly installed/secured. Recommend a qualified professional address as needed.

Recommendation  
Contact a qualified appliance repair professional.

Estimated Cost  
\$100 - \$200





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### 11.1.2 - Built-in Appliances: Dishwasher IMPROPERLY INSTALLED DRAIN PIPE

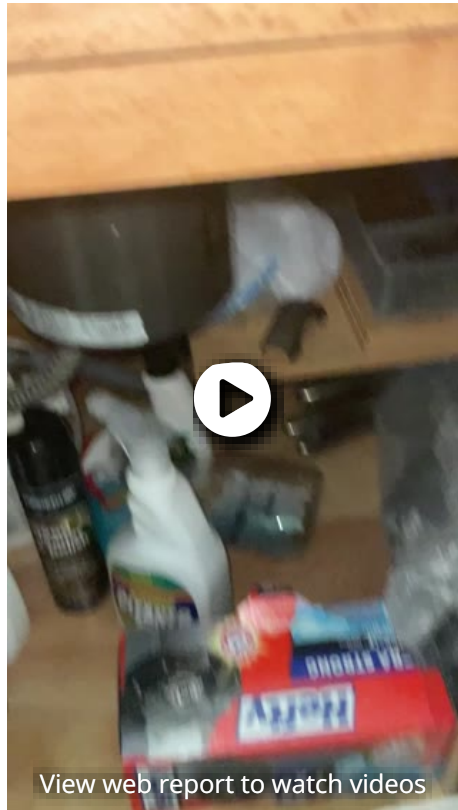
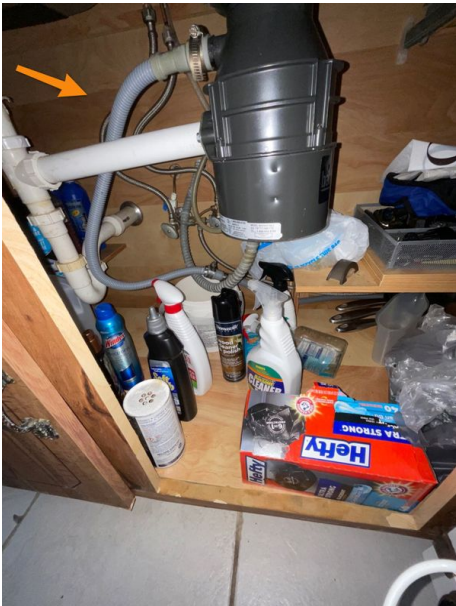
 Recommendation

\$50 credit requested

Dishwasher drain pipe was installed improperly. Recommend a qualified plumber evaluate and repair.

Recommendation  
Contact a qualified plumbing contractor.

Estimated Cost  
\$10 - \$100



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### 11.4.1 - Built-in Appliances: Range/Oven/Cooktop DAMAGED HANDLE

 Recommendation

\$150 credit requested

Range/oven door handle was observed damaged/loose at time of inspection. Repairs are recommended.

Recommendation

Contact a qualified appliance repair professional.

Estimated Cost

\$100 - \$200



11.6.1 - Built-in Appliances: Washing Machine

HOSES

 Recommendation

\$50 credit requested

Recommend replacing rubber laundry hoses with stainless steel braided.

Recommendation

Contact a handyman or DIY project

Estimated Cost

\$10 - \$50



11.7.1 - Built-in Appliances: Dryer

GASKET DAMAGE

 Recommendation

\$100 credit requested

Dryer gasket is damaged. Cleaning/Replacement is recommended.

Recommendation

Contact a qualified appliance repair professional.

Estimated Cost

\$50 - \$100



12.3.1 - Bathroom 1: Shower

### CRACKED TILES

 Recommendation

\$150 credit requested

Shower had one or more cracked tiles. Repairs are recommended.

Recommendation

Contact a qualified tile contractor

Estimated Cost

\$100 - \$200



12.3.3 - Bathroom 1: Shower

### SHOWER DOORS

 Recommendation

\$200 credit requested

Shower doors are damaged and/or not functioning properly. Recommend a qualified professional evaluate and address as needed.

Recommendation

Contact a qualified general contractor.

Estimated Cost

\$100 - \$200



#### 12.3.4 - Bathroom 1: Shower SEAL

 Recommendation

\$100 credit requested

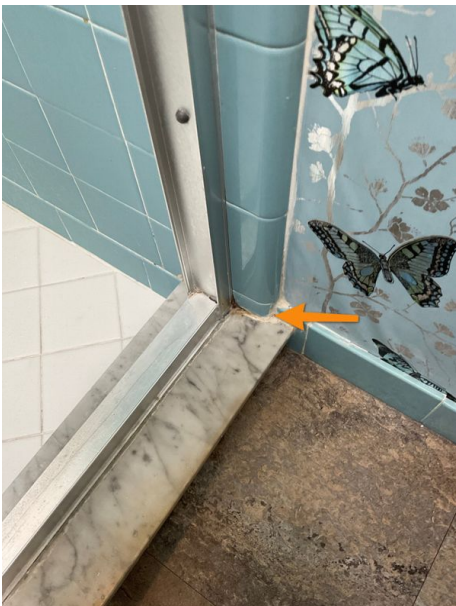
Shower walls/surrounds/floor are not properly sealed. Repairs are recommended.

Recommendation

Contact a qualified handyman.

Estimated Cost

\$100 - \$200



#### 12.3.5 - Bathroom 1: Shower SHOWER HEAD LEAKING

 Recommendation

\$50 credit requested

Shower head is leaking. Repairs are recommended.

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

\$50



12.4.2 - Bathroom 1: GFCI

**DAMAGED**

 Recommendation

\$100 credit requested

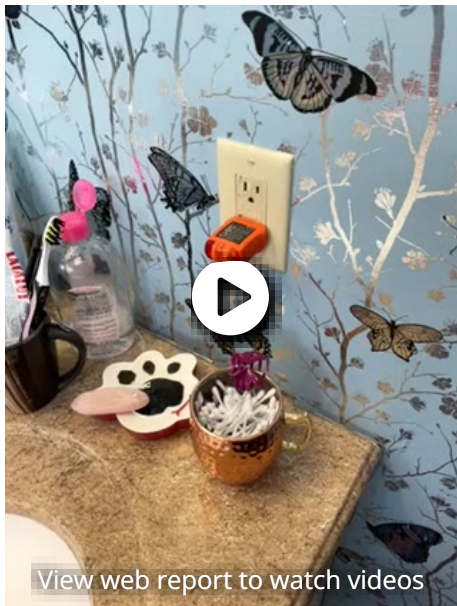
Outlet is damaged. Replacement is recommended.

Recommendation

Contact a qualified electrical contractor.

Estimated Cost

\$100 - \$200



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13.2.1 - Bathroom 2: Toilet

**LOOSE TOILET**

 Recommendation

\$150 credit requested

Toilet is loose at the base and/or tank. Repairs are recommended.

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

\$100 - \$200



13.6.1 - Bathroom 2: Sink  
**CABINET HINGE LOOSE**

\$50 credit requested

Recommendation

One or more cabinet hinges were observed loose at time of inspection. Repairs are recommended.

Recommendation

Contact a qualified cabinet contractor.

Estimated Cost

\$10 - \$50



13.6.2 - Bathroom 2: Sink  
**DAMAGED VANITY MIRROR**

\$200 credit requested

Recommendation

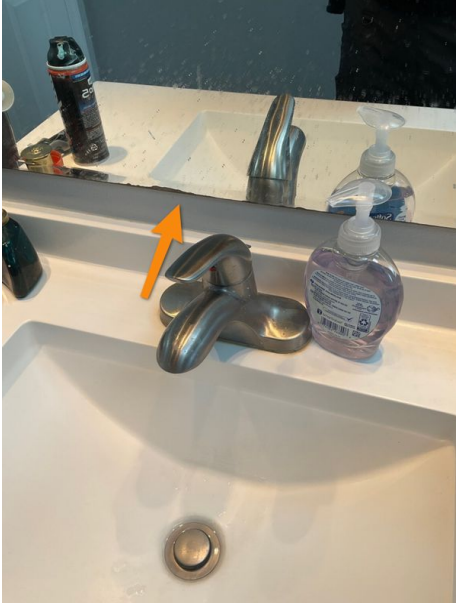
Bathroom vanity mirror was observed with damage. Recommend a licensed cabinet contractor address as needed.

Recommendation

Contact a qualified cabinet contractor.

Estimated Cost

\$100 - \$300



14.1.1 - Garage: Ceiling

**DAMAGED**

 Recommendation

\$250 credit requested

Garage ceiling was damaged. Recommend qualified contractor evaluate and repair as needed.

Recommendation

Contact a qualified general contractor.

Estimated Cost

\$200 - \$400



14.6.1 - Garage: Occupant Door (From garage to inside of home)

**NOT SELF-CLOSING**

 Safety Hazard

\$50 credit requested

Door from garage to home should have self-closing hinges. Recommend a qualified contractor install.

[DIY Resource Link.](#)

Recommendation

Contact a qualified door repair/installation contractor.

Estimated Cost

\$10 - \$100



15.1.1 - Swimming Pool: Installed Equipment  
**NOT BONDED**

\$350 credit requested



Swimming pool/pump does not appear to be properly bonded. Recommend a licensed pool contractor evaluate and address as needed.

Recommendation

Contact a qualified swimming pool contractor

Estimated Cost

\$100 - \$500



Rear Elevation



15.1.2 - Swimming Pool: Installed Equipment  
**PUMP DAMAGE**

\$250 credit requested

 Recommendation

Pool pump was observed damaged at time of inspection. Repairs are recommended.

Recommendation

Contact a qualified swimming pool contractor

Estimated Cost

\$200 - \$500



Right Elevation

15.5.1 - Swimming Pool: Type of Barrier  
**DOOR/GATE**

\$100 credit requested

 Safety Hazard

Pool enclosure doors/gates should be self closing and self latching for child safety reasons. Recommend a qualified professional repair as needed.

Recommendation

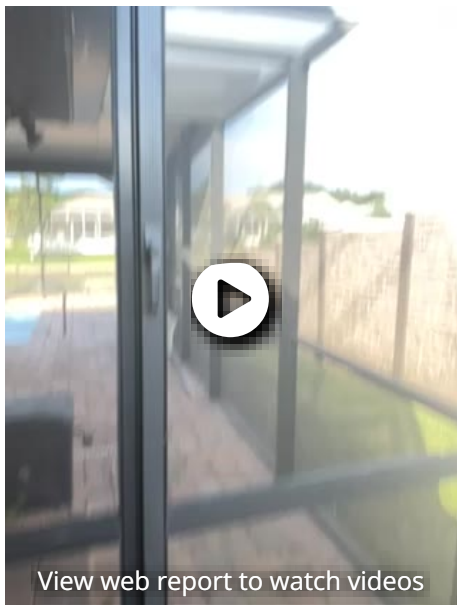
Contact a qualified handyman.

Estimated Cost

\$50 - \$150



Right Elevation



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TOTAL CREDIT REQUESTED

\$14775