

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

3.4.1 - Exterior: Decks, Balconies, Porches & Steps

SINKING

\$250 credit requested

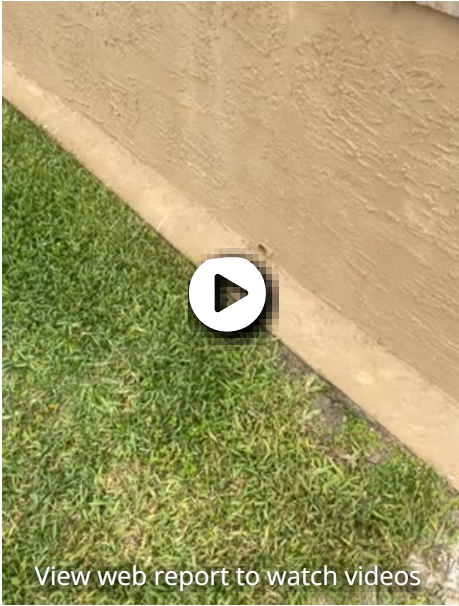
 Recommendation

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



View web report to watch videos

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

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, CrawlSpace & Structure: Foundation
EROSION

\$1500 credit requested

Recommendation

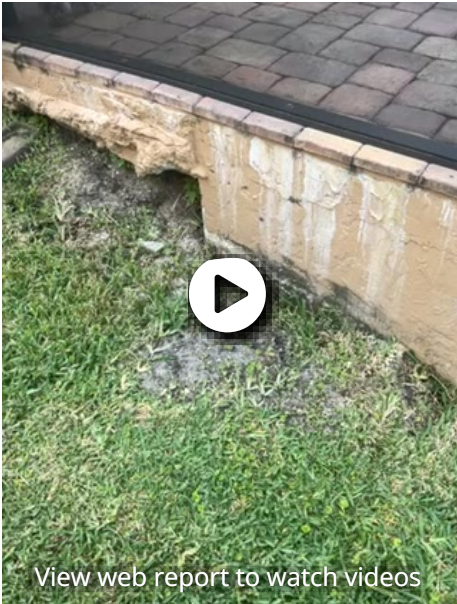
There appears to be moderate to significant erosion beneath the rear patio slab. Recommend a licensed professional evaluate and make necessary repairs.

Recommendation
Contact a qualified professional.

Estimated Cost
\$1,000 - \$5,000



Rear Elevation



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

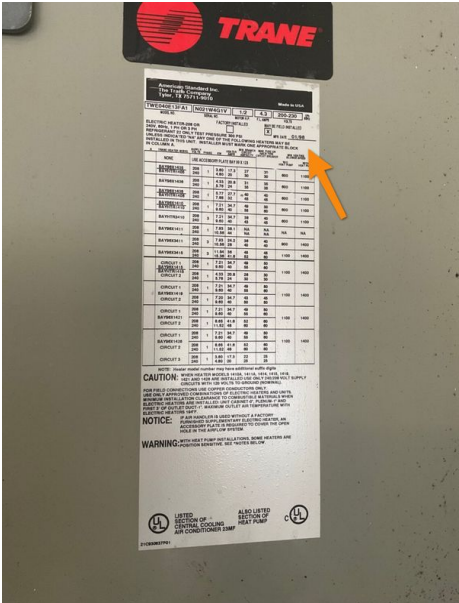
HVAC systems in the state of Florida have an average life expectancy of 12-15 years. Although well maintained systems may potentially last longer, it is recommended that, once in this age range, the system's replacement be anticipated.

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

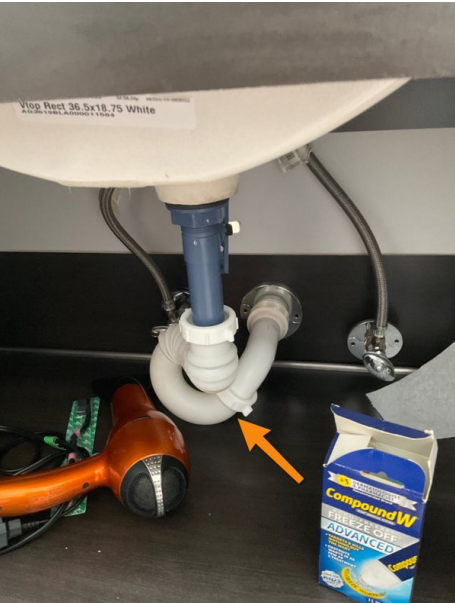
\$200 credit requested

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



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

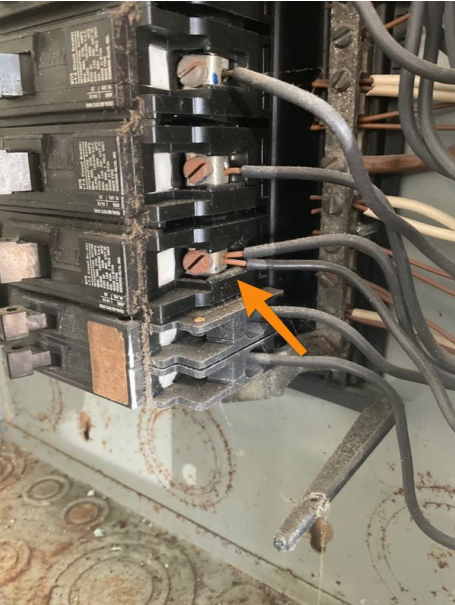
\$250 credit requested

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

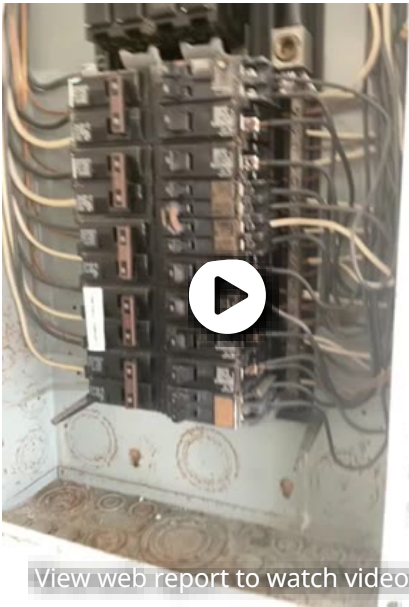
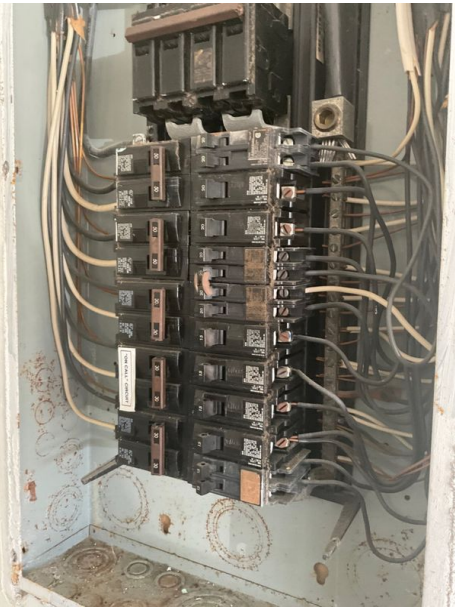
 Recommendation

\$250 credit requested
cost of licensed electrical contractor evaluation

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

Recommendation
Contact a qualified electrical contractor.

Estimated Cost
\$250 - \$500



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PANEL COVER DAMAGE

 Recommendation

\$100 credit requested

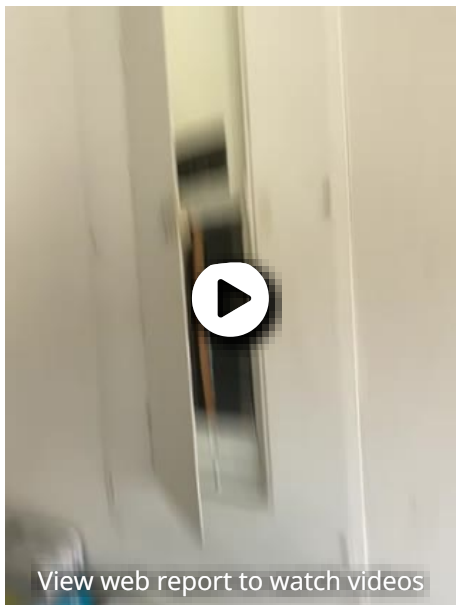
Electrical panel is damaged. Repair/replacement is recommended.

Recommendation

Contact a qualified electrical contractor.

Estimated Cost

\$100 - \$500



BREAKER DAMAGED

 Recommendation

\$150 credit requested

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



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

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

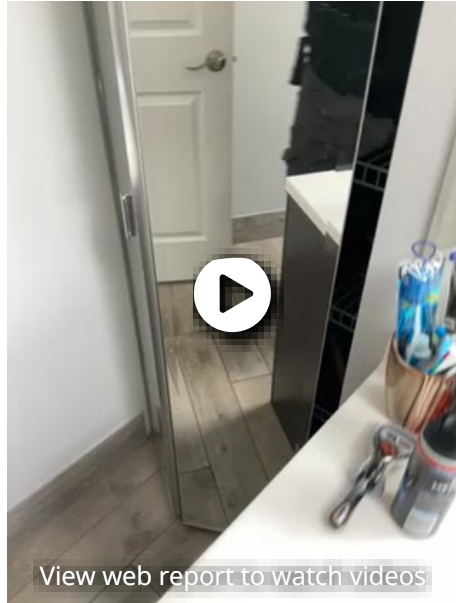
Contact a qualified door repair/installation contractor.

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

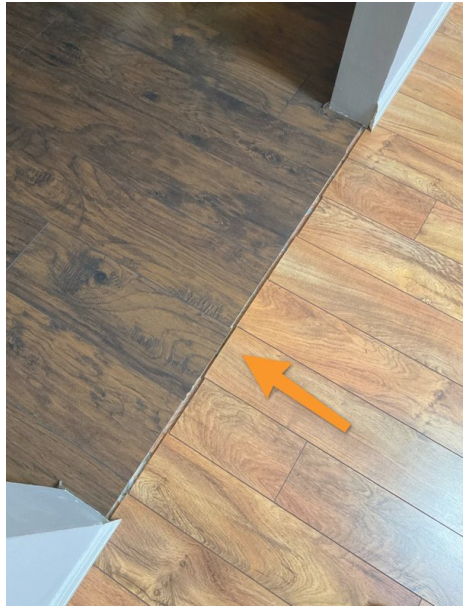
 Recommendation

\$250 credit requested

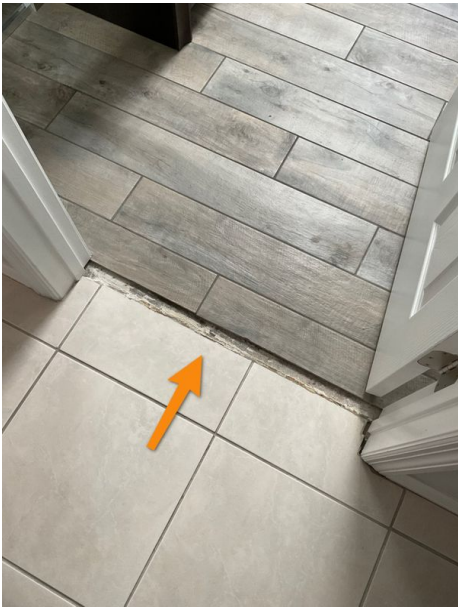
Flooring in one or more areas of the subject property was observed missing at time of inspection. Recommend a licensed contractor evaluate and address as needed.

Recommendation
Contact a qualified flooring contractor

Estimated Cost
\$200 - \$400



Foyer



Bathroom 2

9.4.1 - Doors, Windows & Interior: Walls DAMAGE

 Recommendation

\$500 credit requested

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

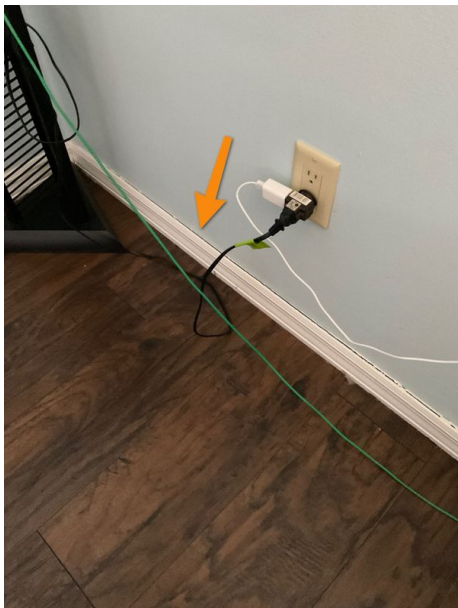
Inspector observed baseboards that were improperly caulked/sealed. Repairs are recommended.

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

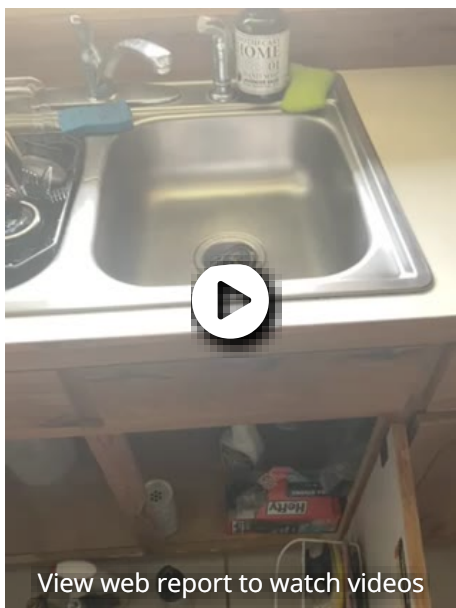
 Recommendation

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



View web report to watch videos

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

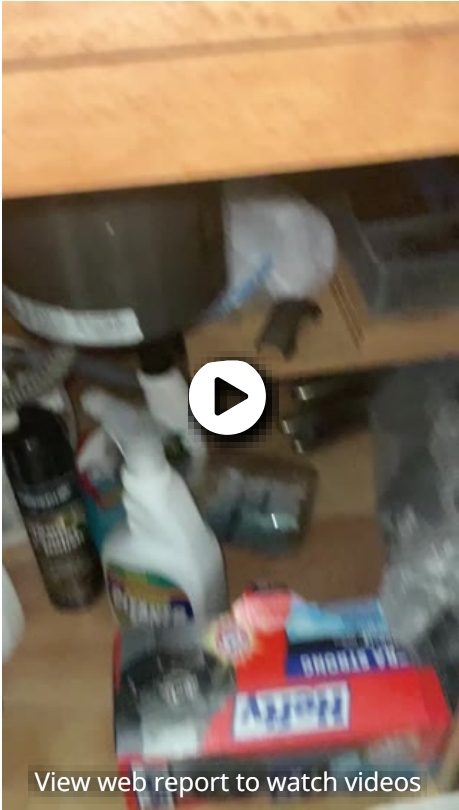
 Recommendation

\$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

\$50 credit requested

Recommendation

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

\$100 credit requested

Recommendation

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

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

Recommendation
Contact a qualified tile contractor

Estimated Cost
\$100 - \$200



\$150 credit requested

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

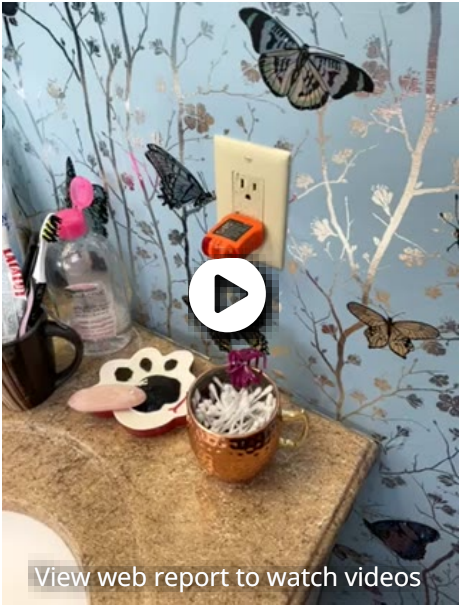
 Recommendation

\$100 credit requested

Outlet is damaged. Replacement is recommended.

Recommendation
Contact a qualified electrical contractor.

Estimated Cost
\$100 - \$200



View web report to watch videos

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

 Safety Hazard

\$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

 Recommendation

\$250 credit requested

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

 Safety Hazard

\$100 credit requested

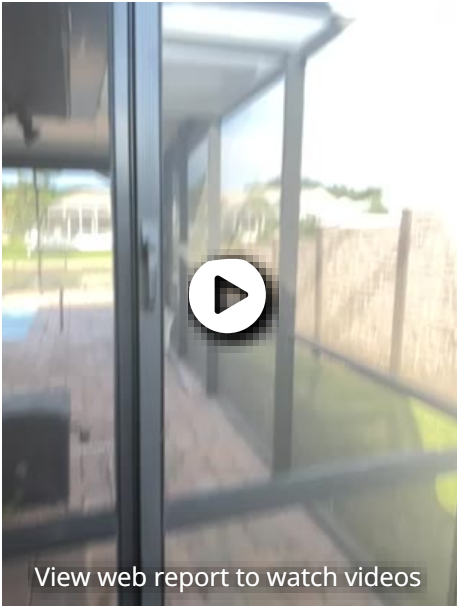
Pool enclosure doors/gates should be self closing and self latching for child safety reasons. Recommend a qualified professional repair as needed.

Recommendation
Contact a qualified handyman.

Estimated Cost
\$50 - \$150



Right Elevation



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TOTAL CREDIT REQUESTED

\$14775