

# REPAIR REQUEST LIST

6358 Desert Peak Dr  
03/28/2024 10:36 am

## 3.3.1 - Exterior: Site & Other Observations

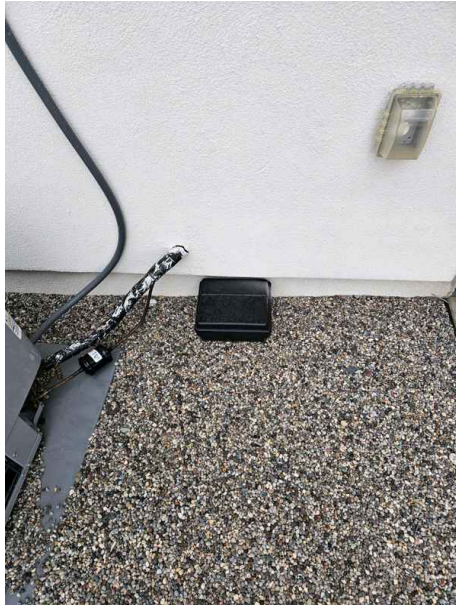
### RODENT TRAPS OBSERVED

 Cosmetic - Monitor - Maintenance

Rodent traps were observed around the exterior of the home. We recommend asking the seller if 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



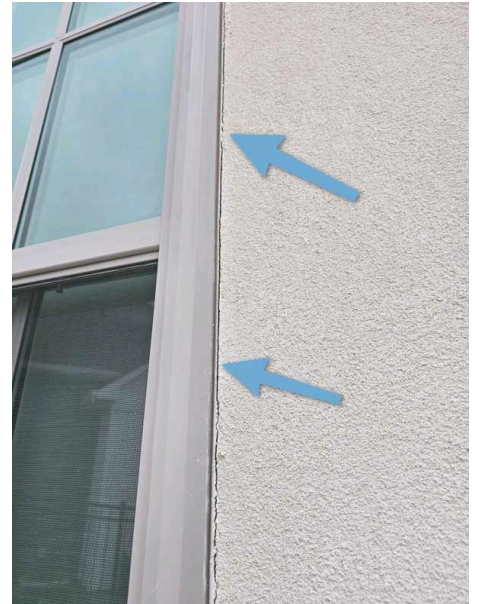
3.5.1 - Exterior: Exterior Siding Notes  
**SEAL PENETATIONS/GAPS**

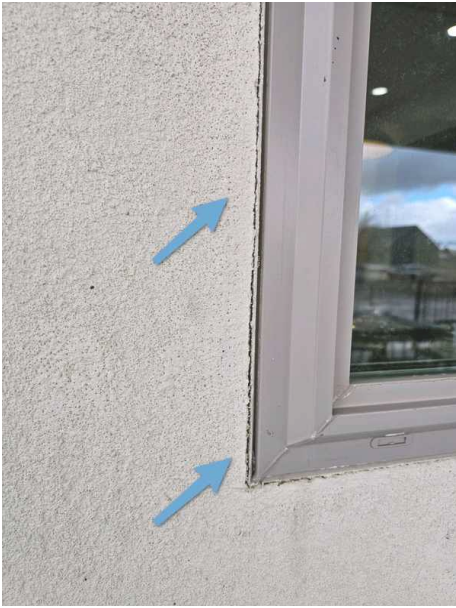
 Cosmetic - Monitor - Maintenance

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

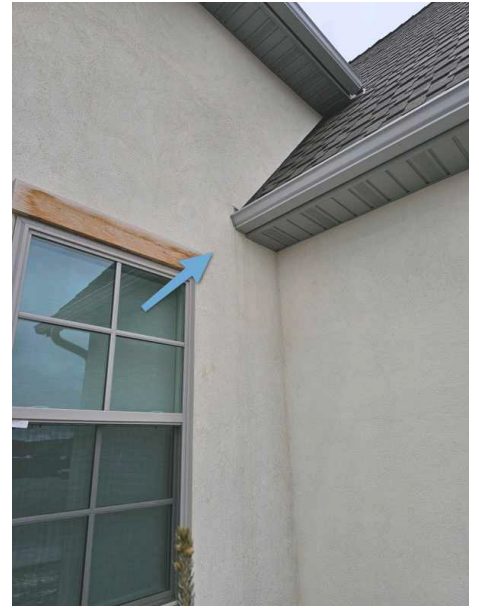
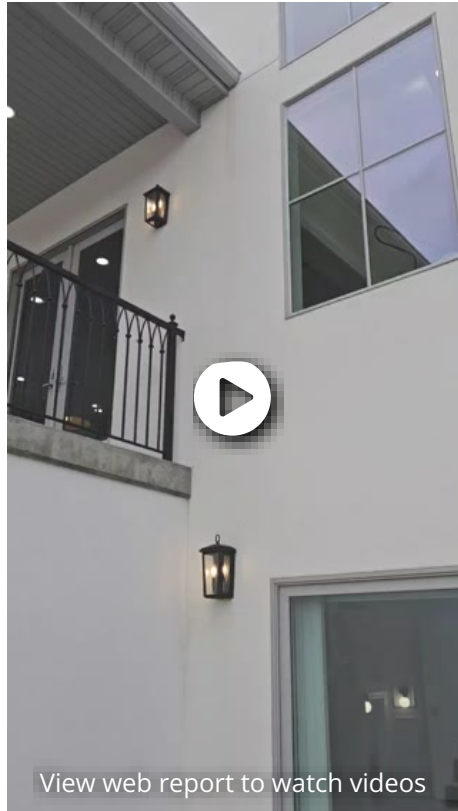
**MOISTURE STAINS**

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

Location

Rear & Front



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

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

Location  
Left Side & Front



3.9.1 - Exterior: Downspouts  
**SPLASH BLOCKS MISSING**

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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**

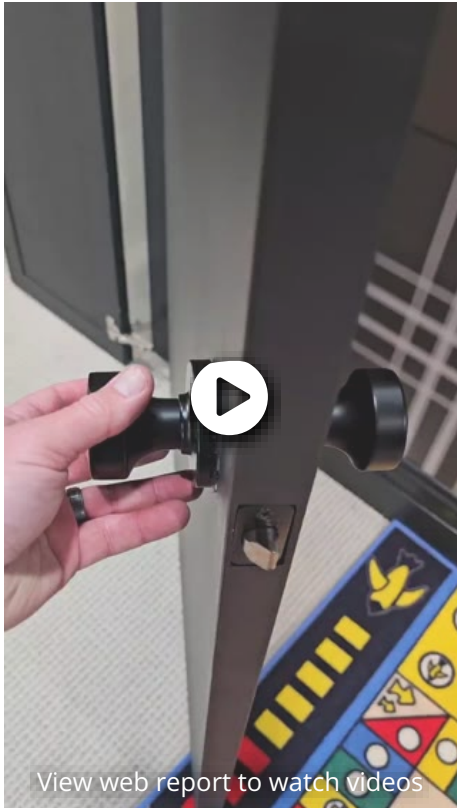


## Cosmetic - Monitor - Maintenance

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

