

REPAIR REQUEST LIST

1234 Main Street
10/02/2022 11:09 am

2.1.2 - Roof: Coverings

MOSS

 Minor/Maintenance Items

Recommend cleaning and removing any moss from the roof, after which a moss treatment plan can be established to limit future growth. Avoid power washing the moss off because that can drive moisture under the shingles, damaging the underlying roof components. If the roof is to high or steep, recommend contacting a licensed roofing contractor or moss removal specialist.

Moss growth is usually greatest on north-facing roofs, roof areas shaded by trees and other places that are not exposed to enough sun to dry out.

Once established, it acts like a sponge, soaking up and storing rainwater. Some of that water then wicks up under the shingles through capillary action and soaks into and through the roof underlayment, which is typically 15- or 30-pound felt. Eventually, it saturates the roof sheathing below.

Moss can shorten the life span of a shingled roof and result in costly repairs both structural and cosmetic that would not be necessary if the roof were maintained properly and kept clear of moss.

Additional Information

Recommendation

Contact a handyman or DIY project



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

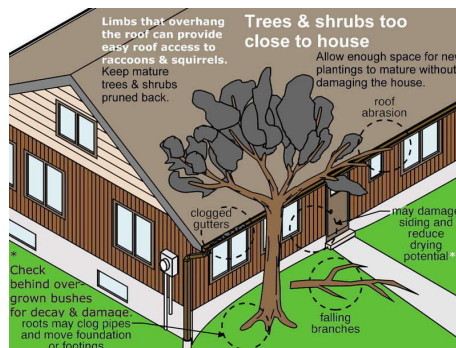
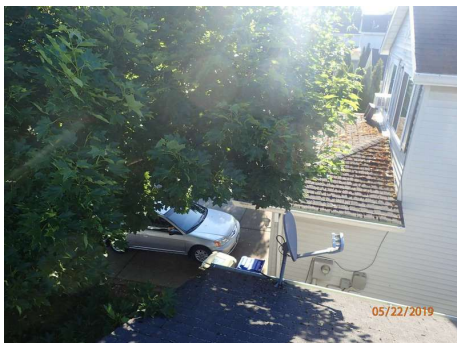
TREE OVERHANG

 Minor/Maintenance Items

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 landscaping contractor



4.1.2 - Basement, Foundation, Crawlspace & Structure: Foundation
FOUNDATION CRACKS-

Moderate Recommendations

Moderate cracking was noted at the foundation in one or more locations. This is common as concrete ages and shrinkage but cracks of this size are generally influenced by additional settling. Recommend monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.

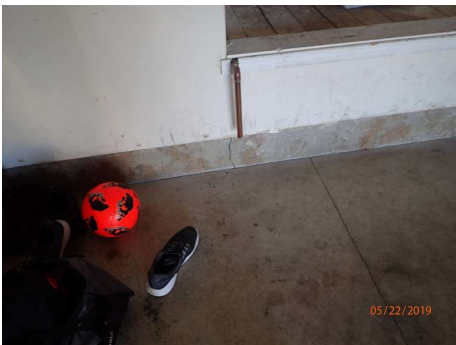
A foundation contractor should be consulted if the crack ever grows.

Location

East Side, Garage

Recommendation

Recommend monitoring.



5.7.1 - Electrical: Carbon Monoxide Detectors
ADDITIONAL CO MONITORS REQUIRED

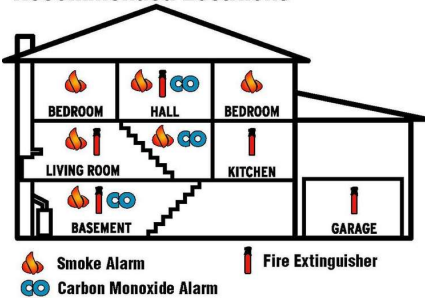
Significant Items / Safety Concerns

A law went into effect requiring carbon monoxide detectors to be installed upon transfer of ownership. These CO detectors are required within 15 feet of all bedrooms and is recommended to have one on each level for additional safety. [Additional Information](#)

Recommendation

Contact a handyman or DIY project

Recommended Locations



SINK - SURFACE DAMAGE

 Minor/Maintenance Items

The sink has surface damage that is cosmetic but could also lead to a potential leak in the future. Recommend replacing the fixture at your own convenience.

Recommendation

Contact a qualified plumbing contractor.



FLOOR TRIM - MOISTURE DAMAGE

 Moderate Recommendations

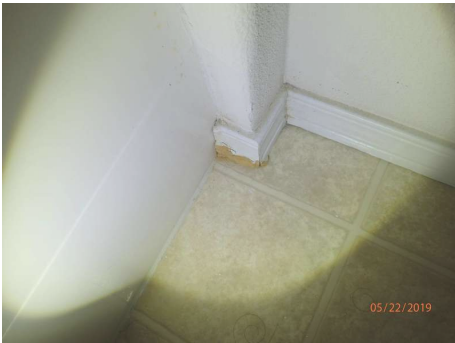
One or more areas of the flooring trim has signs of previous moisture damage. In areas such as a bathroom this could be caused from water splashing out of a bathtub/shower, a toilet or sink overflowing or leaking, or a leaking valve. In other areas the moisture source can be from wet debris, leaking pipes, or even a leak in the roof. Recommend monitoring and seeking further assistance if the problem persists.

Location

Master Bathroom

Recommendation

Contact a qualified carpenter.



DAMAGED - HOLE/CRACK

 Moderate Recommendations

A hole/crack was found in the garbage disposal causing a leak. Often times parts can be found to repair this but it tends to be more economical to just replace the unit.

