

REPAIR REQUEST LIST

2165 Windmill Point Rd
11/14/2019 8:27 am

2.1.1 - Roof: Coverings

DAMAGED (GENERAL)



Roof coverings had visual damage in noted locations; not all areas may be shown. Recommend further evaluation and repair/replace fouled coverings.

Recommendation

Contact a qualified roofing professional.



2.1.2 - Roof: Coverings

POSSIBLE LEAK POINT



The location noted is a possible cause of internal leaking. Inspector was not able to isolate the exact problem due to limitations. Recommend a roofing professional further evaluate and advise on repair.

Recommendation

Contact a qualified roofing professional.



2.1.3 - Roof: Coverings

SHINGLE RAISED



Deficiencies

One or more shingles were noted raised (likely due to nail pops) which could allow moisture intrusion and increase potential for wind damage over time. Recommend shingles are properly secured and monitored for any future problems.

Recommendation

Contact a qualified roofing professional.



2.3.1 - Roof: Flashings

FLASHING LOOSE/SEPARATED

\$500 credit requested



Deficiencies

Flashing observed to be loose or separated, which can lead to water intrusion and/or moisture damage to underlying structure. Recommend replacing, repairing or refastening flashing.

Location

Chimney



3.2.1 - Exterior: Exterior Doors

NEED REPLACING



Deficiencies

One or more exterior doors were significantly damaged or deteriorated. Recommend that a qualified person replace door(s) as necessary.

Location
Kitchen

Recommendation
Contact a qualified door repair/installation contractor.



3.4.1 - Exterior: Siding, Flashing & Trim

SIDING DAMAGE



1 or more holes were noted at the time of the inspection in the siding.

Recommendation
Contact a qualified professional.



3.4.2 - Exterior: Siding, Flashing & Trim

SIDING LOOSE/GAPS



The siding had a gap and/or is loose in one or more that could allow for moisture penetration to the wall structure. Recommend either sliding panel to cover the gap or sealed.



3.4.3 - Exterior: Siding, Flashing & Trim

SIDING MISSING

 Deficiencies

One or more areas of the siding was missing at the time of the inspection which could allow for moisture intrusion to supportive wall. Recommend correction by installation of approved siding.

Recommendation
Contact a qualified siding specialist.



4.1.1 - Foundation & Structure: Foundation

COLUMNS DEGRADED

 Safety Hazard/Immediate

1 or more columns or piers located in the crawl space was found to be degraded or improperly shored. Recommend evaluation and repair/replacement by a qualified professional.

Recommendation
Contact a qualified professional.



4.2.1 - Foundation & Structure: Floor Structure

JOISTS NEED REPAIR

 **Safety Hazard/Immediate**

One or more floor joists were damaged or improperly installed. This can cause damage to the structural integrity of the home. Recommend a qualified structural engineer evaluate and advise on how to correct.

Location
Hallway and Living Room

Recommendation
Contact a qualified structural engineer.



4.2.2 - Foundation & Structure: Floor Structure

UNEVEN FLOOR

 **Safety Hazard/Immediate**

Uneven floors were noted in certain locations in the home, most notably in living room and hallway, likely caused by support column settling and shifting or damaged joists; not all areas may be shown. Recommend further evaluation and repair as needed.

Location
Hallway, Living Room, Upstairs Bedroom

Recommendation
Contact a qualified structural engineer.



4.5.2 - Foundation & Structure: Crawlspaces

EXPOSED WIRING



Wires were found to be exposed and not properly capped or terminated in the crawlspace. Recommend repair/replace by a qualified professional.

Recommendation

Contact a qualified electrical contractor.



4.6.2 - Foundation & Structure: Attic Structure & Sheathing

GABLE VENT MESH DAMAGED



One or more of the gable vent protective screens/mesh is degraded and/or damaged which could allow pests access into attic as well as water damage. Recommend qualified professional repair/replace.

Recommendation

Contact a qualified professional.



7.5.2 - Electrical: Outlets, Lighting, Switches, and Fans
(All Accessible)

RECEPTACLE COVER GAP

 Deficiencies

One or more receptacles had a gap in the cover which could allow objects to be inserted behind protective cover and produce a shock hazard. Recommend correction by a qualified professional.

Location
Downstairs Back Room

Recommendation
Contact a qualified electrical contractor.



7.5.4 - Electrical: Outlets, Lighting, Switches, and Fans
(All Accessible)

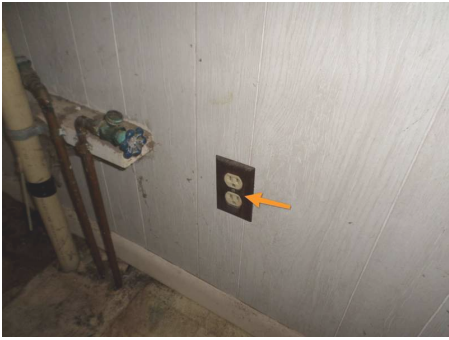
RECEPTACLE NOT OPERABLE

 Deficiencies

Receptacles in noted locations did not operate when tested. Recommend qualified electrician evaluate and repair.

Location
Kitchen

Recommendation
Contact a qualified electrical contractor.



7.5.5 - Electrical: Outlets, Lighting, Switches, and Fans
(All Accessible)

REVERSE POLARITY

 Safety Hazard/Immediate

Safety One or more receptacles have been wired with reverse polarity. This can create a shock hazard; GFCI not tripped when tested with disrupted device. Recommend correction by switching hot and neutral conductors on the receptacle.

Recommendation
Contact a qualified electrical contractor.



7.5.6 - Electrical: Outlets, Lighting, Switches, and Fans
(All Accessible)

RECEPTACLE COVER DAMAGED - EXTERIOR

 Deficiencies

Receptacle cover had rust at the time of inspection. Recommend repair/replace by a qualified professional.

Recommendation
Contact a qualified electrical contractor.



8.4.1 - Interior, Doors and Windows: Walls, Ceilings and
Fixtures

CEILING - DRY STAINS, MONITOR

 Deficiencies

Stains were found in one or more ceiling areas. The stain(s) may be due to past roof and/or plumbing leaks. Consult with the property owner and monitor the stained area(s) in the future, especially after heavy or prolonged rain. If elevated moisture is found in the future, then recommend that a qualified contractor evaluate and repair as necessary.

Location

Various Rooms

Recommendation

Contact a qualified professional.



Example



8.4.2 - Interior, Doors and Windows: Walls, Ceilings and
Fixtures

MAJOR CRACKS, DOOR JAMBS NOT SQUARE, MANY DOORS BIND

 Safety Hazard/Immediate

This structure appears to have settled, or was leaning significantly based on the presence of cracks in walls, ceilings or junctions between them, or numerous door frames not being square, or numerous doors binding in jambs. Recommend that a qualified contractor and/or engineer evaluate further. Significant repairs may be needed. If so, a qualified contractor should make repairs.

Recommendation

Contact a qualified general contractor.



8.5.3 - Interior, Doors and Windows: Floors

WATER STAIN



Water stains were found in one or more rooms. It is recommended that a qualified professional evaluate the area for leaks and recommend repair/replace the affected area(s).

Recommendation

Contact a qualified professional.



10.4.1 - Kitchen: Floors

WATER DAMAGE



\$1000 credit requested

Flooring in the kitchen appeared to have been damaged by water. Recommend repair/replace by a qualified professional.

Location

Kitchen

Recommendation

Contact a qualified professional.



TOTAL CREDIT REQUESTED

\$1500