

REPAIRED ITEMS - Summary

Structural Systems

Grading and Drainage

- **REPAIRED** - The front driveway and where the garage and driveway meet, there are gaps that should be properly sealed to prevent water and debris intrusion.
- **REPAIRED** - The back patio soil level has dropped causing the stairs to be off set (should be equal height for each step) and the upper deck is in excess of 30 inches to the ground.
- **REPAIRED** - There is a downspout connection that is compromised and would allow water to not transition from the downspout to the sub-surface drainage system; damaged areas should be corrected.

Roof Structures and Attics

- **REPAIRED** - Recommend a seal between the attic door and the ceiling to prevent mixing of the attic and house air.

Walls (Interior and Exterior)

- **REPAIRED** - There is vegetation in direct contact with the exterior of the structure.

Ceilings and Floors

- **REPAIRED** - There is a leak in the garage ceiling - area is below the upstairs hallway bathroom; cause unknown. From hole in plywood under the roof tiles. This was repaired by a licensed roofer.

Doors (Interior and Exterior)

- **REPAIRED** - The master bedroom balcony doors - stationary door could not be opened; door needs to be adjusted.
- **REPAIRED** - The front entry doors wrought iron covers are not secured in place and have some nuts and clips needed to secure the covers in place.
- **REPAIRED** - The front entry stationary door lower lock is broken and needs to be re-secured.

Windows

- **All screens are in the attic** - There are several windows with missing screens.

Other

- **The back gate fence needs to be adjusted as there is a large gap a the gate that may not contain a pet.** Note: Gate still has a closing mechanism to keep it shut. It just has a bigger gap than when originally installed

Electrical Systems

Branch Circuits, Connected Devices, and Fixtures

- Owner believes these are for plugs in the rooms - The family room and upstairs southeast bedroom have switches with unknown functionality.
- **REPAIRED** - There is not a visible carbon monoxide alarm present.

Heating, Ventilation and Air Conditioning Systems

Cooling Equipment

Unit #2

- **REPAIRED** - The condenser coils are dirty and/or clogged by debris.
- **The unit is not level and should be re-worked to prevent any damage to the unit.**
- **The dryer vent exhaust is too close to the outside compressor.** Seller notes it has not been an issue in the last 21 years

Plumbing Systems

Plumbing Supply, Distribution Systems and Fixtures

- The master bathroom:
 - **Tub surface has scratches in the surface that allow water entry.** Seller notes the tub is fully functional and not leaking
 - **REPAIRED** - The shower drain is not in place and should be repaired

Gas Distribution Systems and Gas Appliances

- **REPAIRED** - The gas supply lines above the ground appear to be rusting and should be painted to minimize rust.
- **There is Corrugated Stainless Steel Tubing present in the attic and there is not visible grounding at the gas manifold.**