

REPAIR REQUEST LIST

211 Longwood Dr
06/27/2024 10:18 am

2.3.1 - Sitework and Grading: Grading

GRADE LEVEL FOUNDATION VENTS

Soil is graded to the bottoms of foundation vents at the noted location(s). The concern is that this could permit water to enter the crawl space during heavy rains. Area wells should be installed on any vents within 4" of grade to prevent water entry.

Location

Rear wall

Recommendation

Contact a qualified professional.

All vents are sealed.



3.4.1 - Exterior and Structural Components: Exterior Wall Cladding and Trim

WOOD ROT

Wood rot was noted, but may not be limited to, the locations noted. Any rotted wood should be replaced by a professional carpenter or qualified general contractor before damage can spread to other areas of the home. When repairs are made contractors should review remaining siding and trim and make any additional repairs as needed.

Location

Window sill right of front door

Recommendation

Contact a qualified professional.

Repaired



4.2.1 - Roofing and Gutters: Gutters and Drainage

GUTTERS - DRAIN PIPES MISSING/DISCONNECTED

Drain pipes are missing or disconnected at the noted location(s). Roof drainage should be controlled and directed away from the foundation to prevent erosion, water damage to exterior siding and trim, wooden supports, and possible uneven settlement that could damage the foundation.

Location

Rear wall

Recommendation

Contact a qualified professional.

Repaired



6.3.1 - Doors, Windows, and Interiors: Windows
WINDOWS - STUCK/PAINTED SHUT

Repaired

Windows are stuck or painted shut at the noted location(s). Stuck or inoperative windows should be freed by a qualified contractor for proper operation. This is particularly important for bedroom windows that could be needed for emergency fire escape.

Location

Dining room

Recommendation

Contact a qualified professional.



6.3.2 - Doors, Windows, and Interiors: Windows
CASEMENT WINDOW CONTROLS

Repaired

Controls on casement windows are damaged at the noted location(s).

Damaged controls should be repaired or replaced by a window and glass professional to allow windows to be used as intended for ventilation and emergency fire escape.

Location

Office

Recommendation

Contact a qualified window repair/installation contractor.



6.4.1 - Doors, Windows, and Interiors: Floor Coverings
CARPET LOOSE/DAMAGED

Carpet has been damaged at the noted location(s). Carpet should be repaired or replaced by a professional flooring contractor for proper appearance and to avoid a potential trip hazard.

Repaired

Location
Entry hall

Recommendation
Contact a qualified flooring contractor



9.6.1 - Plumbing: Exterior Faucets

EXTERIOR FAUCET - FAUCET NOT OPERABLE

The faucet at the noted location(s) did not function when tested. The faucet should be turned on and verified as operational or investigated by a plumbing contractor and repaired or reconnected as needed to permit it to be used.

At time of inspection this was turned off because a winter valve was in place

Location
Right Side Wall

Recommendation
Contact a qualified plumbing contractor.



10.7.1 - Electrical: Branch Circuits

WET LOCATION OUTLET(S) NOT GROUND FAULT PROTECTED

 Safety Hazard

Repaired

The outlet(s) at the noted location(s) is not ground fault protected, leaving occupants in danger of electrical shock in the event of a defect or short circuit in any electrical equipment plugged into these outlets. Any wet location outlets should be GFCI protected for improved electrical safety. Repairs should be done by a licensed electrical contractor.

Location
Laundry room, hall bathroom, left side master bathroom vanity

Recommendation
Contact a qualified electrical contractor.



12.1.1 - Fireplaces and Solid Fuel Burning Equipment: Fireplaces or other solid fuel burning appliances

GAS LOGS NOT STARTED/WOULD NOT START

The pilot would not start and logs could not be operated. Gas logs should be investigated and repaired as needed for proper operation by a qualified specialist.

Recommendation

Contact a qualified professional.

Fireplace works, Inspector was unfamiliar with the igniter.

