

Request for Repairs

1163 Stillwell Ave., San Diego, CA 92114
(Sample for "Attached List" format)

1. Roof
 - Flashing Sealed
 - Needs Upgrading, please service roof as recommended in inspection report
 - Cracked tiles should be replaced
2. Plumbing
 - Water heater is not secured and needs to be strapped in accordance with local standards.
3. Electrical
 - Upgrade electrical panel
4. Heat
 - Combustion air vents uncovered
 - Filter Base of furnace to be sealed by HVAC
5. Chimney
 - Chimney cap is cracked and needs to be sealed
6. Kitchen
 - One or more of the gas top burners did not respond and should be serviced
7. Laundry
 - The dryer vent is separated at the garage ceiling and should be repaired.
8. Garage
 - Garage double-car ventilator parts in wall need to be uncovered.
 - Firewall separation dryer vent pipe should be put back in place, and the opening in garage ceiling firewall around vent must be sealed
 - An extension cord powers garage door opener. An outlet should be installed at the unit

Request for Repairs

930 Buckeye Ct., El Cajon, CA 92021

December 5, 2009

1. **Roof** - A number of the ridge shingles at the lower roof have prematurely split. Since we were unable to access the second story roof, a licensed roofing contractor should evaluate the second story roof, and replace all the damaged shingles, to preserve the integrity of the roof.
2. **1st Guest Bedroom** - The smoke detector test button is missing, and the unit should be replaced.
3. **Main Stairs Handrails** - The upper handrail is loose and should be secured for safety reasons.
4. **Garage** - The small holes in the garage firewall (the wall between the garage and the house) must be sealed in order to maintain the necessary firewall separation between the garage and the residence. Also, the small holes in the ceiling firewall must be sealed in order to maintain the necessary firewall separation between the garage and the residence.
5. **Garage light** - A shop light has been added that is connected with an extension cord. Extension cords are for temporary use only. The light should be permanently wired by an electrician.

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December 5, 2009

<u>Area</u>	<u>Item</u>	<u>Comment</u>
• Kitchen	Wiring	One electrical outlet is without power (Marked with 'D' by inspector). Possible By licensed electrician.
• Exterior	Drainage	Soil grade is higher than sill plate/drip Screed line. May cause damage to structure from moisture or wood-destroying organism. Suggest regarding.
• Foyer	Glass	One dual pane window light is fogged. Suggest replacement.
• Living Room	Glass	One dual pane window light is fogged. Suggest replacement.
• Exterior	Material	Deterioration of lower edge of stucco noted. This is due to wicking of moisture from soil. May be patched and repainted with stucco-formula paint, after soil grade is corrected.
• Gas heating and central air conditioning systems are tested for basic functionality only using normal user controls. Inspection by licensed heating/air conditioning contractor is recommended for verification of proper operating condition.		
• Family Room	Damper	Damper should be secured in open position With damper clamp when gas log is installed. Suggest installation for safety.
• Garage	Fire Door	Fire door between living space and garage Does not self-close. Door must self-close, latch and seal to conform to standard building practices. Suggest adjustment of closing mechanism.
• Garage	Firewall	One or more small holes in firewall between Garage and living space. Firewall must be repaired using 5/8ths-inch fire code sheet rock and plaster to conform to standard building practices.

<u>Area</u>	<u>Item</u>	<u>Comment</u>
• Kitchen	Tile	Tile work is cracked or Chipped. Suggest repair or replacement.
• Upper Hall Bath	Sink-Drains	Both sink drains are slow. Suggest cleaning or routing of lines.
• Kitchen	Sink-Basin	Kitchen sink finish is Chipped. Suggest patching or refinishing.
Exterior	Irrigation System	Sprinklers system non-functional, parts of the lawn are dead. Suggest re-seeding, re-fertilizing and re-patching part of the grass area.