

# REPAIR REQUEST LIST

4909 Dreamweaver Ct 5  
07/11/2025 11:11 am

## 3.2.1 - Exterior: Exterior Doors DOOR CORE ROTTED

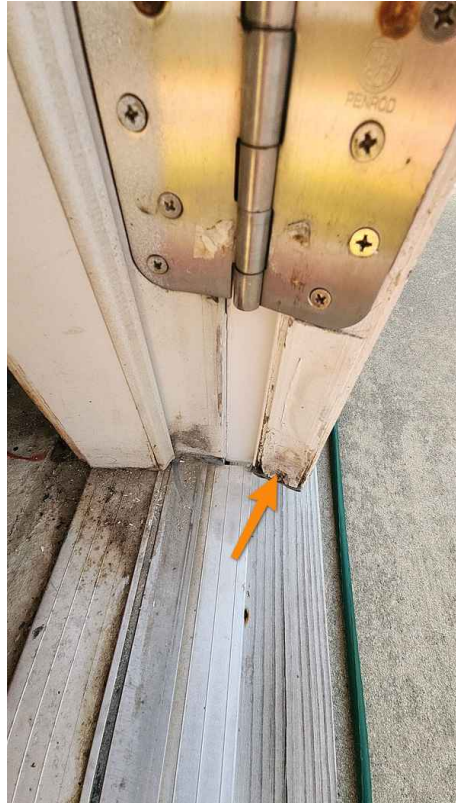
 Recommendation

Repair Requested. Replace door

The wood core on the entry door has soft water damaged wood present at the lower corner(s) of the door. Evidence suggests the door needs to be repaired or replaced. Recommend a qualified contractor to evaluate the condition of the door, the extent of damage, and to make the necessary repair(s)/replacement.

Location  
Exterior Storage Room

Recommendation  
Contact a qualified general contractor.



## 3.3.1 - Exterior: Lighting Fixtures & Receptacles WEATHERPROOF COVERS - BROKEN/MISSING

 Recommendation

Repair Requested. Repair

The inspector observed missing or broken exterior receptacle weatherproof covers. This condition creates a potential electrical hazard and indicates the need for repair or replacement. Recommend a licensed electrician to evaluate and make the necessary repairs.

Location  
Rear

Recommendation  
Contact a qualified electrical contractor.



3.6.1 - Exterior: Exterior siding

### VINYL SIDING - MULTIPLE CONCERNS

 Recommendation

Repair Requested. Repair before closing.

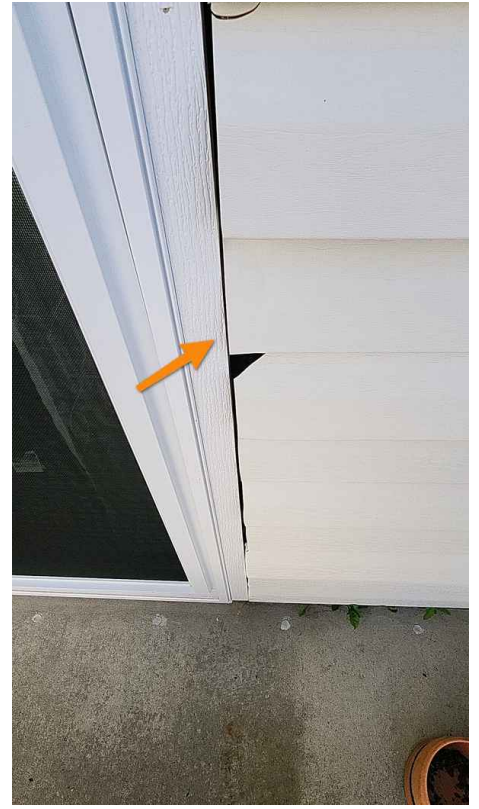
Observed cracked/damaged siding at more than one location. Also observed that there is damaged siding at the right side of the recently installed patio door. This area also needs to have a section of j-channel installed for proper function. Repair all areas as needed to prevent moisture intrusion and further damage to the siding.

Location

Click on Photos for Locations

Recommendation

Contact your local homeowners association



Examples...



13.11.1 - Bathrooms: Shower / Tub  
**FAUCET - LOOSE FROM ENCLOSURE**

 Recommendation

Repair Requested. Repair.

The bath tub faucet is loose from the enclosure. Evidence suggests this condition may cause the plumbing lines to leak. Recommend a licensed plumber evaluate and make the necessary repairs.

Location  
Spare Bathroom

Recommendation  
Contact a qualified plumbing contractor.



13.11.2 - Bathrooms: Shower / Tub  
**SHOWER DOOR/ENCLOSURE LEAKING**

 Recommendation

Repair Requested. Repair

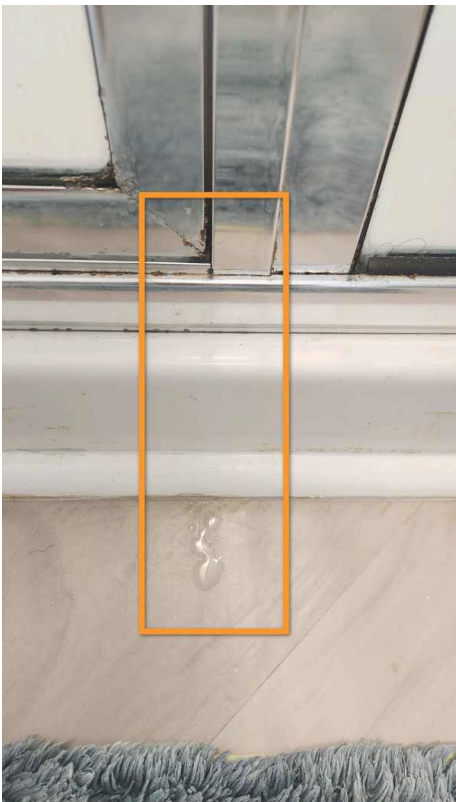
When testing of the shower, the inspector noted water to be seeping from under/around the glass shower enclosure. This indicates a gap or break in the sealant protection around the glass enclosure. Recommend repair by a qualified professional to prevent unnecessary damage.

Location

Master Bathroom

Recommendation

Contact a qualified professional.



14.2.1 - Fireplace: Fireplaces, Stoves & Inserts

**ELECTRIC FIREPLACE - OPERATING INTERMITTENTLY**

Repair Requested. Repair

Recommendation

The electric fireplace was turned on and did not function. This condition is an indication that the fireplace is not functioning as intended and requires evaluation and repair by a qualified contractor.

Location

Living room

Recommendation

Contact a qualified professional.



15.2.1 - Attic: Ventilation

**DRYER EXHAUST - DETACHED VENTING INTO ATTIC**

Repair Requested. Repair and clean up accumulated lint in the attic.

Recommendation

The clothes dryer exhaust flue is loose/detached and venting into the attic area. The exhaust discharge pipe needs to discharge to the outside of the house in order to remove any moisture from the attic which can lead to wood damage / fungal growth. Recommend a qualified contractor to evaluate and to make the necessary corrections.

Location

Attic

Recommendation

Contact a qualified professional.

