

IN= Inspected, **NI**= Not Inspected, **MD**= Marginal Defects, **RR**= Repair/Replace, **NP**= Not Present

1. BUILDING EXTERIOR	INSPECTION	ACTION/REPAIR	(7/31/2024)
1.1 Window Exterior	MD BR screen damage	Handyman	
1.6 Stucco Exterior		HOA Issue	
1.8 Artificial Stone	RR	HOA Issue	
Wooden Ramp		Handyman Removed	
2. ATTIC			
2.3 Water Stains	NI	No leak	
3. STRUCTURE			
3.4 Radon	Tested	"GOOD. Under threshold" 0.4	
3.5 Foundation		HOA	
4. FLOORS			
4.0 (1) Flooring	RR	New Carpet	Valley Tile and Floor
(2) Bathroom & Kitchen	RR	New Vinyl	Valley Tile and Floor
4.4 (2) Windows	RR Kitchen	Handyman	
(3)	RR	Buy as is.	
4.7 Microbial Growth	RR	Treated.	Valley Maintenance
4.9 Carbon Monoxide	RR	Buyer can Install	
5. KITCHEN & APPLIANCES			
5.3 Plumbing	MD Pipe slope	Handyman	
5.4 Faucet leaks	RR	Handyman replaced	
6. BATHROOM			
			Handyman installed bars & new shower head
7. LAUNDRY ROOM			
7.0 Clothes Dryer	MD Noisy		
8. PLUMBING			
8.2 Boiler Drain	RR clog/build-up	Handyman	
9. HEATING SYSTEM			
Water Heater	NI		
10. ELECTRICAL			
10.3 Gap in panel	RR	C & R Electric, Inc	
10.5 Double Tap	RR	C & R Electric, Inc	
10.8 Light Bulbs?/ Switches	RR	C & R Electric, Inc	
10.9 Juncture box/Attic	RR	C & R Electric, Inc	
11. HYDRONIC RADIANT HEAT			
11.2 Boiler failed to ignite	RR - lockout code "F09"	Jon's Heating Inc	Boiler Tune-Up 5/6/2024