

23 Ridgewood Crossing Buyer's Inspection Repairs Request

REPAIR RECOMMENDED

Issue	Request	Comment	Recommendation
Dryer vent is disconnected.	Re-securing to properly vent warm air.		Reattach dryer to vent.
Door has interior key lock. This type of lockset is no longer installed because of potential fire hazard.	Changing out locks accordingly.	Master bedroom/ master closet/ hall closet.	Replace three (3) interior keyed knobs with polished brass passage knobs.
Bottom and top sashes fall when opened and does not stay stationary.	Evaluate and repair all windows in the condo.	Ten (10) windows affected. Safety hazard.	Contractor evaluate windows to determine cost of repairs. Repair if reasonable.
Missing latch.	Contractor repair one (1) damaged latch on window in upstairs of building.	Per condo association, owner responsibility.	Replace missing latch on one (1) window.
Missing lightbulbs	Light bulb replacement.	Lightbulbs in vaulted ceiling need to be replaced with extension ladder.	Replace missing lightbulbs. LED replacement bulbs are on site.
Missing or damaged grout observed.	Re-grout as necessary.	Guest bathroom missing grout/gaps floor; master bath missing grout in shower.	Repair missing or damaged grout. Matching grout is on site; will defray cost.
Gap in tile grout.	Sealing holes and gaps to keep water from infiltrating the walls.	Guest and master bathrooms	Seal with caulking.
Missing caulking	Sealing holes and gaps to keep water from infiltrating the walls.	Guest and master bathrooms	Seal with caulking.
Cracked backsplash	Patch.	Master bedroom; damaged sink top.	Have contractor evaluate. Repair if reasonable.
Refrigerant line insulation not intact.	Restoring function.	Missing insulation	Replace missing insulation on AC refrigeration line.
Missing cover at kitchen register	Installing cover.	Bench in kitchen	Replace missing register cover.
Filter slot not covered which is allowing unfiltered air to be drawn into the supply ducting.	Taping area to ensure only filtered air enters home.	Heating/AC unit in basement	Tape filter slot. Replace filter.
One door is disconnected from track.	Contractor repair.	Door works, but must hold down button. Could be electrical issue, not garage door opener.	Evaluate and repair, i
Non-GFCI protected outlets at the bathroom(s).	GFCI outlets be installed by licensed electrician.	Please provide detail: location(s) of non-GFI protected outlet at the bathroom(s).	Replace bathroom non-GFI outlets with GFI outlets.

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Missing outlet cover.	Electrician replace cover.	Please provide detail: location(s) of missing outlet cover.	Replace missing outlet cover(s).
Exterior light corroded.	Not requested	Not requested by homeowner. Light was not replaced during renovation, but should be replaced.	Replace back deck light.
Door(s) do not latch fully.	Adjusting strike plate in order to restore function.	Second floor bathroom	Door on newly installed upstairs bath closes and latches, but doesn't sit well in door frame; ask installer to evaluate and fix.
Door(s) rubs on the frame as it opens and closes.	Altering the door to help clearance needed.	Second floor bathroom	Evaluate door(s) that don't latch; ask contractor to fix any newly installed doors.
Stopper did not function	Plumber repair.		Repair bathtub stopper in first floor guest bathroom.

REFERRED TO CONDO ASSOCIATION FOR REPAIR

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Common cracks noted in the basement floors.	Sealing to prevent possible moisture intrusion and insect entry.	Condo association will inspect basement foundation and exterior foundation to determine if repairs are needed.	Notify condo association; they will repair as warranted.
Cracked siding observed	Siding specialist repair cracked siding below the windows on left side of home.	Per condo association, non urgent; condo association will make note of this and repair when they are making similar repairs to other units.	Notify condo association; they will repair when they are making similar repairs to other units.
Gaps in mortar	Mason repair gaps in mortar for front steps.	Per condo association, non urgent; condo association will make note of this and repair when they are making similar repairs to other units.	Notify condo association; they will repair when they are making similar repairs to other units.

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Cracks / Holes (1/4" to 3/4") present in: foundation wall. These may be a structural concern.	Consider having a structural engineer evaluate the integrity of the structure. At a minimum, recommend sealing cracks to prevent water infiltration.	Condo association will inspect basement foundation and exterior foundation to determine if repairs are needed.	Notify condo association; they will repair as warranted.

NO ACTION RECOMMENDED

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Mouse trap noted in basement.	Inquiring with the seller about the history of past pest issues.	Rodent treatment completed 10/16/2023. Exterior gaps were filled to prevent future entrance.	Provide buyer with treatment certificate from Safety Fumigant.
Missing downspout extension	Replace all downspout extension.	Per condo association, this is the homeowner's responsibility.	No action. Homeowner can replace downspouts or request replacement from condo association.
Missing screens	Replace all missing window screens.	Per condo association, owner responsibility.	No action.
Cracked ceiling paint.	Sanding and painting living room ceiling.		No action.
No railings installed at the steps and front deck.	Railings and guardrails be installed on front steps by licensed contractor.	Per condo association, responsibility of owner. Some owners have added Railings at their expense. Requires Change Review Approval.	No action. Railings are not required per code.
Whirlpool style tub did not function.	Plumber repair.		No action recommended