

Regatta Dr Repairs list

Even though the Auction property is being sold as-is with out repairs the owner has made the following corrections from the property inspection report

1C. The basement window well needs vegetation and debris removed.

1E. The south yard gate is damaged and not operable

3B. The powder room toilet is not functional and the fill/ flush assembly appears to need repair or replacement

3F. The master bath east and west sink drains are not properly connected and the sinks leak into the cabinets when the faucets are operated, corrections are needed.

4B. The south yard west pilaster light is not secure and has exposed wiring.

4J. The kitchen island has only a single outlet which appears insufficient for an island of this size. This GFCI outlet is tripped and will not reset, the outlet appears faulty and needs replacement.

4K. The cook top downdraft vent is not operational. The outlet for this device tests without power and needs further evaluation

4L. The kitchen west wall outlet south of the sink shows signs of past overheating and needs to be further evaluated and replaced as needed.

4N. The basement bathroom wall GFCI outlet is tripped and does not reset. The outlet appears faulty and needs replacement.

5A. The west exterior wall HVAC condensate line does not extend beyond the wall and may cause moisture damage and needs correction.

5B. The underground air returns are dirty and need cleaning.

5C. The installed air filters at the ceiling air handler are dirty/ clogged and need replacement.

7C. The kitchen pantry closet attic access cover is missing and needs replacement. A piece of R-30 fiberglass batt insulation needs to be attached to the attic access cover.

8A. The dishwasher and disposal could not be tested due to the leak at the kitchen sink drain pipe disposal area.

8B. The cook top center burner control appears damaged, is not functional and the burner could not be operated. The Viking cook top needs repair or replacement.

8C. The cook top downdraft vent could not be made operational and needs correction.

8D. The disposal is leaking at the drain pipe connection and needs correction.