REPAIR, MAINTENANCE, AND INSPECTION FOLLOW-UP SUMMARY

Property: 4621 Ibis Lane

The following repairs, maintenance items, and inspection follow-ups have been completed. Items marked **SAFETY** were labeled in red on the inspection checklist.

INTERIOR AND GENERAL MAINTENANCE

- **SAFETY:** Installed smoke detectors in Bedrooms 1, 2, and 3.
- **SAFETY:** Installed missing electrical cover plates in the garage, interior, and laundry room.
- **SAFETY:** Capped the unused laundry-room gas valve.
- Checked and addressed the unplugged garbage disposal.
- Replaced the damaged doorbell button.
- Installed an HVAC filter in the furnace.
- Cleaned the dryer exhaust duct.
- Repaired Bathroom 1's pop-up drain and assessed the cracked sink.
- Repaired Bathroom 2's leaking shower valve and bathtub diverter.
- **SAFETY:** Replaced cloth-backed tape at the range-hood duct connection with metallic foil tape.
- **SAFETY:** Checked smoke and carbon-monoxide detector age and operation.

WATER HEATER AND PROPANE

- Checked the propane level and addressed the refill requirement.
- **SAFETY:** Had the water heater checked with gas available.

EXTERIOR, CRAWLSPACE, AND HVAC

- **SAFETY:** Secured and sealed loose exterior light fixtures.
- Trimmed tree limbs within 10 feet of the roof.
- Addressed weathered exterior paint.
- Removed construction debris from the crawlspace.
- **SAFETY:** Repaired and reconnected the damaged HVAC return duct.

ROOF AND SPECIALIST ASSESSMENTS

- Checked garage-ceiling stains for possible moisture from the balconies.
- Had a roofer assess low roof areas and discolored sheathing.
- Replaced cracked or broken roof tiles and secured loose ridge-cap tiles.

DECKS, STAIRS, AND HANDRAIL

- **SAFETY:** Protected balcony support posts from soil contact.
- **SAFETY:** Corrected balcony framing connections where joist hangers were missing.
- **SAFETY:** Completed the assessment of the balcony ledger attachment.
- **SAFETY:** Installed new waterproofing on both decks and checked for concealed rot.
- **SAFETY:** Corrected stair framing connections.
- **SAFETY:** Repaired the handrail so it terminates at a wall or newel post.

SUMMARY

This list includes **27 completed items, including 14 items labeled SAFETY.** Completed assessments and inspections are included as follow-ups. Any resulting findings or additional repairs should be documented separately.

Prepared for: _____

Date: _____

Prepared by: _____