

940 Tamarak Ave. San Carlos
LIST OF REPAIRS

REPAIRS PER TERMITE REPORT

PAGE	ITEM	DESCRIPTION	REPAIR TYPE OR DAMAGE DESCRIPTION	DONE BY
5	1B	Crawl space entrance	Remove termite pellets from crawl space entrance	Ryan & Ryan Construction
5	1C	Crawl space entrance	Repair termite damage to crawl space access door frame	Ryan & Ryan Construction
5	1D	Crawl space entrance	Install sand under crawl space for moisture control	Ryan & Ryan Construction
5	2A	Bathroom	Tighten loose toilet bolts	Ryan & Ryan Construction
6	8A	Garage side door	Water damage to bottom of door. New homeowner may opt to install a different door of their choice.	
6	8B	Garage door jambs	Dry rot on bottom of jambs. Rot was removed, surrounding area was treated with Minwax wood hardener and restorer. Cavity was then filled with Bondo plastic filler and the filler was shaped to contour with the shape of the door jamb.	Bob's Handyman & Repair
7	11A	Lattice at back porch	Dry rot damage. Lattice to be removed and discarded.	Robert, the painter
7	11B	Window jambs	Dry rot at bottom of jamb. Rot has been dug out and surrounding area has been treated with Minwax wood hardener and restorer. Cavity was filled in with Bondo plastic filler and shaped with surrounding jamb. This repair has been done to several jambs where rot was discovered.	Bob's Handyman & Repair
7	11C	Exterior cracks in stucco	Several large cracks were filled in with caulk. NOTE: Remainder of cracks to be filled in by the painting crew.	Bob's Handyman & Repair Robert, the painter
7	11D	Gate post at garage side of house	Inspector found the post to be in direct contact with the structure. However, I found the post to be about 1 inch away from the wall. There was one lag screw	

into the wall and three holes in the stucco.
 REPAIR: Holes were filled in with "Rapid Set" mortar patch. Additionally, the hole with the lag screw was filled in with Silicone caulk.

Bob's Handyman & Repair

REPAIRS PER GENERAL REPORT pages 27 to 30 on summary)

PAGE	ITEM	REPAIR TYPE	DONE BY (or to be done by)	
27	2B	Stucco cracks	Caulk cracks and paint stucco	Painter
27	2C	Missing flashing at gate post	Inspector to verify if flashing is necessary. Holes were filled in with stucco patch.	
27	2D	Opening where water pipe penetrates wall	Caulked opening.	Bob's Handyman & Repair
27	3A	Damaged lattice at back porch	Remove and discard lattice	Painter
27	3B	Dry rot on window jambs	Remove rot, treat with Minwax wood restorer and hadener, Fill cavities with Bondow plastic filler.	Bob's Handyman & Repair
27	3C	Sections of wood trim are weathered	Paint wood trim and stucco	Painter
27	4A	Rust on front porch rail	Paint rail	Bob's Handyman & Repair (started process) Painter Took over and completed process)
27	6A	Automatic safety reverse on garage door opener	This is an older model, before they incorporated the electric eye safety reverse. Older openers stop and sometimes reverse when they strike an object.	Buyer should decide if replacement is needed as this is an older model before the current safety regulations required the electric eye sensor.
27	6B	Water damage to garage side door	Water damage due to rain "splash down" on door. Buyers may opt to repair the door, or replace it with a different door of their choice. Also, A "Pre-Hung" door comes already attached to it's own door jambs.	
27	6C	Dry rot at garage door jamb and side door jambs	Dig out decayed wood and treat surrounding area with Minwax wood hardener and restorer.	Bob's Handyman & Repair
28	11A	Water heater	Hot water pipe was not insulated. Foam wrap insulation	Bob's Handyman & Repair

			has been wrapped around the pipe.	
	11D	Water heater	Electrical bonding wire has been installed between the cold water inlet and the gas flex line.	Bob's Handyman & Repair
29	12D	Electrical box	Constructed and installed new door and trim to electrical box. Patched gaps with stucco patch and caulk.	Bob's Handyman & Repair
29	14A	Carbon Monoxide detectors	Installed one carbon monoxide detector in hall outside the three bedrooms on the main floor, and one carbon monoxide detector in upstairs room over the garage.	Bob's Handyman & Repair
29	15A	Smoke alarms	Installed one smoke alarm in each Bedroom downstairs and one smoke alarm in upstairs room over the garage.	Bob's Handyman & Repair
30	20A	Loose toilet in Bathroom	Tighten loose toilet bolts	Ryan & Ryan Construction