

RECR items to be included with the RECR

A/C unit in owners suite exploded and blew out the wall during the winter. We filed a claim and we were unable to get a single contractor or restoration specialist to come out during the winter, so we did the temporary fix you will see. This works fine, it is just not professionally done.

We are in the process of tiling the owners suite tub area. We have the supplies, this is in process.

We will get some water in the basement at the bottom of the stairs and in some other spots. We had this looked at and it was determined that it is a normal amount of seepage from the exterior that can be seen with older, stone foundation homes. We will enclose an estimate we received from Badger Basements when inquiring about doing repairs for this. The water has not damaged our property down there, it is usually a smaller amount.

One of the Dunham Rooms had its blinds break, so it is missing its window coverings.

Two of The Howell Room windows do not always stay locked in place and can pop open a crack, allowing air in. We usually make sure that it is well locked and secure before each winter/colder season.

There are holes in one of the exterior posts by the front porch from a woodpecker.

There is a broken light globe on light fixture in living room in the addition.

Drawer in pantry is broken and we haven't had success fixing on our own.

Door from kitchen to side patio gets stuck and is harder to move during colder months.

Driveway is an easement with neighbors. There is not written contract, just verbal agreement. They use one spot closest to their house.

Pond does not function at this time. We have not used it or repaired it since owning the home.

We have not used fireplace since moving in. Inspector recommended we have it maintained before using it and we never did that.