

Response to Inspection Report

1.1 Settlement noticed at the concrete walkways.

I had Thrasher Foundation Repair come out to lift, level, and caulk the west sidewalk.

1.3 Loose fascia noticed.

Facia secured.

1.3 Gap notice at the rear fascia and soffit.

Soffit repaired.

5.1 Gap noticed at the lower foundation; staining noticed near the coal shoot.

Small gap repaired at power conduit access hole. The inspector appears to have mistaken the chimney ash clean-out door for the coal chute. The coal chute is in the coal room. This appears to be water staining from the chimney. At some time in the past, the chimney tops may have been open to the weather. Rain may have descended a chimney catching soot, staining the bottom here behind the furnace.

5.10 Upstairs light switch was inoperable.

Two overhead basement 120-volt lights are controlled by a 12v light switch at the top of the stairs. This was a popular lighting system in the 1960s. The light switch has not worked since we've owned the house. The light the fixtures can be turned on with a pull string.

5.10 Open splices were observed in the basement.

The 120-volt box on the left of the picture has been covered. The one on the right is the 12v system mentioned above.

7.2 Doubled up neutrals and grounds were observed in the main panel.

A1-United came in and installed a new ground bar in the breaker panel and separated the common wires from the ground.

7.7 The smoke alarms should be added tested upon moving into home, smoke alarms should be installed to any rooms that will be bedrooms.

There is a smoke alarm installed in every bedroom and a CO detector on every level.

10.0 Low water temperature noticed at time of inspection.

I turned the water heater down because no one is living in the home, see the picture of the water heater set to WARM. The heater works fine.

11.6 Kitchen outlets not GFCI.

Outlets replaced with GFCI.

11.10 Obstruction noticed at the kitchen disposal.

Kitchen disposal replaced.

12.10 Upstairs bathroom, diverter valve does not function properly, no water comes out of the showerhead.

Upstairs diverter replaced.

12.12 Leak and/or deterioration observed at the toilet water supply line in the hall bathroom.

The supply line does not leak.

14.7 Hallway light bulb flickers.

Replaced hallway light bulb.

14.9 Creosote build up in chimney.

The chimney was recently swept. I wouldn't say it's creosote, instead a normal amount of ash and residue associated with a working fireplace.

