

Sellers' **Inspection** Report Supplement for 230 North Heather Drive

Items addressed by sellers:

- 2.1 Keys are located in the lockbox for access to the sheds mentioned.
- 2.3 The deck is bolted to the home in several locations and is very secure.
- 5.1 The hot and cold water plumbing in the upstairs bath has been corrected.
- 6.3 New light bulbs have been installed in the sheds and work properly. The loose wiring that was no longer connected to electric service has been removed.
- 6.7 There was no issue with the smoke detectors. The inspector was not aware that there were all new smoke/carbon monoxide detectors installed in all necessary locations and are good for 84 months, no batteries necessary. They are the First Alert wireless interconnected smoke and carbon monoxide alarms. The brochure is in an informational book available at the house.
- 7.0 The furnace and heat pump were serviced 3/24/17 and again 3/16/18. Everything is in good working order. All of the furnace ducts were cleaned by Air Vac Pro after renovation construction was completed. Both heater services were done by Cozy Heating in Arlington.
- 8.1 All pipes in garage have been insulation wrapped.
- 8.3 When we bought this home, we had the roof replaced due to moss buildup and age of roof plus it had 2 skylights that were leaking and there was a lack of adequate ventilation. When the roof was done, the skylights were taken out and replaced with new sheeting. The new roof also includes a gable vent across the whole top of the home, and with the vents in each end of the home, it provides the air necessary for good ventilation. There was an inspection done when we bought the home and again in March of 2018, and both inspections showed some mold on the sheeting in the attic. A mold remediation company, (Cleaner Guys, Inc. Mount Vernon) completed the mold remediation on April 27, 2018.
- 9.1 The anti-tip bracket for the range is located in the bottom drawer of the range. If a buyer wants to install it, it is available.