

104 Kiowa Cove

Seller's Response to Home Inspection

The following responses are provided in reference to the home inspection report for 104 Kiowa Cove. The items identified during the inspection have been reviewed and addressed where appropriate. Repairs and corrective actions were completed using licensed contractors and qualified professionals where applicable.

Contractors Utilized

- Pineridge Construction, Inc. – General Contractor / Project Coordination
- King Exterminating – Crawlspace evaluation, treatment, and moisture remediation
- Paragon Concrete – Concrete evaluation and repairs
- Jackson Electric – Electrical repairs and code-related corrections
- Eddie's Plumbing – Plumbing repairs and fixture corrections
- Rock Solid Painting – Drywall repairs, painting, trim repairs, and cosmetic improvements
- Reno Simplicity Roofing – Roofing, gutter, and drainage repairs
- Alfred Mechanical – HVAC evaluation and mechanical repairs

The following pages provide a response to each item identified in the inspection report.

2.2.1 Roof Drainage Systems: Lack of Splash Blocks

Installed splash blocks at applicable downspout discharge locations to direct roof runoff away from the foundation and improve drainage around the home.

2.2.2 Roof Drainage Systems: Debris Accumulation

Cleaned gutters and removed accumulated debris to restore proper water flow through the gutter system.

3.1.1 Siding, Flashing & Trim

Repaired and/or replaced damaged sections of vinyl siding to restore the exterior building envelope and improve appearance.

3.2.1 Exterior Doors

Replaced damaged weather stripping to improve weather sealing and energy efficiency.

3.3.1 Driveway Cracking

Evaluated the driveway cracking. The observed cracking is consistent with normal minor concrete shrinkage and settlement and does not currently require repair. The area will continue to be monitored.

3.3.2 Trip Risk

The concrete transition was evaluated. No significant trip hazard was identified at the time of evaluation, and no corrective action was determined to be necessary.

3.4.1 Deck Weathering

Prepared, repaired, and refinished affected deck surfaces to protect exposed wood from continued weathering.

3.4.2 Masonry/Mortar

Repaired deteriorated mortar joints at the front porch to help prevent future moisture intrusion.

4.1.1 Foundation Cracking

Evaluated visible foundation cracking. Minor masonry cracking was determined to be cosmetic in nature. No structural concerns were identified.

4.3.1 Crawlspac

The crawlspace was evaluated by King Exterminating. Affected areas were cleaned and treated, corrective measures were completed, and the crawlspace was approved following their evaluation.

7.2.1 Plumbing Staining

Plumbing connections were inspected. No active leaks were observed. Stained areas were evaluated and addressed as needed.

7.3.1 Toilet Base

Removed old caulk, inspected the toilet base, and applied new sealant.

7.3.2 Sink Stopper

Repaired or replaced the sink stopper.

7.3.3 Missing Stopper

Installed a new sink stopper.

7.3.4 Tub Diverter

Repaired the tub/shower diverter to eliminate leakage.

8.2.1 Electrical Panel

Electrical panel was evaluated and corrosion concerns were addressed as appropriate.

8.3.1 Extension Cord

Removed the extension cord from permanent use and provided a permanent electrical solution where required.

8.4.1 Receptacle Covers

Replaced outdated receptacle cover plates.

8.4.2 Doorbell

Repaired the doorbell system and confirmed proper operation.

8.6.1 Smoke / CO Detectors

Installed and tested smoke and carbon monoxide detectors where required.

10.4.1 Exhaust Vent

Reconnected the exhaust duct and secured all connections.

10.4.2 Vent Tape

Repaired the vent connection using approved fastening and sealing methods.

10.6.1 Attic Insulation

Repositioned displaced insulation and replaced insulation where necessary.

11.1.1 Damaged Door

Repaired or replaced the damaged door.

11.1.2 Loose Door Hinge

Tightened and repaired loose door hinges.

11.1.3 Door Stops

Replaced damaged door stops.

11.2.1 Windows

Adjusted all window hardware and confirmed proper operation.

11.3.1 Tile / Grout

Repaired cracked grout and replaced damaged tile where necessary.

11.4.1 Wall / Ceiling Cracks

Patched, repaired, and repainted affected areas.

11.4.2 Ceiling Staining

Evaluated the source of staining, completed necessary repairs, and repaired the affected finish surfaces.

11.5.1 Cabinet Contact

Adjusted cabinet doors and hardware to eliminate interference.

11.5.2 Cabinet Warping

Repaired or replaced affected cabinet components where necessary.

13.1 Garage Ramp

The temporary access ramp previously located in the garage has been removed from the property.

13.2.1 Garage Floor

Evaluated the garage floor cracking. Minor cracks were sealed where appropriate to help reduce future moisture intrusion and deterioration.

13.4.1 Garage Door

Repaired the damaged garage door components and confirmed proper operation.