

Seller Summary of Completed Work Regarding Main Items on Home Inspection

1. (A3-2.1) Crawl Space Encapsulation & Condition

The crawl space was professionally encapsulated by **Tarheel Basements / Groundworks in 2020** to create a clean, controlled environment and prevent moisture-related issues. A **dehumidifier** was installed as part of the system to maintain healthy humidity levels. Groundworks recently inspected the encapsulation system and **reported no mold present**. At the time of installation, Groundworks recommended adding a drainage system; I declined because there were **no apparent drainage issues** in the crawl space or anywhere on the property. Groundworks's technician noted that mice had chewed through the wire mesh on the foundation vent screens. **Vents by Best** installed solid vent covers and sealed to prevent mice or air penetration. A **paid service agreement** with Groundworks is active and covers inspections for the next **three years**.

2. (B3-1.1) Front Entrance Brickwork

Loose bricks at the front entrance were **re-pointed**, and areas of separation were **filled with mortar** primarily for appearance.

3. (B3-2.1) Back Stoop Handrails

The back stoop handrails were **secured using treated lumber and bolts**, then **painted** for protection and appearance.

4. Electrical Repairs

All electrical items noted on the home inspection report were **addressed by a licensed electrician**.

Additional improvements include installation of:

- **One GFCI outlet at the carport**
- **Two GFCI outlets in the utility room**

These upgrades bring the areas up to current safety standards.

5. HVAC System

The HVAC system and new ductwork were installed in **2014 by Newcomb and Company**. The system has been under an **annual service contract** with Newcomb and Company since **2016**.

Key updates include:

- **Compressor replaced in 2023**
- **New motor dampers** recently installed for first and second floors
- **New thermostat** recently installed for the second floor
- **New first-floor thermostat** installed this past spring

All HVAC items noted on the inspection report were **fully addressed** by Newcomb and Company.

6. Plumbing Repairs

All plumbing items noted on the inspection report were **completed by Legacy Plumbing**. Additionally, Legacy Plumbing **rebuilt the first-floor and hall-bath toilets** to ensure proper function.

7. Interior Stair Rails

Repaired secured.