

945 Mere Oak Drive, Raleigh, NC 27615

Inspection Comments and Items Addressed

2.2.1 Siding Flashing and Trim.

- Sealed around the escutcheons as recommended.

2.4.1 Deck.

- The railings are not loose at all. There is bowing in the 4x4 but the railings are not loose in the slightest. Deck has since been painted, Boards have been nailed and screwed down. There is bowing in some of the boards due to weather.

2.4.2 Railings/Balusters at front entryway.

- Mortar has been filled in which tightened up the post and railing.

2.4.3 Porch steps.

- Mortar has been filled in on brick stairs at front entrance.

2.4.4 Column on front porch.

- Column was not loose, only the outer decorative wrap opened at one corner seam. Seam has been epoxied closed and there is no movement now. The railing connected to the column is not loose, it doesn't move at all.

4.6.1 Garage Door Opener

- Garage door chain and tracks have been lubricated.

5.1.1 Doors.

- Fixed both door latches. Both engage as they should.

6.1.1 Foundation - decorative parging cracks.

- Sealed decorative parging layer as recommended.

6.1.2 Efflorescence foundation walls.

- Cleaned efflorescence with water proofing cleaner.

6.4.1 Floor-subfloor.

- Hardwood floors are affected by seasonal humidity changes. Added powder to lubricate hardwood floors at rear entryway as recommended.

10.3.1 Shower Stems.

- Shower stem in 2nd floor bath is tight, not loose and not able to replicate any loose movement.

- Master Bath shower stem looseness has been fixed. Spray foam to secure stem arm and clear caulking for water seal.

10.3.2 Commode running.

- Replaced all 3 toilet flappers and adjusted chain lengths and floats. None of them run after flushing now.

11.2.1 Paint on the electrical panel.

- This occurred when we had the garage painted and a sprayer was used which caused a paint mist in the air. We have cleaned some of the paint mist off the breakers. There have been zero electrical issues.

11.4.1 Junction box cover.

- Box cover added, this is closed up now.

11.4.2 Lighting fixture in upstairs bathroom.

- Was a companion switch for the main bathroom light above the mirror. We found redundant and covered with solid plate.

11.4.3 2nd floor lighting fixtures.

- The LED lights in the smart switches create some warmth. When you feel others there is some warmth created as well, it could be this feels warmer because there are 4 switches with LED lights. Please feel free to have an electrician confirm.

13.3.1 Microwave.

- There is no intermittent issue. Microwave operates as it should. In the video, the inspector attempted to use the "START-Add one minute" feature while the oven was simultaneously preheating. This is a normal limitation while the oven is on. You need to enter the cook time separately while the oven is on. If you press the "START-Add one minute" button, a direction pops up that says, "Open/Close Door." This is a safety step to ensure you don't run it empty.

13.6.1 Loose freezer handle.

- Fixed - with slight turn of an allen wrench.

Additional Items addressed:

- Five new interior light fixtures installed
- Screen with hole replaced
- Paint touched up
- Carpets steam cleaned
- Deck repaired and repainted
- Bushes, hedges and trees trimmed