

103 Parkgrove Pre-marketing Repairs

Roofing

- All exposed nail heads were sealed
- Flashing around the chimney was reflashed and sealed by licensed GC
- Diverters were removed

Exterior

- Chimney where it meets the brick was caulked.
- Areas of wood rot or decay in wood trim were replaced or repaired. Exposed nail heads in the siding boards were sealed.
- Trim in contact with the ground was trimmed.
- Gutters and downspout size at front porch was increased to ensure rainwater is being diverted from the front left corner of the porch
- Front porch mortar was pointed up, and brick was sealed with a waterproofing agent
- Additional support was added to the joist under the porch by licensed GC
- Door frame and threshold were caulked and sealed
- Trees and shrubs were trimmed back
- Gaps in siding were sealed, painted and caulked

Interior

- Fresh paint in various areas throughout
- Touch up trim paint throughout
- Tightened subfloor in front bedroom
- New carpet upstairs
- New vinyl in laundry room
- Carpet stretched in family room
- Various window repairs
 - Bottom window sashes in breakfast nook replaced (3), Oct 5
 - Office/bedroom (4), Oct 5
 - Bonus room (1), Oct 5
 - Sash replacement: living room (1), family room (1), front bedroom (1), TBD

Structural

- Additional support was added to the joist under the porch with moisture damage
- Antifungal spray was applied to the joist with moisture damage
- Home was inspected by Giles Flythe, licensed structural engineer (report in MLS)

Plumbing

- Cary Plumbing looked at all plumbing and performed the following:
 - Replaced sink stopper
 - Removed decorative collar from garbage disposal
 - Verified the seal on powder room toilet (nonissue)
 - Tightness of powder room sink (nonissue)
 - Expansion tank installation (nonissue)
 - Tightness of primary tub (nonissue)
 - Leak at wand (nonissue)
- Grout in primary and hall bath was pointed up
- Bathroom hardware was replaced in powder room
- Washing machine drain pan was replaced
- Garbage disposal was cleared of any debris making a rattling noise

Electrical

- CSST gas line was bonded
- All interior light bulbs replaced, and lights verified as working properly
- All flood lights replaced
- New interior fixtures in kitchen, 2 secondary bedrooms and bonus room
- New front porch lanterns
- Replaced missing faceplates on outlets
- Repaired any bad connections on outlets
- Replaced 2 faulty GFCI outlets

HVAC

- Both systems were inspected by Wake Heating and Air and are functioning well
- A capacitor was replaced

Attic and Crawlspace

- The water intrusion at chimney was repaired by replacing the flashing and pointing up the brick by licensed GC
- Insulation was replaced and secured in crawlspace