

**Buyer's Response to Inspection (9722 Smitherman Dr. Shreveport, LA 71115):**

- Sellers to pay for foundation repairs to be done by Interstate Foundation & provide Structural Engineer report, following repairs **(based on proposal from Dean Cole dated 12/11/2020)**.
- Licensed contractor to repair kitchen stovetop **(Ref 2.2.2 of Inspection #1 & 10.1 of Inspection #2)**
- Caulk & Seal as necessary around 2<sup>nd</sup> floor dormers/garage /exterior doors. Seal/ paint open joints and ends on rear left corner/rear by chimney. Repair moisture damage at rear patio door frame/trim. **(Ref 5.2.1 /5.3.1/5.4.2 of Inspection #1)**
- Licensed contractor to repair moisture damage at 2<sup>nd</sup> floor dormer/left end and repair missing, damaged, and loose siding (as well as hole by chimney to prevent pest intrusion/further damage). **(Ref 5.2.3-5.2.6 of Inspection #1 & 2.2 of Inspection #2)**
- Licensed plumber to fix leaking exterior faucets, add elbow to temperature pressure relief valve, evaluate and repair improperly installed gas line, repair leak at master bath sink, secure loose toilets and repair faucet in 2<sup>nd</sup> floor shower to have secure shut off/stop. **(Ref 5.7.1/8.2.1/13.1.1/15.16.1/15.17.1 of Inspection #1 & 6.1 of Inspection #2)**
- Licensed Roofer to evaluate/repair any nail pops, loose shingles, missing sealant, flashing deficiencies, exposed decking, corroded vent pipes, fasten roof flashings, and evaluate chimney sealant. Sellers to provide buyer with any roof documentation and/or transferrable warranty info that may be available. **(Ref 6.2.1/6.2.2/6.2.4/6.2.5 & 6.3.1/6.4.1/6.5.1 of Inspection #1)**
- Licensed HVAC contractor to repair loose vent pipes/diverters to code, using proper material and meeting clearance requirements. Licensed HVAC contractor to assess and repair all issues with Type B Combustion vent pipe in 2<sup>nd</sup> floor HVAC closet. 1<sup>st</sup> & 2<sup>nd</sup> floor HVAC/furnace filters to be replaced. Licensed HVAC contractor to install electrical disconnect at exterior unit, service & clean interior and exterior AC & Heating Units (blower fans, interior evaporator coils, exterior condenser coils & check compressor/refrigerant levels). Replace foam sleeve insulation on suction line. Evaluate/repair cool air leaking out of unit in attic. Evaluate/repair improper trap installed at condensate tube on 1<sup>st</sup> floor. Terminate dryer vent at exterior of home instead of garage. **(Ref 8.4.1/12.3.1/13.2.1/14.1.2/14.2.1/14.3.1/14.4.1/14.5.1/15.2.1/15.5.1 of Inspection #1)**
- Licensed HVAC contractor to inspect gas furnace and make necessary repairs. **Item 8.0 of Inspection #2** indicated that the gas furnace on 1<sup>st</sup> floor did not have a combustion air supply at the burner level for safe operation. Also, need Licensed HVAC contractor to inspect the upstairs gas furnace for correct sizing of the vent pipe used to vent the gas heater.
- Licensed electrician to inspect/repair breakers in main panel that have been double tapped, neutral wires bundled together, and any rust/corrosion inside main panel. **(Ref 9.2.1/9.2.3/9.2.4/9.4.1 of Inspection #1 & 7.2 of Inspection #2)**
- Licensed electrician to correct loose panel on wall, which houses the AC electrical disconnect and correct any loose receptacle boxes (front porch, kitchen under stove, master bedroom, dining room wall and 2<sup>nd</sup> floor bonus area). Repair inoperable receptacle (living room). Install missing cover plates (garage) and secure loose cover plates (kitchen right of sink) and switch (bottom of stairs). Properly cover exposed wiring on patio, rear front porch and rear left corner. Secure hanging light fixture on exterior wall and under kitchen cabinet. **(Ref 14.1.1/15.9.1/15.9.2/ 15.9.4-7/ 15.11.2/15.12.4 of Inspection #1 & 7.3 of Inspection #2)**
- Hole in ceiling of 2<sup>nd</sup> floor HVAC closet needs to be sealed off. **(Ref 15.2.1 of Inspection #1)**

- Licensed electrical contractor to evaluate/repair 3-hole receptacles that tested open ground (front porch and ironing board closet). **(Ref 15.9.1 of Inspection #1)**
- Licensed electrical contractor to evaluate/repair the 1<sup>st</sup> floor Master Bedroom closet with the hot/neutral wires reversed. **(Ref 15.9.2 of Inspection #1 & Inspection #2 Item 7.3 also indicated exposed wiring in the same area that needs to be evaluated/ repaired by a Licensed electrical contractor.**
- Install globe/cover in 2<sup>nd</sup> floor bedroom closet. **(Ref 15.12.1 of Inspection #1)**
- Secure master bath cabinet/countertop. **(Ref 15.14.1 of Inspection #1)**
- Qualified Fireplace Contractor to repair cracks in firebox bricks **(Ref 16.1.1 of Inspection #1 & 8.6 Inspection #2)**
- Qualified Chimney Sweep to clean chimney flue **(Ref 16.2.1 of Inspection #1 & 8.5 Inspection #2)**
- Handrail to be installed. **(Ref 15.19.1 of Inspection #1 & 4.3 of Inspection #2)**
- Stair lighting at the steps did not operate day of inspection #2 (12/14/2020). Buyer would like sellers to provide more information on how these operate and/or have them repaired if they aren't working **(Ref Item 7.3 of Inspection #2).**

*Anna C. Shepard*  
dotloop verified  
12/16/20 6:47 PM AST  
Q8DE-JTWX-XGV5-RSRI

**Buyer: Anna C. Shepard**

*Benjamin Joseph Tidmore*  
dotloop verified  
12/19/20 4:41 PM CST  
DYSK-728I-QKJ-GM2T

**Seller: Benjamin Joseph Tidmore**

*Jessica Lemoine Tidmore*  
dotloop verified  
12/19/20 9:38 PM EST  
D100-IEWN-YSHG-OYXL

**Seller: Jessica Lemoine Tidmore**