

Thank you, Eileen

We appreciate the interest in our home. My apologies for the length of this reply message. I hope the following information is helpful.

I am sending, in separate email due to file size, the May 2016 Inspection and a 2015 Appraisal in case they are useful. Let us know if you need more detail, of course.

1) Repairs...

a) In progress ... Replacing one pair of Pella windows in dining room and repairing problem with hidden gutter that caused the leak.

b) Master bathroom toilet placement re-sealed. Hall bathroom toilet "running" corrected with a replacement part.

c) Electrical ... new master breaker box installed, all inspection items concerning electrical addressed and corrected or repaired _except_ rewiring/convertng older ungrounded items.

(May 2016 All-Pro Inspection: "120V Receptacles Ungrounded - The original wiring to the lights and receptacles is ungrounded. This was acceptable when this house was built. As ungrounded wiring is considered obsolete, buyer should get consider replacement.")

(May 2016 All-Pro Inspection: "1st Floor Kitchen Electrical: 110 VAC outlets and lighting circuits - Non-GFCI circuit-recommend GFCI protection be installed")

d) In progress ... Exterior wood repair to several, localized areas of deteriorated wood.

2) Yes, several items remaining in the house can be available for sale, including rugs and the clam-shaped chairs.

(I think those are classic Knoll "Bertoia Diamond Chairs" ... <<http://www.knoll.com/product/bertoia-diamond-chair>>)

3) I will look for a plat or blueprints showing the house on the property.

4) Having discovered some problems of which we were unaware, and being more acutely aware of the competitiveness of the current housing market in our area, we are planning a price reduction.

We always assumed buyers would want to make their own changes to the house, and would have priced the house higher to begin with if not for the age and awareness of that.

The house has been carefully maintained over the years, with any known problems promptly repaired and with proper, periodic care and painting of the exterior, etc.

The master bathroom shower stall had/has a leak that created damage to the floor, sub-floor, and ceiling above the downstairs bedroom. We have requested an estimate for repair-only of the leak and damage. And rather than making the repairs or undertaking renovations, it makes sense to reduce the price so buyer(s) may make the changes according to their own vision.

In the meantime, we are quite open-minded to offers below the asking price and urge an interested buyer to make an offer we may consider. That could be favorable to all parties and save a lot of time and trouble.

5)

a) The residential property disclosure completed in the Spring of 2015 is out of date, and we are preparing an updated one that reflects problems discovered by a May 2016 inspection, some of which are being addressed, and some that will contribute to a reduced asking price.

We prefer to provide helpful information where possible on the disclosure form rather than marking "no representation," but if you need one right away, we'll do our best to return the updated form quickly.

b) The pipe to the right of the front door bridge (as you face the house) is to an oil tank that was fully and properly emptied over 30 years ago. McNeil Oil (910-944-2329) has recently drilled under either end of the tank and tested for leaked fuel, and there never was any leakage.

We investigated all aspects of filling, removal, etc., or the oil tank, and the best course of action, having talked with 2 professionals, appears to be "leave it as is." We would be glad to discuss this and share what we have learned.

c) The covering of the flat roof of the original structure has not required recovering. The slanted roof over the kitchen and screened porch addition (1986) was re-shingled approximately 1996.

To the best of my knowledge, the only leak in the original roof is the one over the dining room window which is being repaired now, apparently/possibly caused by holes being poked into the hidden gutter when clearing debris.

A hurricane once blew the hall bathroom skylight cover over (1990s?), which caused some water marks. The cover was replaced and resealed, with no leaking since.

A buyer who thinks the roof covering should be replaced may absolutely reflect that in their offer for our consideration. The May 2016 Inspection mentions the age of the covering.

The kitchen and master bedroom porch expansion included new skylights, and I know one did leak, but it was resealed, and was resealed again due to a problem with the sealant, and then the problem ceased. I am thinking the adjoining master bedroom ceiling stains may have come from that, and I will ask.

Thank you, and all best wishes,

Christian, on behalf of Cleon P. Hayes

Christian Hayes Smith
Kinston, NC

> On Sep 12, 2016, at 9:18 PM, Eileen Malan <eileen99s@yahoo.com> wrote:

>
> Sharing and FYI -would love to hear your follow up response