

3527 9 Mile Rd updates

(All information provided is to the best of our knowledge)

General updates

- Rafter repair w/WPI-8 certificate – October 2020
- Water heater – May 2021
- Pex plumbing – May 2021
- Impact resistant back doors installed – June 2021
- Refrigerator – February 2023
- Terminix attic insulation added and old insulation removed – June 2023
- Dishwasher – August 2023
- Mini-split (unit only) in primary bedroom replaced – September 2023
- All windows are impact resistant windows
 - *Window above bed in primary was replaced in June 2023*
 - *Windows on Main level June 2024*
 - *Windows in garage March 2026*
- A/C condenser and platform replaced – June 2025
- Exterior house paint - March 2026

Updates/concerns addressed in response to inspection report

Complete:

- HVAC tech (homeowner) inspected air handler in attic and identified float switch in overflow pan and added insulation to A/C condenser and mini-split.
- Electrician (Gulf Coast Electric) installed whole home surge protector, replaced electrical box with capped wires in attic, inspected and identified all hot wires in electrical panel.
- Plumber (Par Plumbing) inspected the water heater and conducted a moisture test around the water heater, confirmed roof vent is the appropriate height, and confirmed there is a built-in loop in the dishwasher.
- Window contractor (Guaranteed Roofing & Remodeling) adjusted the tension for windows.
- Updated back porch (ask realtor for specific details).
- Handyman addressed 3 superficial ceiling cracks (2 in living room & 1 in bedroom).
- Homeowners added downflow extensions to gutter runoffs, replaced electrical panel screws with correct screws, adjusted the latch on the garage side door, replaced weather stripping on front door, and fixed garage door sensors.