

Daniele Seldomridge
Prudential Homesale Services Group
150 N. Pointe Blvd
Lancaster, PA 17602

To whom it may concern:

RE: 314 Smokestown Road-Home Inspection

Thank you for your interest in this beautiful home. The seller has agreed to address the following items listed on the inspection report.

The seller has agreed to have the home inspected after addressing the following concerns.

If you are provided with this report, you already have permission to contact the home inspector for any questions free of charge. Please have the report and refer to specific items at time of call. Troy Rudy- 717-290-6777 Although the report outlines only the deficiencies, the inspector is very knowledgeable about many positive aspects of the home.

The “mold-like” growth near the bulkhead toward the rear of the basement. Pipe insulation will be wrapped around the remaining water line. A mold test was not performed and inspector stated that he would have recommended one if it was deemed necessary.

Abnormal condensation inside the bilco door.
The tarp will be removed and the bilco doors will be properly sealed to reduce condensation.

Visible residulation at the water heater,
The water heater is new as of 2011, so the seller will look into this and resolve.

Master bath tub not working.
The switch for the tub can be tricky but it works well. Seller will instruct inspector.

Doubled tapped breaker
This will be addressed by an electrician.

Thank you,
Daniele Seldomridge- Realtor