

117 Noyes Ave

Repairs Completed since Inspection Report 7/2025

- Wooden ramp from deck to back yard removed and replaced with steps and pavers. (p.7)
- NE and SE fencing repaired (p.8)
- Gap at chimney repaired by a professional painter (p.9)
- Flashing cement applied to exposed roof nails. Replaced boots of the 2 plumbing vents (p.10)
- Professional tree service trimmed branches of maple tree away from power lines and the edge of the adjacent roof. Trimmed Oak branches which hung near to the west side of the roof to protect roof from storm winds. (p.15)
- Replaced 2 receptacles in kitchen to GCFI compliance (p.19)
- GCFI receptacle replaced in bathroom (p.22)
- HVAC ductwork in area upstairs has been securely, completely sealed from outdoors and rest of HVAC system since 2017 (p.25)
- Damaged and improperly hung insulation in crawl space replaced and repaired. (p.31)
- Re referenced wiring junction: Subsequent inspection revealed that this wiring in crawl space is not connected to any electric power source and is not 'live'. (p.31)
- Appropriate electrical conduit installed on water heater (p. 35)
Note: exhaust hose from clothes dryer functions by placing end outside of adjacent window during drying cycles (p.20)
- Screw in fuse box replaced and cover secured (p.37)
- Non integrated receptacle in dining room capped with cover plate. (It has never functioned during this owner's occupancy)
Cracked paint in dining room south wall repaired and repainted professionally. (p.40)