

AMENDMENT TO ADDRESS CONCERNS WITH PROPERTY AMENDMENT #1

[TO BE USED ONLY IF CONTRACT IS SUBJECT TO A DUE DILIGENCE PERIOD]

Date: 08/09/2020



2020 Printing

Whereas, the undersigned parties have entered into a certain Agreement between SANTOSH S GOKHALE ("Buyer") and Lisa Van Der Merwe & Fabio Van Der Merwe ("Seller"), with a Binding Agreement Date of _____, for the purchase and sale of real property located at: 10895 Kimball Crest dr, 30022, ALPHARETTA, Georgia ("Agreement").

Whereas, the undersigned parties desire to amend the aforementioned Agreement, it being to the mutual benefit of all parties to do so. This Amendment shall become effective on the date when the party who has accepted the Amendment delivers notice of that acceptance to the party who proposed the Amendment in accordance with the Notice section of the Agreement.

This Amendment is intended to set forth the agreement of the parties relative to concerns raised by Buyer during the Due Diligence Period. If this Amendment does not become effective during the Due Diligence Period, it shall become null and void and of no legal force and effect.

In consideration of Seller agreeing to address certain concerns of Buyer with Property, all parties agree that if this Amendment is signed by Buyer and Seller and delivered to both parties, the remainder of Buyer's Due Diligence Period ☐ shall OR ☒ shall not terminate.

Now therefore, for and in consideration of the sum of Ten Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree to modify and amend the Agreement to address the following concerns existing with the Property and for such other purposes as are set forth below:

[The following language is furnished by the parties and is particular to this transaction]

The following items shall be completed at least 5 days prior to closing date and are subject to Buyer conducting a final walk-through of the property.


- 1) Have the exterior wall penetrations sealed as per inspection report point 1.1 (2). Pictures are on Page 9 and 10 on the inspection report.
- 2) Repair or Replace the opening between garage and the residence (garage door) as per inspection report point no 2.5 (page 15 on the report)
- 3) Have the lint built-up removed at the dryer exhaust outlet as well as dryer duct as per inspection report point no 5.2 (1)
- 4) Repair or Replace the damaged exterior vent cover as per inspection point 5.2(2) and the defective exterior flap cover as per inspection point 5.2 (3)
- 5) Demonstrate that the fire place in the family room is functional as during inspection, inspector could not get it to function.

All above repair/replacements to be worked on using professional licensed technicians and receipts of repairs to be provided 5 days prior to closing.

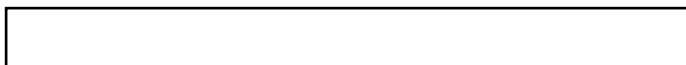
Attached is the inspection report for reference.

☐ Additional pages are attached.

It is agreed by the parties hereto that all of the other terms and conditions of the aforementioned Agreement shall remain in full force and effect other than as modified herein. Upon execution by all parties, this Amendment shall be attached to and form a part of said Agreement.

 dotloop verified
08/09/20 11:11 AM EDT
AFNV-BPAP-TG7N-527X


1 Buyer's Signature



2 Buyer's Signature

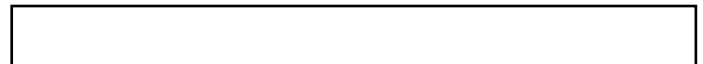
☐ Additional Signature Page (F267) is attached.

Selling Brokerage Firm

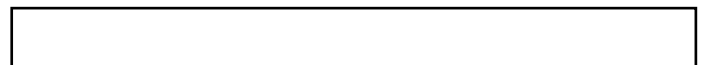
 dotloop verified
08/09/20 10:43 AM EDT
XIXQ-CBE9-MQNK-BNSE

Broker/Affiliated Licensee Signature

ARA
REALTOR® Membership



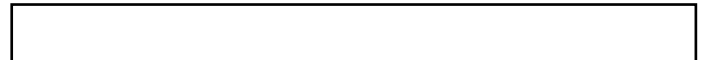
1 Seller's Signature



2 Seller's Signature

☐ Additional Signature Page (F267) is attached.

Listing Brokerage Firm



Broker/Affiliated Licensee Signature

REALTOR® Membership

Acceptance Date. The above Amendment is hereby accepted, _____ o'clock _____ m. on the date of _____, ("Acceptance Date"). This Amendment will become binding upon the parties when notice of the acceptance of the Amendment has been received by offeror. The offeror shall promptly notify offeree when acceptance has been received.



Inspection Report

Santosh Gokhale

Property Address:
10895 Kimball Crest Dr
Alpharetta GA 30022



Residential Inspector of America
Inspector: Andrew Binosa
3276 Buford Dr, Ste 104-306
Buford, GA 30519
770.476.4963

Table of Contents

[Cover Page.....1](#)

[Table of Contents.....2](#)

[Intro Page3](#)

[Summary.....4](#)

[1 Exterior.....8](#)

[2 Garage14](#)

[3 Structural Components16](#)

[4 Roofing.....19](#)

[5 Insulation and Ventilation22](#)

[6 Heating / Central Air Conditioning.....24](#)

[7 Electrical System27](#)

[8 Plumbing System.....29](#)

[9 Interiors32](#)

[10 Built-In Kitchen Appliances38](#)

Date: 8/8/2020	Time: 09:00:00 AM	Report ID: 080720AB227
Property: 10895 Kimball Crest Dr Alpharetta GA 30022	Customer: Santosh Gokhale	Real Estate Professional: Rupali Dalvi

All complete RIA home inspections come with these FREE services for home buyers:

5 Year Platinum Roof Leak Warranty 90 Day Structural/Mechanical Warranty

90 Day Mold Warranty 90 Day Main Sewer/Water Line Warranty

Concierge Service for Utility Set up 120 Day Radon Warranty (with test)

And FREE *RecallChek* on appliances for life! Click [HERE](#) to find out more.

REPORT VIDEOS

You are currently viewing a PDF version of this report. Your report may contain videos that you can view in the HTML version of this report by clicking [HERE](#).

IMPORTANT INFORMATION ABOUT THIS INSPECTION

RIA's home inspections are completed in accordance with the American Society of Home Inspectors Standards of Practice (ASHI), your RIA Inspection Agreement, and other RIA Terms & Conditions that are viewable by clicking [HERE](#) or by requesting an emailed copy. Please be sure that you fully read and understand these items. If an item is not listed in this report as "Inspected", then it is not part of this inspection and you should have the item further evaluated prior to your closing.

INSPECTED: The condition of the item at the time of inspection was evaluated and any necessary comments will be made in this report.

NOT INSPECTED: The item was not inspected for reasons noted in this report. If concerns exist regarding "Not Inspected" items, further evaluation is recommended.

REPAIR/REPLACE: The item is in need of repairs, replacement, further evaluation by a specialist, or is of concern to the inspector.

NOT PRESENT: The item is not present in this home.

In Attendance:

Customer and their agent

Approximate age of building:

Over 10 Years

Temperature:

Over 65

Weather:

Clear

Inspector:

Andrew Binosa

Summary



Customer

Santosh Gokhale

Address

10895 Kimball Crest Dr
Alpharetta GA 30022

All complete RIA home inspections come with these FREE services to protect your investment: 5 Year Platinum Roof Leak Warranty, 90 Day Structural and Mechanical Warranty, 90 Day Mold Warranty, 90 Day Main Sewer and Water Line Warranty, 120 Radon Warranty (with test), Concierge Service, and RecallChek on appliances for life. Click [HERE](#) to find out more. Applies to home buyers only.

RIA's home inspections are completed in accordance with the ASHI Standards of Practice, your RIA Inspection Agreement, and other RIA Terms & Conditions. Click [HERE](#) to view.




This report may contain videos which can be seen by clicking the link on Page 3.

The items listed below are in need of repair, replacement, further evaluation, or are safety issues. All concerns related to items in this summary or throughout this report should be resolved prior to closing. If applicable, RIA can complete a re-inspection of completed repairs, moisture testing on stucco, mold testing, and radon gas testing. Please call our office or click [HERE](#) for more information. If LEFT and RIGHT directions are given in this summary, it is determined by facing the front of the home from the exterior.

1. Exterior

1.1 EXTERIOR SIDING

Inspected, Repair or Replace

-  (1) The synthetic stucco quoins are installed below grade and is not finished along the bottom edges. Stucco should be trimmed away from the soil and finished off on a 45 degree angle, as per standard practices for stucco. This work should be done by an experienced stucco contractor.
-  (2) Have all exterior wall penetrations sealed. Ignoring these breaks in a building's thermal barrier threatens the durability of the house and the health of its occupants. Knowing where these penetrations are and how to seal them makes it possible to reduce utility bills, prevent drafts and stop the infiltration of moisture and all the problems that come with it.
-  (3) The stucco is the hardcoat type, and moisture analysis was not included as a part of this inspection. It is critical that the stucco be well sealed to any dissimilar material used on the house, such as wood or vinyl trim, cables, pipes, etc..., and that roof drainage be kept in good condition. Condition of framing behind stucco is not visible and is not known.

Previous re-patching job was noted at front and right side. See photos.

1.2 DOORS**Inspected**

Dead bolt locks on the rear door(s) is the type that uses a key from the interior. These have not been allowed since the mid 1990's because of fire escape reasons. This type of lock can prohibit quick emergency exit from the house.

1.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS**Inspected**

(3) The garden area formed by the front wall of the house, and the side walk from the driveway to the front landing, may prohibit quick drainage of run off water. These garden areas often are slow to drain and can cause water entry in the basement. See photo(s).

1.6 EAVES, SOFFITS AND FASCIAS**Inspected**

Soffit material at eave shown in the photos have been pushed in. Recommend to have seller adjust to avoid pest entry.

4. Roofing

4.0 ROOF COVERINGS**Inspected**

(2) Diverter flashing shall be installed at the roof to wall intersections to prevent water from over-shooting or dripping between the gutter and roof. See photos for example.

4.3 GUTTERS & DOWNSPOUTS**Inspected, Repair or Replace**

(1) Reconnect the downspout shown in the photos. The bottom elbow and the corrugated extension have been disconnected allowing water to saturate the ground near the foundation.



(2) The ground drain lines need extending or be connected to an underground drain pipe below the surface to divert water further away and direct roof spillage away from the building in order to avoid insect & rot infestation and damage.

5. Insulation and Ventilation

5.2 KITCHEN, BATHROOM AND LAUNDRY ROOM VENTS**Inspected**

(1) Lots of lint build up was noted at the dryer exhaust outlet, and it is recommended that the lint be removed around the outlet so that the damper can fully open. It is also recommended that the dryer duct (which is not visible) be cleaned out as much as possible to ensure adequate exhaust flow.



(2) Damaged exterior vent cover noted at right side. Have cover flap replaced to avoid moisture and pest entry.



(3) Defective exterior exhaust cover flap. Have replaced or adjust so that the flap closes completely to avoid pest entry.

6. Heating / Central Air Conditioning

6.5 GAS/LP FIRELOGS AND FIREPLACES**Inspected**

Fire place(s) in the family room was not tested. Could not be lit during the inspection after several attempts were made. Have owner demonstrate that the unit(s) work.

6.6 COOLING AND AIR HANDLER EQUIPMENT**Inspected, Repair or Replace**



(2) Water pooling noted at the back of the AC condensers outside caused by the condensation drain pipe. Recommend to extend the drain pipes away from the foundation area to avoid saturating the soil.

7. Electrical System

7.3 BRANCH CIRCUIT CONDUCTORS, CIRCUIT BREAKERS & WIRING

Inspected



Cover needed on the open junction box in the attic (right part) near the platform area. Covers are used to control sparking.

7.4 OUTLETS & LIGHT FIXTURES

Inspected, Repair or Replace



Broken switch cover plate noted in the attic near the furnace. Have cover replaced for safety.

7.7 SMOKE DETECTORS

Inspected



Smoke detectors can last 10 years before needing replacement. Smoke detectors in this house work, but it is recommended that they be replaced.

8. Plumbing System

8.2 TUBS, SINKS, TOILETS & SHOWER STALLS

Inspected, Repair or Replace



Defective drain stopper noted in bathrooms. Have repaired or adjusted as needed.

8.4 MAIN WATER SHUT-OFF DEVICE (Describe location)

Inspected



The main water shut off is in the garage.

9. Interiors

9.5 WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace



(1) Replace all "fogged" windows. The seal between the panes of glass has failed allowing moisture to enter between the panes. It is possible that more may fog in the future. Have window contractor evaluate all windows because it is highly likely that if one window has had a seal failure, that more seal failures in different windows will occur. See photos for examples. It is difficult to identify seal failure in windows when the weather is rainy, over cast, foggy or the glass is wet from recent rains or condensation. Buyer should resolve all concerns prior to closing.



(2) A few window lock hardware were difficult to lock in place. Have owner check all and ensure that all lock hardware locks in place.

9.7 INTERIOR DOORS

Inspected





Adjust interior doors in photos so that they will close and latch.

10. Built-In Kitchen Appliances

10.0 DISHWASHER

Inspected, Repair or Replace

 (1) Worn spring on dishwasher door. Doors falls open. Replacement spring needed.

 (2) Dishwasher was tested and ran a full cycle and drained. Unit operated in good working condition.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Andrew Binosa

1. Exterior

Styles & Materials

Siding Material: Vinyl Hardcoat Stucco Synthetic Stucco	Decks steps patio sidewalk etc.: Patio	Exterior Entry Doors: Insulated glass Fiberglass
Driveway: Concrete		

Items

1.0 EXTERIOR ELEVATION PHOTOS

Comments: Inspected

These are photos of the home taken from different angles and are not intended to show any defects.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)

1.1 EXTERIOR SIDING

Comments: Inspected, Repair or Replace

🔧 (1) The synthetic stucco quoins are installed below grade and is not finished along the bottom edges. Stucco should be trimmed away from the soil and finished off on a 45 degree angle, as per standard practices for stucco. This work should be done by an experienced stucco contractor.



1.1 Item 1(Picture)



1.1 Item 2(Picture)

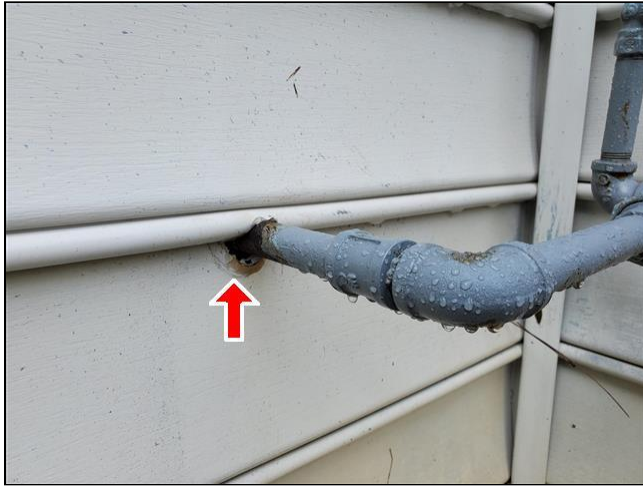
🔧 (2) Have all exterior wall penetrations sealed. Ignoring these breaks in a building's thermal barrier threatens the durability of the house and the health of its occupants. Knowing where these penetrations are and how to seal them makes it possible to reduce utility bills, prevent drafts and stop the infiltration of moisture and all the problems that come with it.



1.1 Item 3(Picture)



1.1 Item 4(Picture)



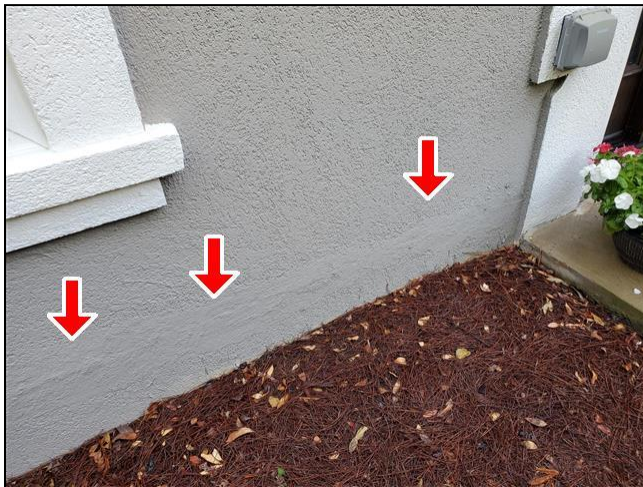
1.1 Item 5(Picture)



1.1 Item 6(Picture)

🔧 (3) The stucco is the hardcoat type, and moisture analysis was not included as a part of this inspection. It is critical that the stucco be well sealed to any dissimilar material used on the house, such as wood or vinyl trim, cables, pipes, etc..., and that roof drainage be kept in good condition. Condition of framing behind stucco is not visible and is not known.

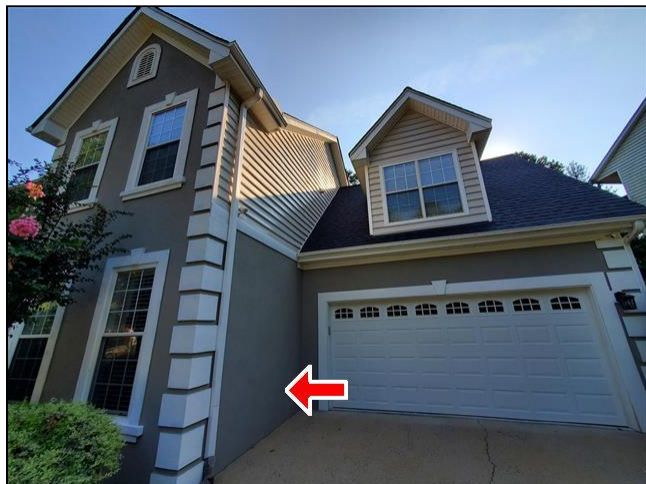
Previous re-patching job was noted at front and right side. See photos.



1.1 Item 7(Picture)



1.1 Item 8(Picture)

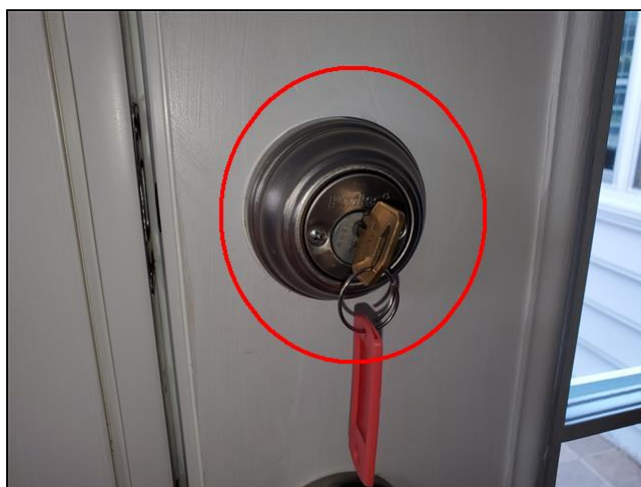


1.1 Item 9(Picture)

1.2 DOORS

Comments: Inspected

🔑 Dead bolt locks on the rear door(s) is the type that uses a key from the interior. These have not been allowed since the mid 1990's because of fire escape reasons. This type of lock can prohibit quick emergency exit from the house.



1.2 Item 1(Picture)

1.3 WINDOWS

Comments: Inspected

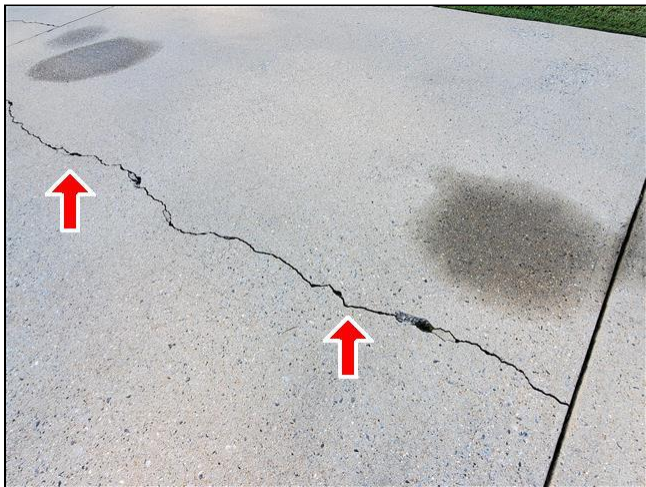
1.4 DECKS, STOOPS, STEPS, PORCHES, PATIO/ COVER AND RAILINGS

Comments: Inspected

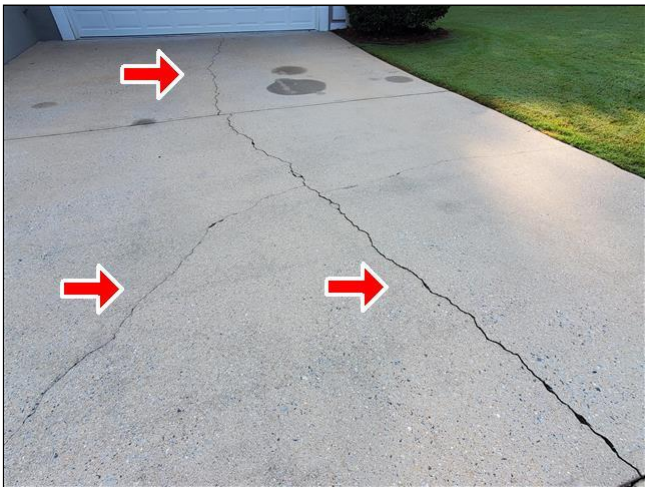
1.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS

Comments: Inspected

(1) Cracks noted at numerous locations of driveway/walkway. Cracks are normal on concrete after many years. However, cracks will need to be sealed to prevent further damage from the freeze/thaw cycles which is part of the ongoing maintenance of a concrete driveway that will need to be performed on a regular basis.



1.5 Item 1(Picture)



1.5 Item 2(Picture)

(2) Expansive clay soil often leads gaps under the concrete driveways, sidewalks or patio. As the temperature spikes in the summer, the intense heat zaps moisture from the soil. During periods of excessive dryness, the soil contracts, creating cave-like cavities or gaps in the soil below the slab. Recommend to consult with a licensed professional to further evaluate and repair.



1.5 Item 3(Picture)



1.5 Item 4(Picture)

🔧 (3) The garden area formed by the front wall of the house, and the side walk from the driveway to the front landing, may prohibit quick drainage of run off water. These garden areas often are slow to drain and can cause water entry in the basement. See photo(s).



1.5 Item 5(Picture)



1.5 Item 6(Picture)

1.6 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

🔧 Soffit material at eave shown in the photos have been pushed in. Recommend to have seller adjust to avoid pest entry.



1.6 Item 1(Picture)



1.6 Item 2(Picture)

1.7 EXTERIOR TRIM

Comments: Inspected

1.8 EXTERIOR FLASHINGS for DOORS, WINDOWS, DECK

Comments: Inspected

2. Garage

Styles & Materials

Garage Door Type:	Garage Door Material:
One automatic	Insulated
	Metal

Items

2.0 GARAGE CEILINGS

Comments: Inspected

2.1 GARAGE WALLS

Comments: Inspected

Garage inspection was limited due to the amount of stored items being in the garage at the time of the inspection. See photo(s). Buyer should resolve all concerns prior to closing.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

2.2 GARAGE FLOOR

Comments: Inspected

Many stored items in the garage limiting visual inspection.



2.2 Item 1(Picture)

2.3 VEHICLE DOOR(s)

Comments: Inspected

2.4 VEHICLE DOOR OPENER (s)

Comments: Inspected

2.5 OCCUPIANT DOOR FROM THE INSIDE OF THE HOME TO THE GARAGE

Comments: Inspected

Openings between the garage and the residence shall be equipped with solid wood doors not less than 1-3/8" (35 mm) in thickness, solid- or honeycomb-core steel doors not less than 1-3/8" (35 mm) thick, or 20-minute fire-rated doors with self-closer. If doors have windows, the glass should be fire-rated. Door should not have any opening for pets.

Doors should have tight seals around their joints to prevent seepage of fumes into the living areas of the house. Carbon monoxide, with the same approximate density as air (and often warmer than surrounding air), will easily rise above the base of an elevated door and leak through unsealed joints.



2.5 Item 1(Picture)

3. Structural Components

Styles & Materials

Foundation: Poured in place concrete slab	Roof Structure: 2x4 engineered wood trusses 24" on center OSB Sheathing	Method Used to Observe Attic: Walked
Floor Structure: Slab Not visible	Wall Structure: Not visible	Ceiling Structure: Not visible
Roof-Type: Gable	Attic info: Pull Down stairs Light in attic No Storage	

Items

3.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

Comments: Inspected

3.1 WALLS (Structural)

Comments: Inspected

None of the structural walls, floor or ceiling is visible since finish materials are covering framing.

3.2 FLOORS (Structural)

Comments: Inspected

3.3 CEILINGS (structural)

Comments: Inspected

Insulation covering the attic ceiling framing limited visual of most all of the upper level ceiling.

3.4 ROOF STRUCTURE AND ATTIC

Comments: Inspected

(1) Views of attic framing and insulation. Attic space entered and inspected from the closest locations possible.



3.4 Item 1(Picture)



3.4 Item 2(Picture)



3.4 Item 3(Picture)



3.4 Item 4(Picture)



3.4 Item 5(Picture)



3.4 Item 6(Picture)

(2) Moisture stains noted on the side wall in the attic. Stains were dry at time of inspection. This is typical with vinyl siding when the exterior is powerwashed. Power washing can allow water to penetrate through the siding when the water is forced or sprayed in an upward position toward the vinyl siding material. Care should be taken when getting the siding powerwashed in the future.



3.4 Item 7(Picture)

4. Roofing

Styles & Materials

Roof Covering:	Viewed Roof Covering From:	Sky Light(s):
4 tab architectural shingles	Ground	None
	Ladder	
	Binoculars	

Chimney (exterior):
Vinyl siding

Items

4.0 ROOF COVERINGS

Comments: Inspected

(1) Views of roof.



4.0 Item 1(Picture)



4.0 Item 2(Picture)




4.0 Item 3(Picture)



4.0 Item 4(Picture)

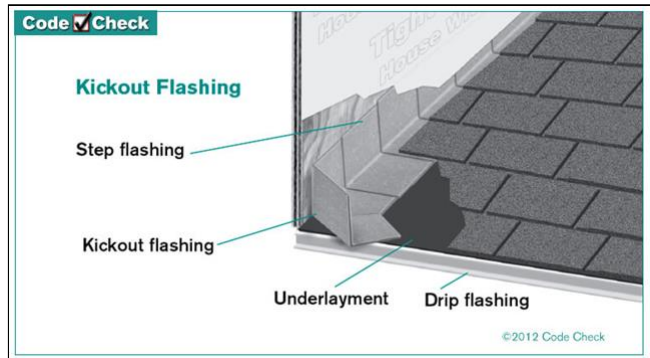


4.0 Item 5(Picture)

 (2) Diverter flashing shall be installed at the roof to wall intersections to prevent water from over-shooting or dripping between the gutter and roof. See photos for example.



4.0 Item 6(Picture)



4.0 Item 7(Picture) example

4.1 FLASHINGS

Comments: Inspected

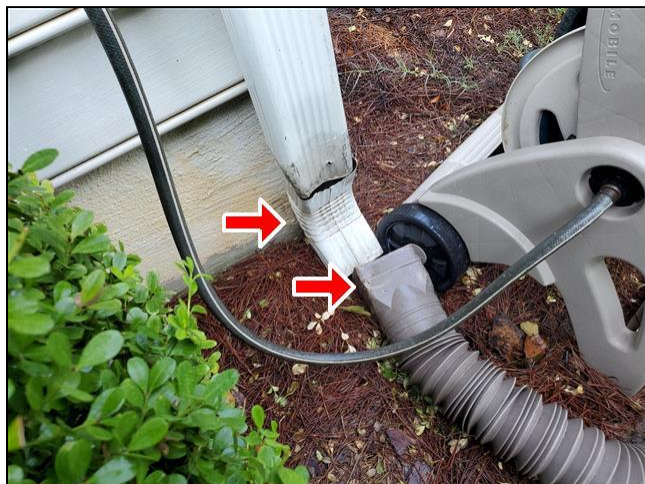
4.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

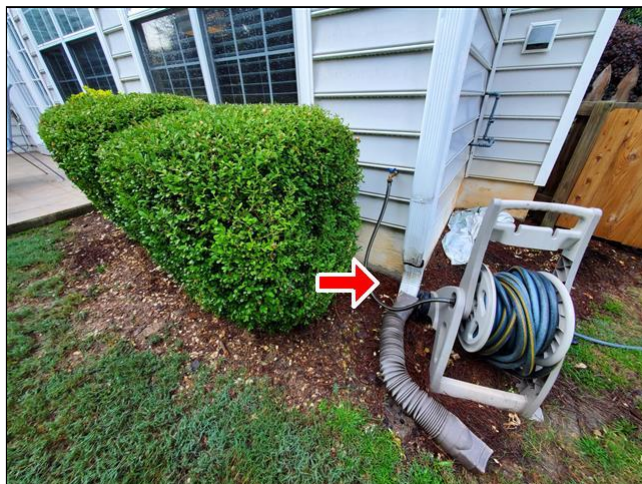
4.3 GUTTERS & DOWNSPOUTS

Comments: Inspected, Repair or Replace

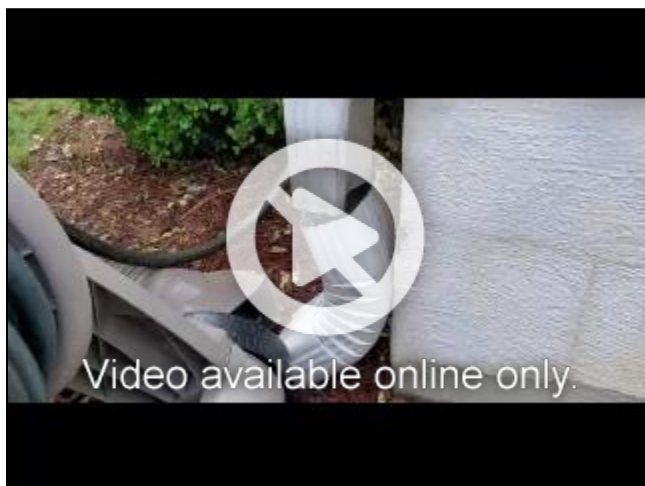
🔧 (1) Reconnect the downspout shown in the photos. The bottom elbow and the corrugated extension have been disconnected allowing water to saturate the ground near the foundation.



4.3 Item 1(Picture)



4.3 Item 2(Picture) Rear-left corner



4.3 Item 3(Video)

🔧 (2) The ground drain lines need extending or be connected to an underground drain pipe below the surface to divert water further away and direct roof spillage away from the building in order to avoid insect & rot infestation and damage.



4.3 Item 4(Picture)

4.4 WATER ENTRY IN ROOF

Comments: Inspected, Not Present

5. Insulation and Ventilation

Styles & Materials

Attic Insulation:	Roof Ventilation:	Dryer Vent:
Blown	Gable vents	Not Visible
Fiberglass	Ridge vents	
Approximate 12-14"	Soffit Vents	
Dryer Power Source:	Exhaust Fans:	
220 Electric	Fan	

Items

5.0 INSULATION IN ATTIC

Comments: Inspected

View of insulation in attic.



5.0 Item 1(Picture)



5.0 Item 2(Picture)

5.1 VENTILATION OF ROOF

Comments: Inspected

5.2 KITCHEN, BATHROOM AND LAUNDRY ROOM VENTS

Comments: Inspected

🔧 (1) Lots of lint build up was noted at the dryer exhaust outlet, and it is recommended that the lint be removed around the outlet so that the damper can fully open. It is also recommended that the dryer duct (which is not visible) be cleaned out as much as possible to ensure adequate exhaust flow.

🔧 (2) Damaged exterior vent cover noted at right side. Have cover flap replaced to avoid moisture and pest entry.



5.2 Item 1(Picture)



5.2 Item 2(Picture)

🔧 (3) Defective exterior exhaust cover flap. Have replaced or adjust so that the flap closes completely to avoid pest entry.



5.2 Item 3(Picture)



5.2 Item 4(Picture)

6. Heating / Central Air Conditioning

Styles & Materials

Heating Equipment Type: Forced Air	Heating Equipment Age: 2017	Heat Temp: The main level heat read 101 degrees. The upper level heat read 100 degrees.
Number of Heat Systems (excluding wood): Two plus gas fireplace(s)	Energy Source: Natural gas	Ductwork: Insulated
Filter Type: Disposable	Filter Size: 16x25	Types of Fireplaces: Vented gas logs
Operable Fireplaces: One	Cooling Equipment Type: Central forced Air A/C	Cooling Equipment Age: 2017 2018
Number of AC Only Units: Two	A/C Temp: Main level system read 60 degrees Upper level A/C read 60 degrees	Cooling Equipment Energy Source: Electricity

Items

6.0 HEATING EQUIPMENT

Comments: Inspected

View of furnace(s).



6.0 Item 1(Picture)

6.1 NORMAL OPERATING CONTROLS/ THEROMSTAT

Comments: Inspected

6.2 DISTRIBUTION SYSTEMS

Comments: Inspected

6.3 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

6.4 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

6.5 GAS/LP FIRELOGS AND FIREPLACES

Comments: Inspected

👉 Fire place(s) in the family room was not tested. Could not be lit during the inspection after several attempts were made. Have owner demonstrate that the unit(s) work.



6.5 Item 1(Picture)

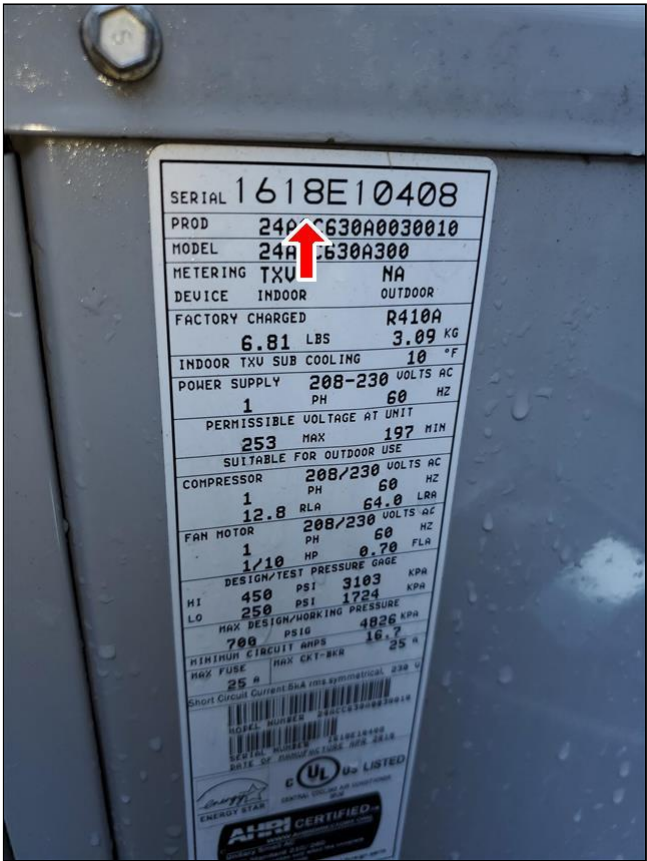
6.6 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected, Repair or Replace

(1) View of a/c unit(s) outside.



6.6 Item 1(Picture)

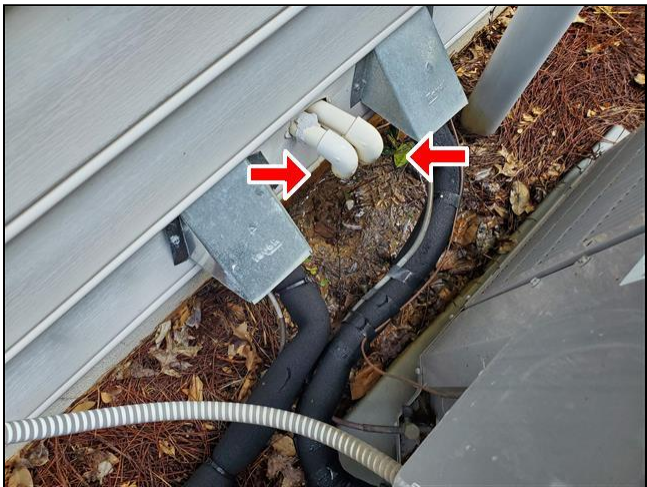


6.6 Item 2(Picture) Manuf. in 2018

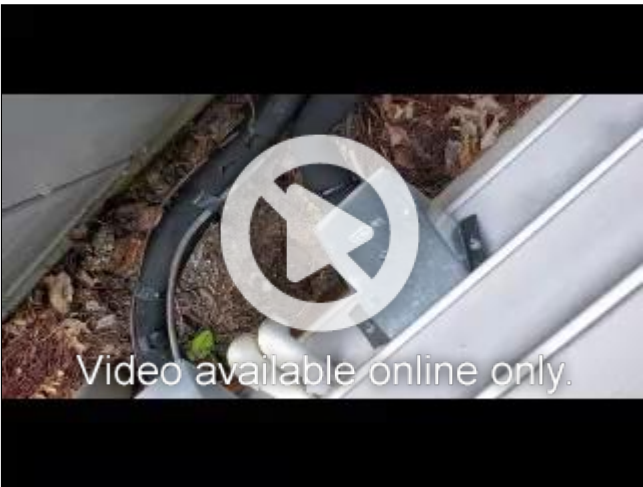


6.6 Item 3(Picture) Manuf. in 2017

(2) Water pooling noted at the back of the AC condensers outside caused by the condensation drain pipe. Recommend to extend the drain pipes away from the foundation area to avoid saturating the soil.



6.6 Item 4(Picture)



6.6 Item 5(Video)

6.7 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

7. Electrical System

Styles & Materials

Panel Type:	Panel capacity:	Wiring Methods:
Circuit breakers	150 AMP	Romex
Main Disconnect Location:	Branch wire 15 and 20 AMP:	Electrical Service Conductors:
Panel Box	Copper	Below ground

Items

7.0 SERVICE ENTRANCE CONDUCTORS & MAIN DISCONNECT BREAKER

Comments: Inspected

Main electrical disconnect location.



7.0 Item 1(Picture)



7.0 Item 2(Picture)

7.1 SERVICE GROUNDING

Comments: Inspected

7.2 PANEL BOX & SUB-PANEL

Comments: Inspected

View of panel. Panel was inspected for function (not code compliance) and building codes and standards have changed over the years.



7.2 Item 1(Picture)

7.3 BRANCH CIRCUIT CONDUCTORS, CIRCUIT BREAKERS & WIRING

Comments: Inspected

🔧 Cover needed on the open junction box in the attic (right part) near the platform area. Covers are used to control sparking.



7.3 Item 1(Picture)

7.4 OUTLETS & LIGHT FIXTURES

Comments: Inspected, Repair or Replace

🔧 Broken switch cover plate noted in the attic near the furnace. Have cover replaced for safety.



7.4 Item 1(Picture)



7.4 Item 2(Picture)

7.5 CONDUIT

Comments: Inspected

7.6 OPERATION OF GFCI & OR AFCI

Comments: Inspected

7.7 SMOKE DETECTORS

Comments: Inspected

🔧 Smoke detectors can last 10 years before needing replacement. Smoke detectors in this house work, but it is recommended that they be replaced.

7.8 CARBON MONOXIDE DETECTORS

Comments: Inspected

8. Plumbing System

Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): Not visible	Plumbing Water Distribution (inside home): CPVC
Plumbing Drain Pipe: PVC	Water Heater Capacity: 50 Gallon	Water Heater Age: 2012
Water Heater Location: Garage	Water Heater Power Source: Gas	

Items

8.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

8.1 PLUMBING WATER SUPPLY AND DISTRIBUTION PIPING AND FIXTURES

Comments: Inspected

8.2 TUBS,SINKS, TOILETS & SHOWER STALLS

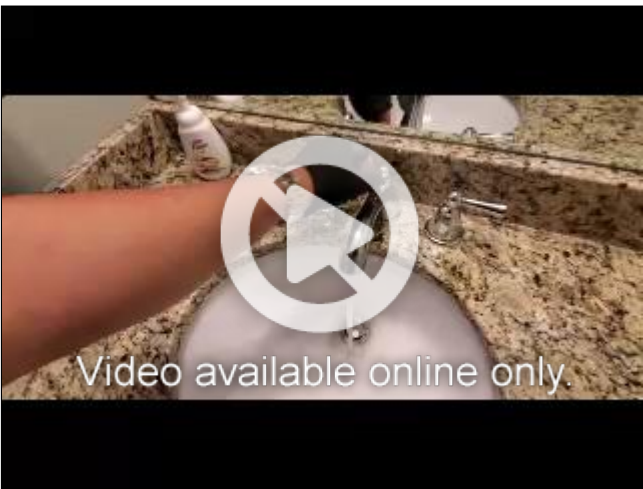
Comments: Inspected, Repair or Replace



Defective drain stopper noted in bathrooms. Have repaired or adjusted as needed.



8.2 Item 1(Picture) Front-right bedroom bath



8.2 Item 2(Video)

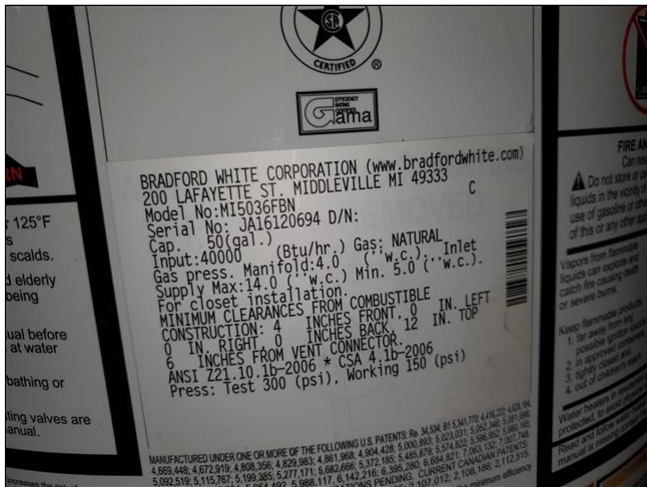
8.3 WATER HEATER

Comments: Inspected

View of water heater.



8.3 Item 1(Picture)

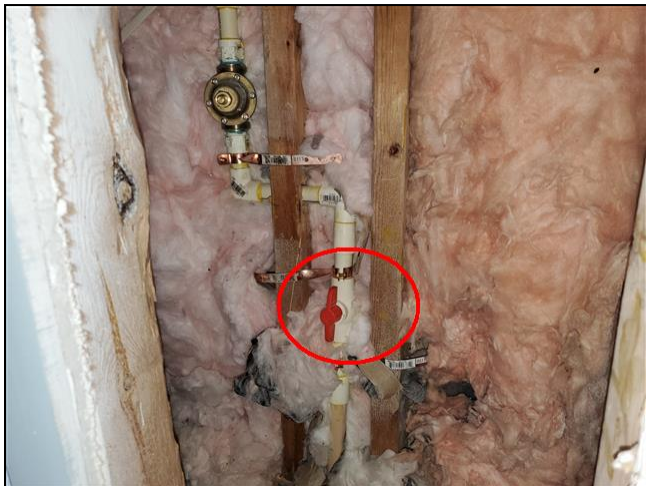


8.3 Item 2(Picture)

8.4 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

The main water shut off is in the garage.



8.4 Item 1(Picture)



8.4 Item 2(Picture)

8.5 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

8.6 MAIN FUEL GAS SHUT OFF

Comments: Inspected

Main gas shut off is at the meter.



8.6 Item 1(Picture)

9. Interiors

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Window Types:

- Fixed Pane
- Single-hung
- Metal
- Thermal/Insulated
- Sliders

Items

9.0 CEILINGS

Comments: Inspected

9.1 WALLS

Comments: Inspected

Many stored items were in the house during the inspection, somewhat limiting visual inspection of walls, windows, floors, closets, areas under sinks, etc... It is possible that some defect issues may be concealed in areas not accessible or visible during this inspection.



9.1 Item 1(Picture)



9.1 Item 2(Picture)



9.1 Item 3(Picture)



9.1 Item 4(Picture)

9.2 FLOORS

Comments: Inspected

9.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

9.4 COUNTERS AND INSTALLED CABINETS (REPRESENTATIVE NUMBER)

Comments: Inspected

Many stored items in cabinets under sinks, limiting visual of piping.



9.4 Item 1(Picture)



9.4 Item 2(Picture)

9.5 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected, Repair or Replace

👉 (1) Replace all "fogged" windows. The seal between the panes of glass has failed allowing moisture to enter between the panes. It is possible that more may fog in the future. Have window contractor evaluate all windows because it is highly likely that if one window has had a seal failure, that more seal failures in different windows will occur. See photos for examples. It is difficult to identify seal failure in windows when the weather is rainy, over cast, foggy or the glass is wet from recent rains or condensation. Buyer should resolve all concerns prior to closing.



9.5 Item 1(Picture) dining room (both)



9.5 Item 2(Picture) living room



9.5 Item 3(Picture) family room



9.5 Item 4(Picture) breakfast nook



9.5 Item 5(Picture) rear right room on main (office)



9.5 Item 6(Picture) foyer (2nd floor)



9.5 Item 7(Picture) front right bedroom



9.5 Item 8(Picture) front right bedroom



9.5 Item 9(Picture) rear left bedroom



9.5 Item 10(Picture) Master bedroom



9.5 Item 11(Picture) master bath

🔧 (2) A few window lock hardware were difficult to lock in place. Have owner check all and ensure that all lock hardware locks in place.



9.5 Item 12(Picture)



9.5 Item 13(Picture)



9.5 Item 14(Video)

9.6 BATHROOMS

Comments: Inspected

9.7 INTERIOR DOORS

Comments: Inspected

 Adjust interior doors in photos so that they will close and latch.

9.7 Item 1(Picture)



9.7 Item 2(Picture) front right bedroom closet



9.7 Item 3(Picture)



9.7 Item 4(Picture) front right bedroom



9.7 Item 5(Picture)



9.7 Item 6(Picture)

9.8 PESTS

Comments: Inspected, Not Present

10. Built-In Kitchen Appliances

The kitchen appliances were checked for basic function only.

Items

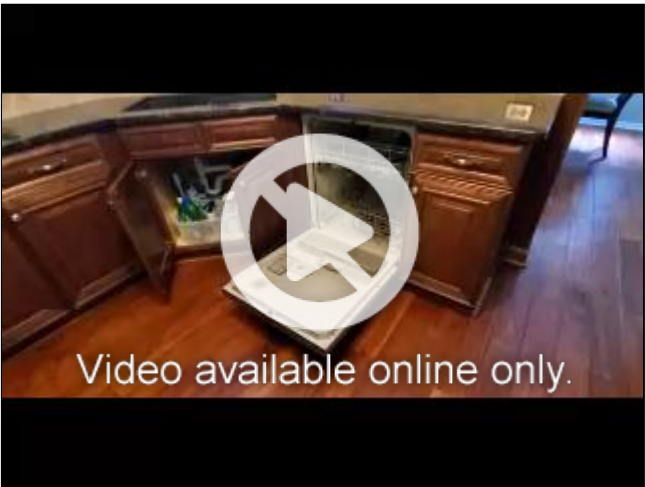
10.0 DISHWASHER

Comments: Inspected, Repair or Replace

🔧 (1) Worn spring on dishwasher door. Doors falls open. Replacement spring needed.



10.0 Item 1(Picture)

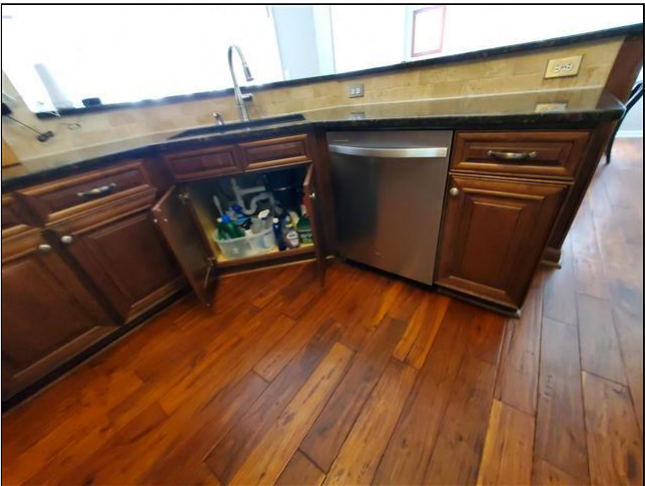


10.0 Item 2(Video)

🔧 (2) Dishwasher was tested and ran a full cycle and drained. Unit operated in good working condition.



10.0 Item 3(Picture)



10.0 Item 4(Picture)

10.1 RANGES/OVENS/COOKTOPS

Comments: Inspected

Cooktop works and appears to be in good working condition.



10.1 Item 1(Picture)

10.2 VENT HOOD/DOWN DRAFT

Comments: Inspected

10.3 GARBAGE DISPOSAL

Comments: Inspected

10.4 MICROWAVE

Comments: Inspected

10.5 REFRIGERATOR

Comments: Inspected