

# 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, ALPHARETTA, Georgia 30022 ("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.

*SANMESH'S GOKHALE*  
dotloop verified  
08/09/20 11:11 AM EDT  
AFNV-BPAP-TG7N-S27X

**1 Buyer's Signature**

\_\_\_\_\_

**2 Buyer's Signature**

Additional Signature Page (F267) is attached.

\_\_\_\_\_  
Selling Brokerage Firm

*Rupali Dalvi*  
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

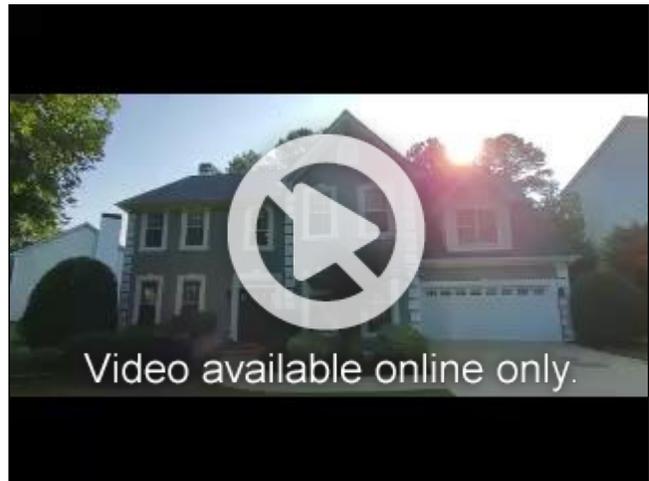
**Acceptance Date.** The above Amendment is hereby accepted, \_\_\_\_\_ o'clock \_\_\_\_\_ .m. on the date of \_\_\_\_\_, ("Acceptance Date"). This Amendment will become binding upon the parties when notice of the acceptance of the Amendment has been received by offeror. The offeror shall promptly notify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

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

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## 1. Exterior

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### 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.

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**4. Roofing**

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**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.

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**5. Insulation and Ventilation**

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**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.

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## 7. Electrical System

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### 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.

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## 8. Plumbing System

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### 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.

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## 9. Interiors

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### 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.

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## 10. Built-In Kitchen Appliances

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### 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.

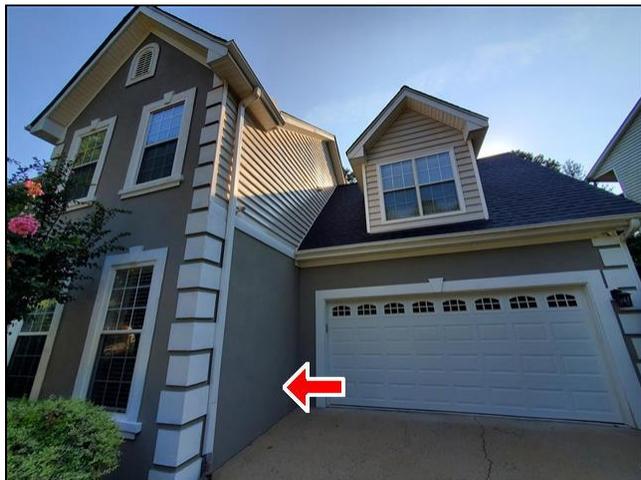
Previous re-patching job was noted at front and right side. See photos.



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

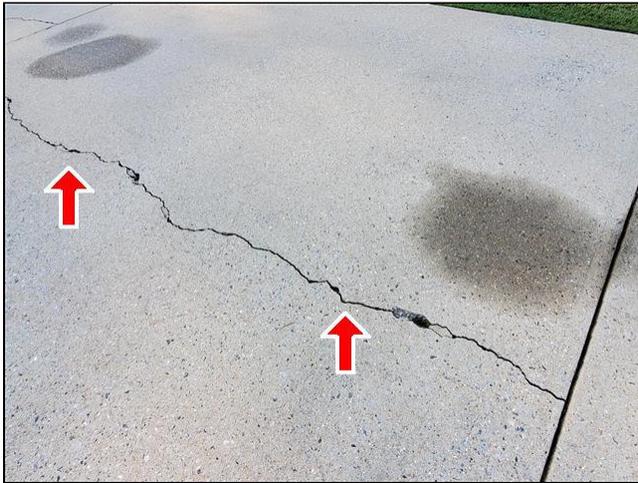
## 1.4 DECKS, STOOPS, STEPS, PORCHES, PATIO/ COVER AND RAILINGS

Comments: Inspected

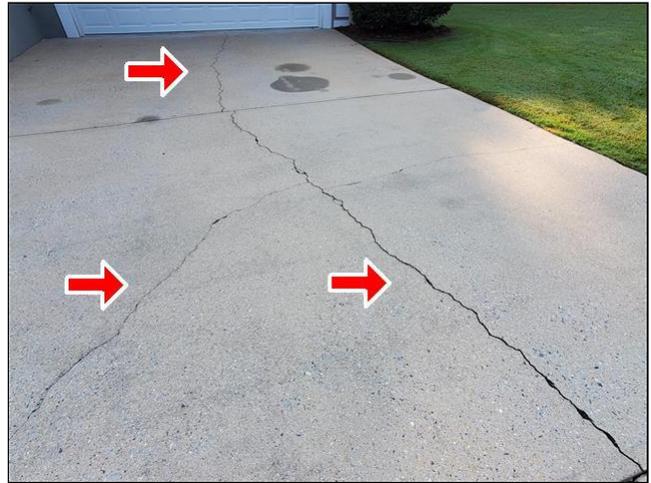
## 1.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS

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:**

One automatic

**Garage Door Material:**

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)

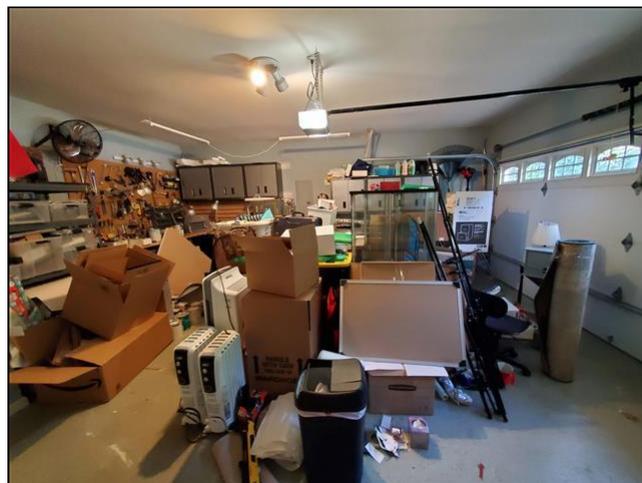


2.1 Item 2(Picture)

#### 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

<b>Foundation:</b> Poured in place concrete slab	<b>Roof Structure:</b> 2x4 engineered wood trusses 24" on center OSB Sheathing	<b>Method Used to Observe Attic:</b> Walked
<b>Floor Structure:</b> Slab Not visible	<b>Wall Structure:</b> Not visible	<b>Ceiling Structure:</b> Not visible
<b>Roof-Type:</b> Gable	<b>Attic info:</b> 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:**

4 tab architectural shingles

**Viewed Roof Covering From:**

Ground  
Ladder  
Binoculars

**Sky Light(s):**

None

**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)

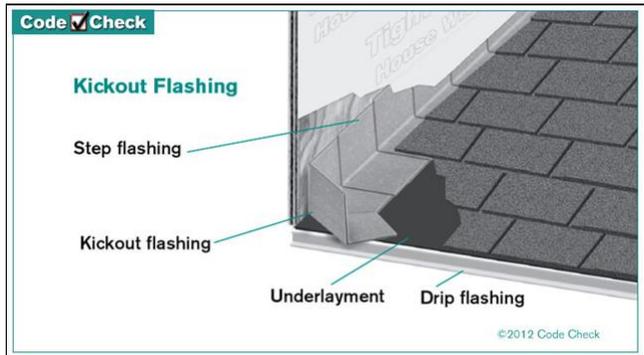


4.0 Item 5(Picture)

 (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:**

Blown  
Fiberglass  
Approximate 12-14"

**Roof Ventilation:**

Gable vents  
Ridge vents  
Soffit Vents

**Dryer Vent:**

Not Visible

**Dryer Power Source:**

220 Electric

**Exhaust Fans:**

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)

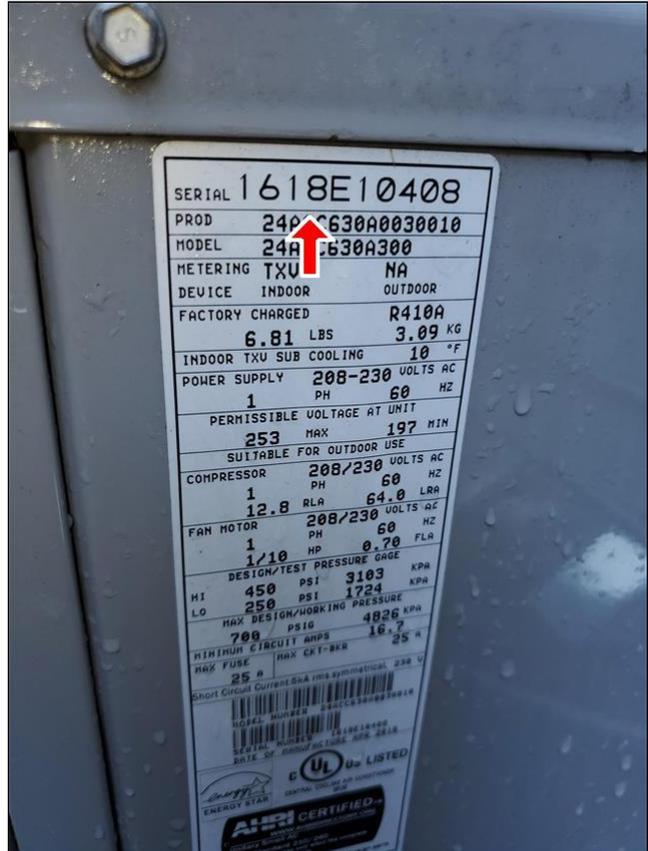
**6.6 COOLING AND AIR HANDLER EQUIPMENT**

Comments: Inspected, Repair or Replace

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



6.6 Item 1(Picture)

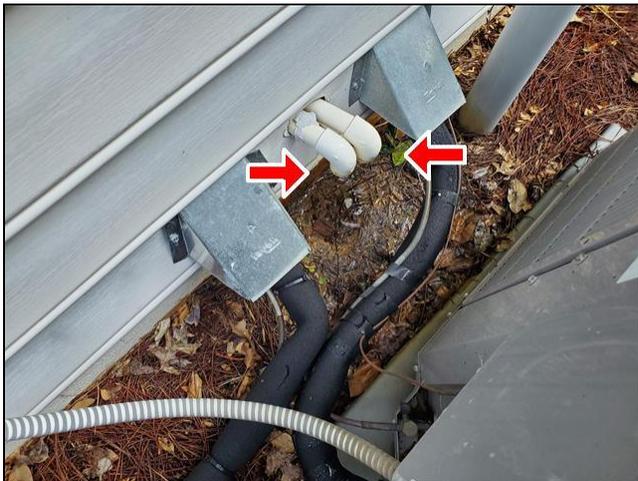


6.6 Item 2(Picture) Manuf. in 2018



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:**

Circuit breakers

**Panel capacity:**

150 AMP

**Wiring Methods:**

Romex

**Main Disconnect Location:**

Panel Box

**Branch wire 15 and 20 AMP:**

Copper

**Electrical Service Conductors:**

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

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

### Items

#### 8.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

#### 8.1 PLUMBING WATER SUPPLY AND DISTRIBUTION PIPING AND FIXTURES

Comments: Inspected

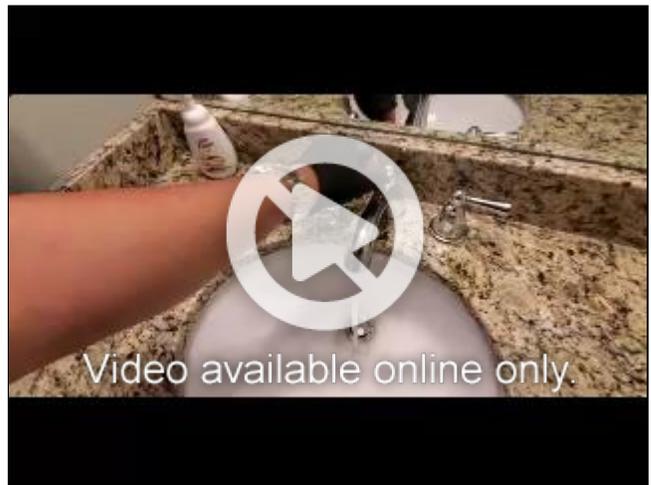
#### 8.2 TUBS, SINKS, TOILETS & SHOWER STALLS

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)

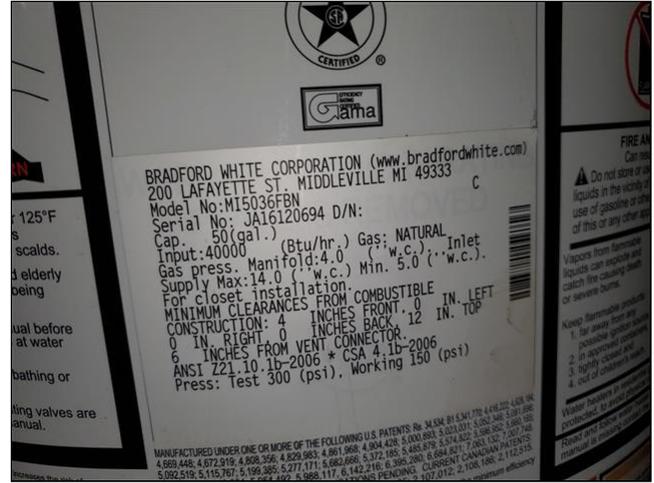
#### 8.3 WATER HEATER

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



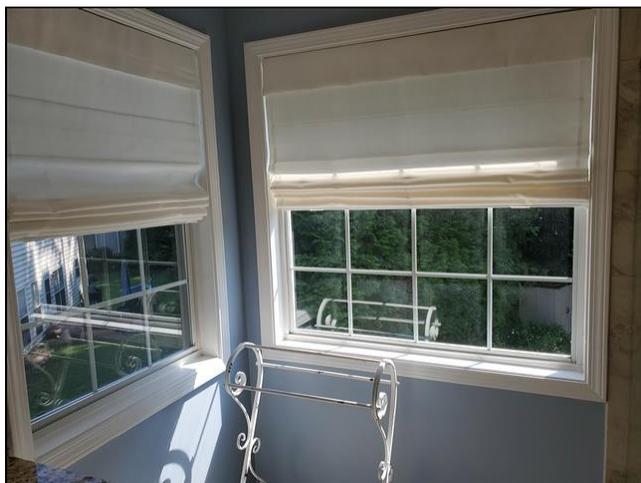
9.5 Item 8(Picture) front right bedroom



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)



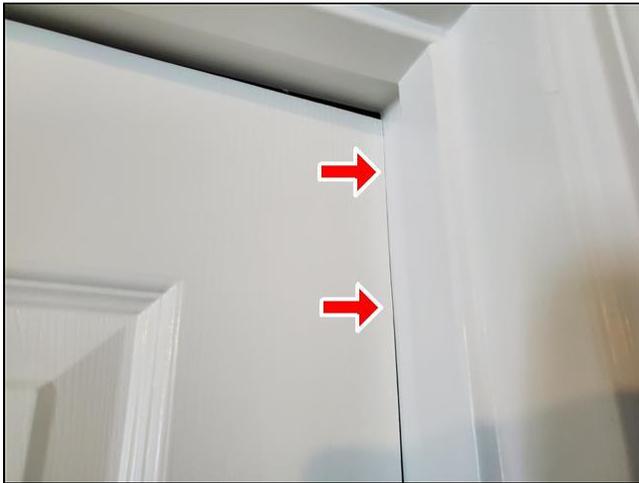
9.7 Item 2(Picture) front right bedroom closet



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