



Inspection Report

Riggs Goodman

Property Address:
5580 Buck Hollow Dr
Alpharetta GA 30005



Residential Inspector of America, Inc. dba RIA Solutions

Daniel McKemey
3276 Buford Drie, Ste. 104-306
Buford, GA 30519
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Date: 2/21/2020	Time: 09:00:00 AM	Report ID: 022120DM612
Property: 5580 Buck Hollow Dr Alpharetta GA 30005	Customer: Riggs Goodman	Real Estate Professional: Julie Barnes Coldwell Banker

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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, Customer's Agent, and Seller

Approximate age of building:

Over 10 Years

Temperature:

Below 60

Weather:

Clear

Inspector:

Daniel McKemey

Summary



Residential Inspector of America, Inc. dba RIA Solutions

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Customer
Riggs Goodman

Address
5580 Buck Hollow Dr
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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) Minor cracking noted at left of house. Monitor for signs of further movement.
-  (2) The soil is too close to the lowest pieces of lap siding on the left side side of the home. This could be an avenue for possible termite infestation. Have all lowered to provide at least 4-6 inches (optimal). See photo(s) for locations.

1.2 DOORS

Inspected, Repair or Replace

-  Loose doorbell noted at front door. Secure as needed.

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

Inspected, Repair or Replace

-  (1) Consult with a deck contractor to evaluate and repair the deck according to current standards.

Weak post connections noted at deck. Posts should be attached with bolts or metal plates.

-  (2) The beam in the center of the deck should be bolted together.
-  (3) Guard rails on rear deck are loose and need additional bracing and/or fasteners to reduce the amount of movement on the rails. See photo for location.
-  (4) Improper flashing installation noted at deck. The flashing should be sealed to prevent moisture from reaching the bolts.
-  (5) Binding gate noted at left of house. Adjust as needed.

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

-  (1) Minor cracking in driveway. Patch as needed.
-  (2) Displaced walkway noted at front of house. Repair as needed to remove trip hazard.
-  (3) The hot tub is outside the scope of a typical inspection. Consult with a specialist to evaluate as needed.

3. Structural Components

3.4 ROOF STRUCTURE AND ATTIC**Inspected, Repair or Replace**

-  (1) Loose and missing hardware noted at pull down stairs. Repair/replace as needed.

4. Roofing

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

-  Clogged gutters noted at various locations. Clean and maintain regularly.

5. Insulation and Ventilation

5.0 INSULATION IN ATTIC**Inspected, Repair or Replace**

-  Additional insulation recommended in the attic to bring the levels up to current standards. Older homes do not have to meet current standards, but a level equaling R-30 is highly recommended.

5.1 INSULATION BETWEEN FLOOR JOISTS IN BASEMENT OR CRAWL SPACE**Inspected, Repair or Replace**

-  Replace missing insulation at right of basement.

6. Heating / Central Air Conditioning

6.0 HEATING EQUIPMENT**Inspected, Repair or Replace**

-  Have an hvac tech service the heating and cooling equipment to clean the blower motor, the evaporator coils, the condensing coils, the electrical contacts, check refrigerant levels, check size of units compared to size of home and ascertain that the heat exchangers are not cracked and the equipment is safe to operate and functioning properly. Most of internal parts of the hvac system are concealed from view, and our inspection is visual and is intended to check the function of the systems. This

inspection does not make any assessment of the internal parts of the air duct system, since it is not visible. Therefore, an hvac tech should evaluate for any concealed defects or hazards in the system. Furthermore, manufacturers recommend annual maintenance and servicing to keep the system working at peak efficiency.

6.5 GAS/LP FIRELOGS AND FIREPLACES

Inspected, Repair or Replace

-  (1) Have the flue liners in the fireplaces cleaned. Very little of the flue liner is visible.
-  (2) Have heat resistant caulk applied around the gas pipe where it enters the fire box in the fireplace. This is needed to prevent any hot embers from entering framing behind fireplace.
-  (3) C-clamp needed on the damper to prevent it from being closed, since fireplace is using gas logs. This will help prevent carbon monoxide build up in living space.
-  (4) Replace the cracked concrete panels in the main level fire place. These are usually held in place by clips or screws and are subject to wear.

6.6 COOLING AND AIR HANDLER EQUIPMENT

Inspected, Repair or Replace

-  (1) Along with servicing the heating unit(s), hvac tech should check refrigerant levels in the a/c system to ensure that the systems are working at peak efficiency. This inspection is visual and checks the operation of the system(s). Unit was not disassembled.
-  (2) Gaps found in the insulation wrapping around the refrigerant pipes from the a/c units where these pipes pass through the basement. See photos. Have re-wrapped with more insulation to prevent condensate from dripping on the floor.

7. Electrical System

7.2 PANEL BOX & SUB-PANEL

Inspected, Repair or Replace

-  (2) Replace missing screws at panel cover.
-  (3) See photo of wiring entering metal panel box without the use of a bushing or retainer. Standard wiring practice calls for a bushing or retainer to be installed where the cable enters the box.

7.4 OUTLETS & LIGHT FIXTURES

Inspected, Repair or Replace

-  (1) Replace damaged bulb at garage attic.
-  (2) Secure loose light fixture at basement closet by electric panel.
-  (3) Loose outlet noted in photo. Secure the outlet to wall framing.

7.7 SMOKE DETECTORS

Inspected, Not Present, Repair or Replace

-  Replace missing smoke detector in the bedrooms. It is critical that these units be tested regularly and have batteries changed at least once a year.

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

Not Present, Repair or Replace

-  No carbon monoxide detectors found in home. It is recommended that one be installed according to the manufacturer's instructions. If one is present, owner should point out location. These were not required in older homes.

8. Plumbing System

8.2 TUBS, SINKS, TOILETS & SHOWER STALLS

Inspected, Repair or Replace

-  (1) Stopper defective at bathroom sinks in photos. Adjust/replace as needed.
-  (2) Low flow noted at main level bathroom sink hot water supply. The shut off valve may need to be opened. Consult with a plumber to repair as needed.
-  (3) Secure the loose toilet(s) to the floor(s) in various bath(s). Loose toilets can lead to broken wax seals between toilet and drain pipe that can leak on the floor.

8.3 WATER HEATER

Inspected, Repair or Replace

-  (1) Water heaters generally last about 10-12 years before needing replacement. Current water heater works and makes hot water but will likely need replacement in the near future due to its age.
-  (2) Better support needed for expansion tank. A strap attached to framing is typically adequate. This will relieve any stress on the supply pipe joints. See photo.

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

Inspected, Repair or Replace

-  Sediment traps (or drip legs/slang term) are not installed in the correct orientation for the attic furnace This was permitted when the home was built, however, it does not meet current standards and the gas companies requirements. Hvac tech can evaluate. Gas company may not connect gas for new owner if this is discovered. See photo(s).

9. Interiors

9.5 WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

-  (1) Most windows were stuck in place and would not open. Make all windows open and close.
-  (2) Displaced gasket noted at office. Replace pane as needed.
-  (3) Draft noted at window at rear left of basement. Adjust/seal as needed.
-  (4) 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.

9.7 INTERIOR DOORS

Inspected, Repair or Replace

-  (1) Door does not shut at laundry room due to the size of the dryer. Adjust as needed.
-  (2) Missing hardware noted at master bedroom. Replace as needed.
-  (3) Binding noted at door shown in photo. Adjust as needed.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Daniel McKemey

1. Exterior

Styles & Materials

Siding Material:

Cement-Fiber
Brick veneer

Decks steps patio sidewalk etc.:

Deck with steps

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



1.0



1.0



1.0

1.1 EXTERIOR SIDING

Comments: Inspected, Repair or Replace

👉 (1) Minor cracking noted at left of house. Monitor for signs of further movement.



1.1

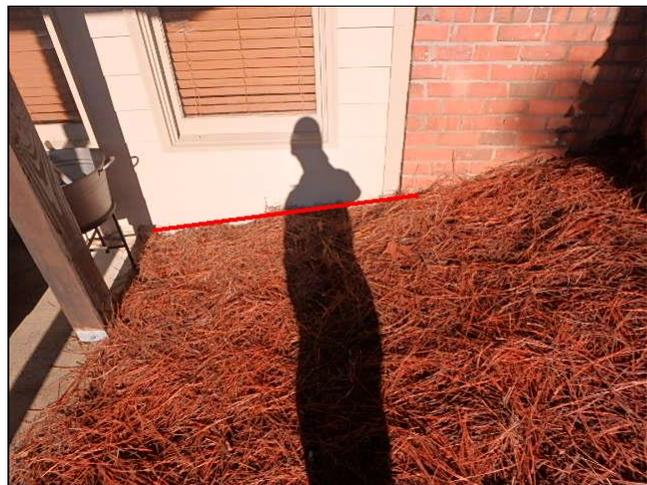


1.1



1.1

👉 (2) The soil is too close to the lowest pieces of lap siding on the left side side of the home. This could be an avenue for possible termite infestation. Have all lowered to provide at least 4-6 inches (optimal). See photo(s) for locations.

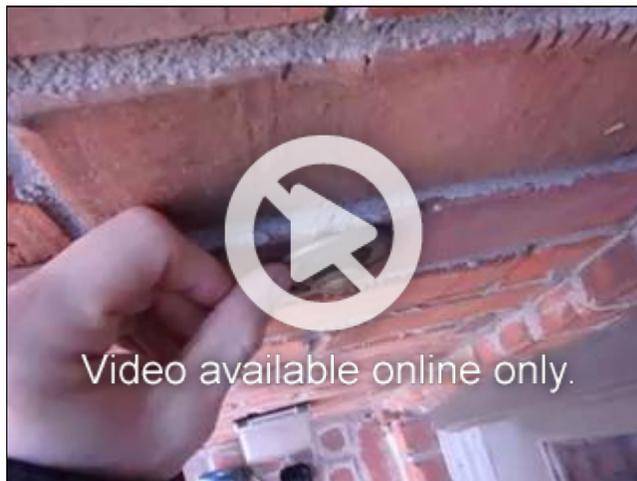


1.1

1.2 DOORS

Comments: Inspected, Repair or Replace

🔧 Loose doorbell noted at front door.
Secure as needed.



1.2

1.3 WINDOWS

Comments: Inspected

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

Comments: Inspected, Repair or Replace

🔧 (1) Consult with a deck contractor to evaluate and repair the deck according to current standards.

Weak post connections noted at deck.
Posts should be attached with bolts or metal plates.



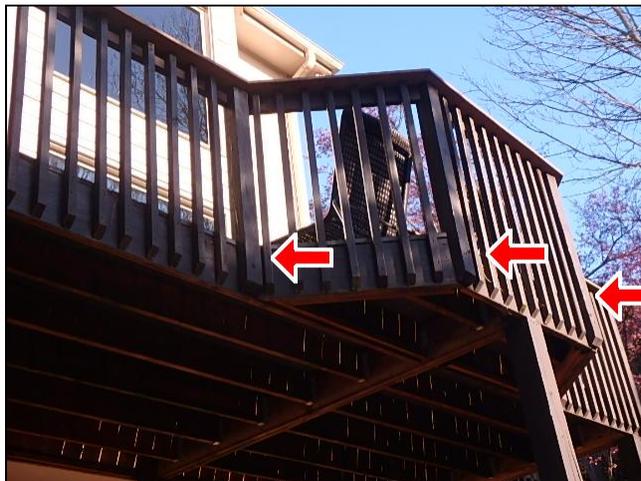
1.4

(2) The beam in the center of the deck should be bolted together.

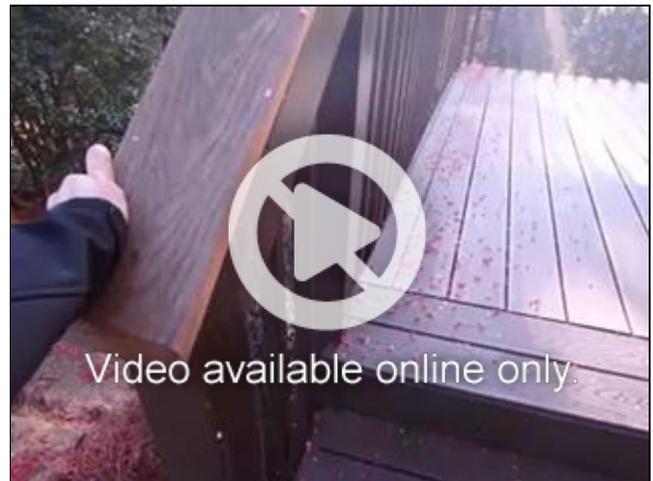


1.4

(3) Guard rails on rear deck are loose and need additional bracing and/or fasteners to reduce the amount of movement on the rails. See photo for location.



1.4

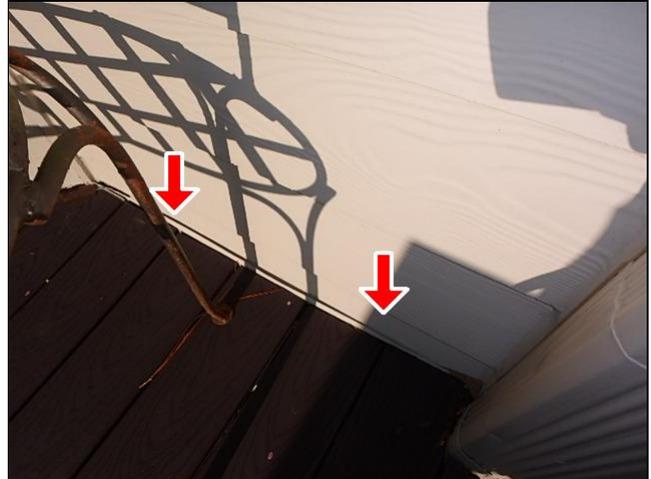


1.4

🔧 (4) Improper flashing installation noted at deck. The flashing should be sealed to prevent moisture from reaching the bolts.



1.4



1.4

🔧 (5) Binding gate noted at left of house. Adjust as needed.



1.4

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

Comments: Inspected, Repair or Replace

🔧 (1) Minor cracking in driveway. Patch as needed.



1.5

🔧 (2) Displaced walkway noted at front of house. Repair as needed to remove trip hazard.



1.5

🔧 (3) The hot tub is outside the scope of a typical inspection. Consult with a specialist to evaluate as needed.



1.5

1.6 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

1.7 EXTERIOR TRIM

Comments: Inspected

1.8 EXTERIOR FLASHINGS for DOORS, WINDOWS, DECK

Comments: Inspected

2. Garage

Styles & Materials

Garage Door Type:

Two automatic

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

2.2 GARAGE FLOOR

Comments: Inspected

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

3. Structural Components

Styles & Materials

Foundation:

Poured concrete
Basement

Roof Structure:

2 X 6 Rafters
2 X 8 Rafters

Method Used to Observe Attic:

From entry

Floor Structure:

2 X 10 16" on center.
Slab

Wall Structure:

2 X 6's 16" on center

Ceiling Structure:

2X8 16" on center

Roof-Type:

Gable
Hip

Attic info:

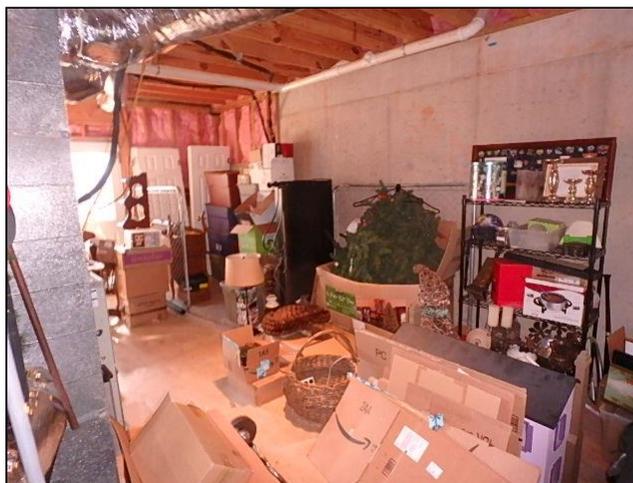
Pull Down stairs

Items

3.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

Comments: Inspected

(1) Many stored items in the basement limiting visual inspection of the floor and walls. Insulation was not removed from between all floor and rim joist. It is possible that some concealed defects may be revealed when stored items are removed.



3.0

(2) Basement is mostly finished limiting visual inspection of the floor, walls and ceiling areas. Not all insulation was removed from between floor joist and along rim joist. A select few ceiling tiles were removed for inspection of space between drop ceiling and floor frame.



3.0



3.0

3.1 WALLS (Structural)

Comments: Inspected

3.2 FLOORS (Structural)

Comments: Inspected

3.3 CEILINGS (structural)

Comments: Inspected

3.4 ROOF STRUCTURE AND ATTIC

Comments: Inspected, Repair or Replace

🔧 (1) Loose and missing hardware noted at pull down stairs. Repair/replace as needed.



3.4

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



3.4



3.4

4. Roofing

Styles & Materials

Roof Covering:

4 tab architectural fiberglass shingles

Viewed Roof Covering From:

Ground
Ladder
Limited view due to height of building

Chimney (exterior):

Brick

Items

4.0 ROOF COVERINGS

Comments: Inspected

4.1 FLASHINGS

Comments: Inspected

4.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

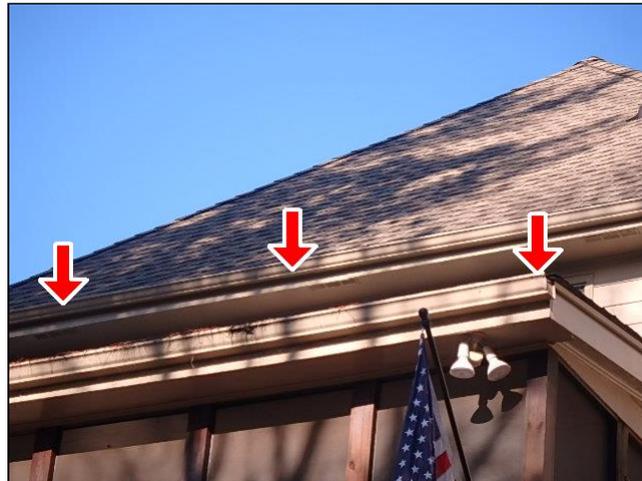
Comments: Inspected

Boot flashing around plumbing vents on the roof are ok now, but these last about 5-7 years before needing replacement. They crack and split and allow rain water to leak into attic.

4.3 GUTTERS & DOWNSPOUTS

Comments: Inspected, Repair or Replace

 Clogged gutters noted at various locations. Clean and maintain regularly.



4.3

5. Insulation and Ventilation

Styles & Materials

Attic Insulation:

- Blown
- Batt
- Fiberglass

Roof Ventilation:

- Gable vents
- Ridge vents
- Soffit Vents
- Passive

Basement/Crawlspace Floor System

Insulation:

- Batts
- Fiberglass

Dryer Vent:

- Flex Duct

Dryer Power Source:

- 220 Electric

Exhaust Fans:

- Fan only
- Fan with light

Items

5.0 INSULATION IN ATTIC

Comments: Inspected, Repair or Replace

 Additional insulation recommended in the attic to bring the levels up to current standards. Older homes do not have to meet current standards, but a level equaling R-30 is highly recommended.



5.0

5.1 INSULATION BETWEEN FLOOR JOISTS IN BASEMENT OR CRAWL SPACE

Comments: Inspected, Repair or Replace

 Replace missing insulation at right of basement.



5.1 Right of Basement

5.2 VENTILATION OF ROOF

Comments: Inspected

5.3 KITCHEN, BATHROOM AND LAUNDRY ROOM VENTS

Comments: Inspected

6. Heating / Central Air Conditioning

Styles & Materials

Heating Equipment Type: Forced Air	Heating Equipment Age: 2017 2019	Heat Temp: The main level heat read 117 degrees. The upper level heat read 100 degrees.
Number of Heat Systems (excluding wood): Two	Energy Source: Natural gas	Ductwork: Insulated
Filter Type: Disposable	Filter Size: 16x25	Types of Fireplaces: Metal insert
Operable Fireplaces: One	Cooling Equipment Type: Central forced Air A/C	Cooling Equipment Age: 2017 2019
Number of AC Only Units: Two	A/C Temp: Outside air temperatures were too cold to fully test the a/c.	Cooling Equipment Energy Source: Electricity
Basement HVAC: Tapped off the main level system		

Items

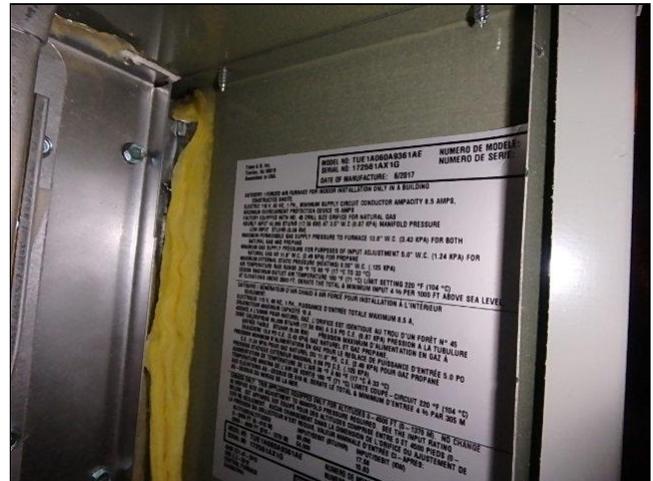
6.0 HEATING EQUIPMENT

Comments: Inspected, Repair or Replace

🔧 Have an hvac tech service the heating and cooling equipment to clean the blower motor, the evaporator coils, the condensing coils, the electrical contacts, check refrigerant levels, check size of units compared to size of home and ascertain that the heat exchangers are not cracked and the equipment is safe to operate and functioning properly. Most of internal parts of the hvac system are concealed from view, and our inspection is visual and is intended to check the function of the systems. This inspection does not make any assessment of the internal parts of the air duct system, since it is not visible. Therefore, an hvac tech should evaluate for any concealed defects or hazards in the system. Furthermore, manufacturers recommend annual maintenance and servicing to keep the system working at peak efficiency.



6.0



6.0



6.0

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, Repair or Replace

🔧 (1) Have the flue liners in the fireplaces cleaned. Very little of the flue liner is visible.

🔧 (2) Have heat resistant caulk applied around the gas pipe where it enters the fire box in the fireplace. This is needed to prevent any hot embers from entering framing behind fireplace.



6.5

🔧 (3) C-clamp needed on the damper to prevent it from being closed, since fireplace is using gas logs. This will help prevent carbon monoxide build up in living space.



6.5

🔧 (4) Replace the cracked concrete panels in the main level fire place. These are usually held in place by clips or screws and are subject to wear.



6.5

6.6 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected, Repair or Replace

(1) Along with servicing the heating unit(s), hvac tech should check refrigerant levels in the a/c system to ensure that the systems are working at peak efficiency. This inspection is visual and checks the operation of the system(s). Unit was not disassembled.



6.6

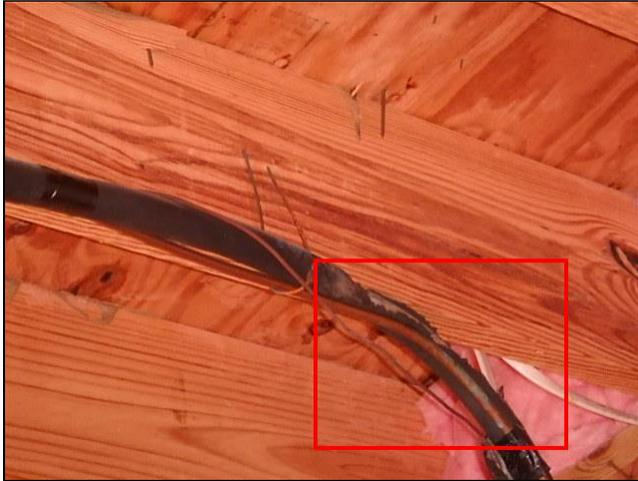


6.6



6.6

🔧 (2) Gaps found in the insulation wrapping around the refrigerant pipes from the a/c units where these pipes pass through the basement. See photos. Have re-wrapped with more insulation to prevent condensate from dripping on the floor.



6.6



6.6

6.7 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

7. Electrical System

Styles & Materials

Panel Type:

Circuit breakers

Panel capacity:

200 AMP

Wiring Methods:

Romex

Main Disconnect Location:

Meter

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



7.0

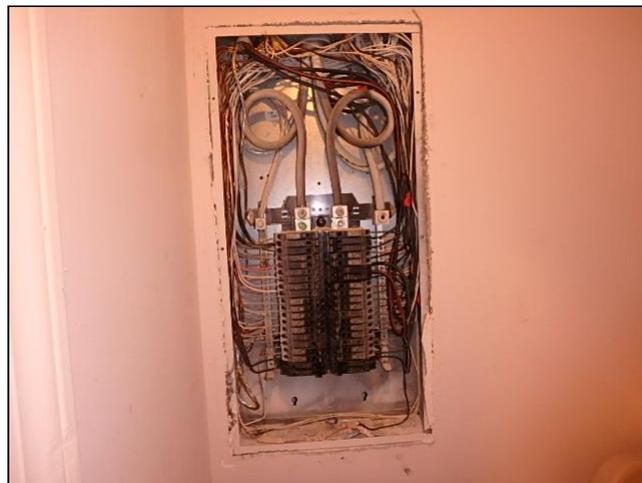
7.1 SERVICE GROUNDING

Comments: Inspected

7.2 PANEL BOX & SUB-PANEL

Comments: Inspected, Repair or Replace

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



7.2

🔧 (2) Replace missing screws at panel cover.



7.2

🔧 (3) See photo of wiring entering metal panel box without the use of a bushing or retainer. Standard wiring practice calls for a bushing or retainer to be installed where the cable enters the box.



7.2

7.3 BRANCH CIRCUIT CONDUCTORS, CIRCUIT BREAKERS & WIRING

Comments: Inspected

7.4 OUTLETS & LIGHT FIXTURES

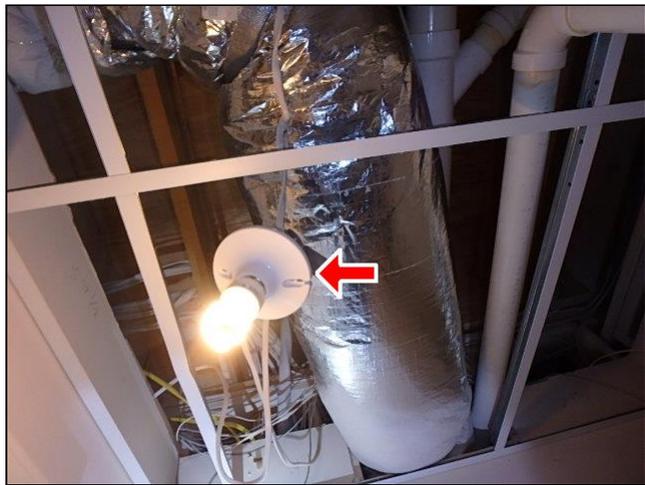
Comments: Inspected, Repair or Replace

🔧 (1) Replace damaged bulb at garage attic.



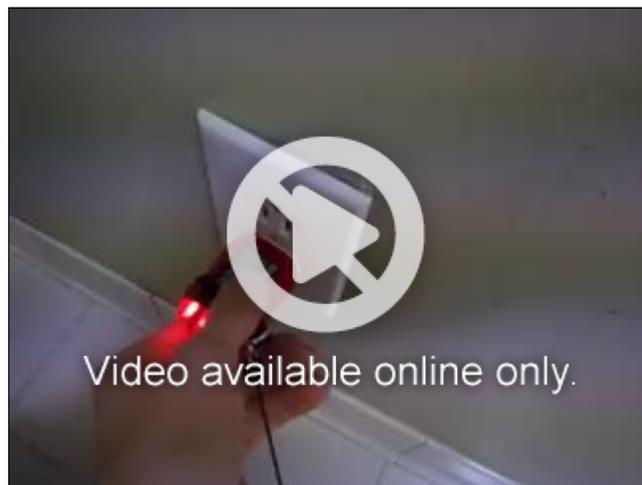
7.4 Garage Attic

🔧 (2) Secure loose light fixture at basement closet by electric panel.



7.4 Basement Closet

🔧 (3) Loose outlet noted in photo. Secure the outlet to wall framing.



7.4 Laundry Room

7.5 CONDUIT

Comments: Inspected

7.6 OPERATION OF GFCI & OR AFCI

Comments: Inspected

7.7 SMOKE DETECTORS

Comments: Inspected, Not Present, Repair or Replace

 Replace missing smoke detector in the bedrooms. It is critical that these units be tested regularly and have batteries changed at least once a year.

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: Not Present, Repair or Replace

 No carbon monoxide detectors found in home. It is recommended that one be installed according to the manufacturer's instructions. If one is present, owner should point out location. These were not required in older homes.

8. Plumbing System

Styles & Materials

Water Source:

Public

Plumbing Water Distribution (inside home):

Copper

Plumbing Drain Pipe:

PVC

Water Heater Capacity:

50 Gallon

Water Heater Age:

2004

Water Heater Location:

Basement

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

(1) Stopper defective at bathroom sinks in photos. Adjust/replace as needed.



8.2 Main Level Bath



8.2 Upper Front Bath



8.2 Upper Shared Bath

🔧 (2) Low flow noted at main level bathroom sink hot water supply. The shut off valve may need to be opened. Consult with a plumber to repair as needed.



8.2 Main Level Bath

🔧 (3) Secure the loose toilet(s) to the floor(s) in various bath(s). Loose toilets can lead to broken wax seals between toilet and drain pipe that can leak on the floor.



8.2 Upper Shared Bath



8.2 Master Bath



8.2 Basement Bath

8.3 WATER HEATER

Comments: Inspected, Repair or Replace

🔧 (1) Water heaters generally last about 10-12 years before needing replacement. Current water heater works and makes hot water but will likely need replacement in the near future due to its age.



8.3



8.3

🔧 (2) Better support needed for expansion tank. A strap attached to framing is typically adequate. This will relieve any stress on the supply pipe joints. See photo.



8.3

8.4 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

The main water shut off is in the basement.

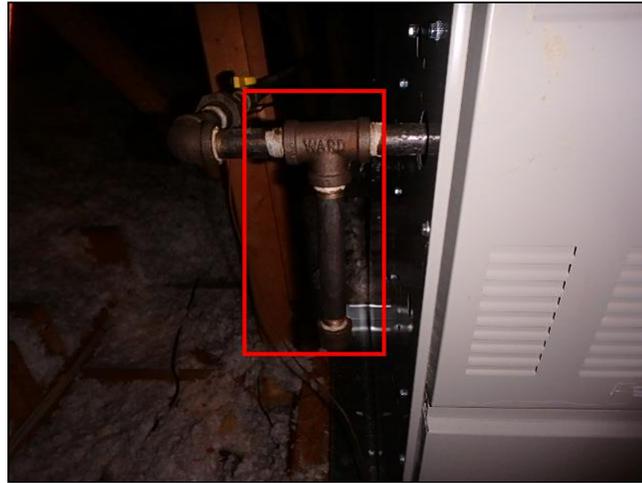


8.4

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

Comments: Inspected, Repair or Replace

🔧 Sediment traps (or drip legs/slang term) are not installed in the correct orientation for the attic furnace. This was permitted when the home was built, however, it does not meet current standards and the gas companies requirements. Hvac tech can evaluate. Gas company may not connect gas for new owner if this is discovered. See photo(s).



8.5

8.6 MAIN FUEL GAS SHUT OFF

Comments: Inspected

Main gas shut off is at the meter.



8.6

8.7 SEWAGE EJECTOR PUMP

Comments: Inspected

Occasional sealant maintenance will be needed around pump lid and where pipes pass through lid to prevent sewer gas odors in living space.



8.7

9. Interiors

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Window Types:

Thermal/Insulated

Wood

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, ect... It is possible that some defect issues may be concealed in areas not accessible or visible during this inspection.



9.1



9.1

9.2 FLOORS

Comments: Inspected

9.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

9.4 COUNTERS AND INSTALLED CABINETS (REPRESENTATIVE NUMBER)

Comments: Inspected

9.5 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected, Repair or Replace

🔧 (1) Most windows were stuck in place and would not open. Make all windows open and close.



9.5



9.5

🔧 (2) Displaced gasket noted at office. Replace pane as needed.



9.5 Office

🔧 (3) Draft noted at window at rear left of basement. Adjust/seal as needed.



9.5 Rear Left of Basement

🔧 (4) 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

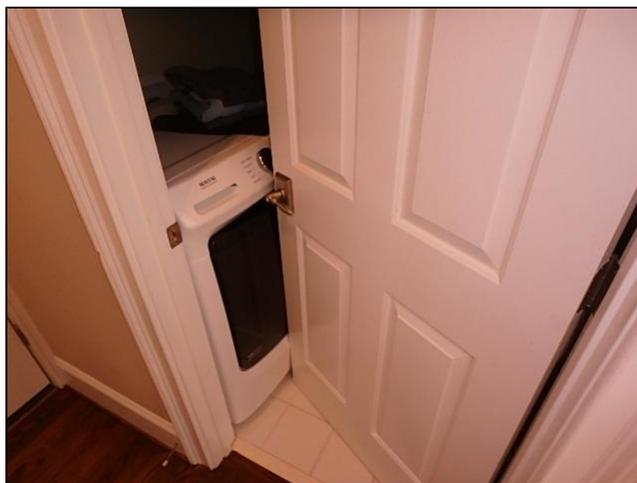
9.6 BATHROOMS

Comments: Inspected

9.7 INTERIOR DOORS

Comments: Inspected, Repair or Replace

🔧 (1) Door does not shut at laundry room due to the size of the dryer. Adjust as needed.



9.7 Laundry Room

🔧 (2) Missing hardware noted at master bedroom. Replace as needed.



9.7 Master Bedroom

🔧 (3) Binding noted at door shown in photo. Adjust as needed.



9.7 Basement Entry

9.8 PESTS

Comments: Inspected

10. Built-In Kitchen Appliances

The kitchen appliances were checked for basic function only.

Items

10.0 DISHWASHER

Comments: Inspected

10.1 RANGES/OVENS/COOKTOPS

Comments: Inspected

10.2 VENT HOOD/DOWN DRAFT

Comments: Inspected

10.3 GARBAGE DISPOSAL

Comments: Inspected

10.4 MICROWAVE

Comments: Inspected

10.5 REFRIGERATOR

Comments: Inspected