

EXHIBIT 2-A



Judy Alexander

Property Address:
195 Ardsley Ln
Alpharetta GA 30005



Inspector: Tim Skillingstad

Residential Inspector of America, Inc.

3276 Buford Drive, Ste. 104-306 Buford, GA 30519

770.476.4963



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Date: 7/29/2020	Time: 09:00:00 AM	Report ID: 072920ST1082
Property: 195 Ardsley Ln Alpharetta GA 30005	Customer: Judy Alexander	Real Estate Professional: Darbi Raupp Solid Source Realty (Roswell)

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

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

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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 repair, replacement, further evaluation by a specialist, or is of concern to the inspector.

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

Standards of Practice:

ASHI American Society of Home Inspectors

In Attendance:

Agent only

Type of building:

Single Family (2 story)

Approximate age of building:

Over 10 Years

Temperature:

Over 65

Weather:

Clear

Inspector:

Tim Skillingstad

Summary



Residential Inspector of America

3276 Buford Drive
Buford, GA 30519
770-476-4963

Customer
Judy Alexander

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195 Ardsley Ln
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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.

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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 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

 Wood shingle siding is prone to curling, cracking, carpenter bees and woodpeckers. This type of siding will have some boards curl due to seasonal heat or sunlight and this will help pull the nails loose.


1.2 DOORS (Exterior)

Inspected, Repair or Replace

 Adjust the weather stripping around the front of home door so that no light can be seen coming through the door while it is in the closed position.



1.3 WINDOWS

Inspected, Repair or Replace

-  Recommend to repair/replace the water damaged wood trim on the window(s) at the right side of home. See photo(s) for location.

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

Inspected, Repair or Replace

-  (1) The tree limbs that are in contact with roof or hanging near roof at the right side of home and should be trimmed away. This will help prevent against rodent entry into the attic. See elevation photos for location.
-  (2) Recommend to repair or replace all cracked and settling portions of the driveway. See photo(s).

1.7 EXTERIOR WOOD TRIM


Inspected, Repair or Replace

-  Repair the water damaged wood trim at the bottom of the garage door frame. See photo(s) for location.

4. Roofing


4.0 ROOF COVERINGS

Inspected, Repair or Replace

-  The wood shakes on the roof are showing signs of aging and are nearing the end of their expected life. It is recommended that a roofing contractor further evaluate this situation.

4.4 WATER ENTRY IN ATTIC


Inspected, Repair or Replace

-  Water stains and possible slight damage noted on roof decking left of center (above Garage) in the attic. Roofer will need to evaluate roof and ensure that the roof covering is water tight. Even though these areas may not have been wet during this inspection, it is possible that outdoor and weather conditions could change and cause leaks to become active again. See photo(s) for location(s).

5. Insulation and Ventilation

5.4 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)



Inspected, Repair or Replace

-  The power fan would not function at time of inspection. Make fan operational. The power fan is the primary form of ventilation for the attic. It is imperative that this fan operate to maintain circulation for the attic. This will increase the longevity of the roof. If the attic gets too hot then there is a possibility that the shingles could bake from underneath.

6. Heating / Central Air Conditioning

6.0 HEATING EQUIPMENT

Inspected, Repair or Replace

-  (1) 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.
-  (2) 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 equipment is operating properly and efficiently. Most of internal parts of the HVAC system are concealed from view, and our inspection is mostly visual and is intended to check the operation of the system(s).

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.

- 🔧 (3) Visible rusting noted on the overflow pan for the air handler in the basement utility room. This may be caused by a clogged condensate drain line or a blockage in the evaporator coil. Recommend to have HVAC contractor inspect for further evaluation and repair as needed. See photo(s).

6.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected, Repair or Replace

- 🔧 (1) Filter location. See photo. As a part of maintenance, it is recommended that the 1" filter(s) be changed every 3 months. 3" to 5" (thicker) filters are typically replaced every 6 months to 1 year. This will help maintain the life of the unit(s).
- 🔧 (2) Secure the loose register to the ceiling in the left front bedroom to eliminate the rattling noise. .

6.6 GAS FIRELOGS AND FIREPLACES

Inspected, Repair or Replace

- 🔧 C-clamp needed on the damper in the master bedroom fireplace, because gas logs are in use. C-clamp will prevent the damper from being shut and allowing some carbon monoxide to escape into the living space.

6.7 COOLING AND AIR HANDLER EQUIPMENT

Inspected, Repair or Replace

- 🔧 (1) This A/C unit(s) uses the older R-22 type of refrigerant gas (freon) that is being phased out of production and will likely be expensive and difficult to find in the near future. The newer type of refrigerant does not mix with the older type. This is for your information.
- 🔧 (2) Recommend to have the compressor(s) on the side of the home properly leveled. This will help prevent potential damage to the unit(s). See photo(s).
- 🔧 (4) The condensate drain lines are buried in the soil at the right side of the home. Recommend to have these lines cleared of debris and free flowing. See photo(s).

7. Electrical System

7.5 OUTLETS & LIGHT FIXTURES

Inspected, Repair or Replace

- 🔧 Recommend to place a cover over the exposed outlet in the basement mechanical room. Covers are used to control sparking.

8. Plumbing System

8.2 TUBS, SINKS, TOILETS & SHOWER STALLS



Inspected, Repair or Replace

- 🔧 (1) The faucet for the right side master bath sink is loose to the countertop. Recommend to secure faucet and make area water tight.
- 🔧 (2) Recommend to repair the leaking shower head in the master bath. Teflon tape may help resolve this issue. Have plumber inspect and make necessary repairs.
- 🔧 (3) Faucet for the sink in the master bedroom had no pressure and water only trickled out. Recommend to have plumber evaluate to repair or replace.
- 🔧 (4) Seal around the faucet where it meets the shower in the upstairs center bath. This will help prevent water from leaking behind the wall cavity.
- 🔧 (5) The sink in the upstairs left front bath drained very slowly. Have the drain line checked for a possible clog.
- 🔧 (6) Recommend to secure the loose toilet to the floor in the main hall bath. This will help prevent damage to the wax ring and possible leakage.

9. Interiors


9.5 INTERIOR DOORS

Inspected, Repair or Replace

-  (1) Recommend to adjust the front center bedroom closet door so that it fits in the frame properly.
-  (2) Recommend to adjust the front left bedroom door so that it latches properly.
-  (3) Recommend to adjust the rear left bedroom door so that it latches properly.
-  (4) Recommend to adjust the wine cellar door so that it latches properly.

9.6 WINDOWS

Inspected, Repair or Replace

-  Many of the windows were stuck in place and would not open. Have this condition corrected. There should be at least one operable window in each room for means of egress during an emergency.

9.7 BATHROOMS


Inspected, Repair or Replace

-  (2) Repair the chip(s) in the tub for the upstairs rear left bath. Chips in the tub can rust and eventually cause leaks.

10. Built-In Kitchen Appliances

10.3 GARBAGE DISPOSAL

Inspected, Repair or Replace

-  Recommend to make the garbage disposal in the main kitchen operational. It would not test at the time of the inspection.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Tim Skillingsstad

1. Exterior

Styles & Materials

Siding Material:

- Stone veneer
- Shingles
- Wood

Exterior Entry Doors:

- Wood
- Single pane

Decks steps patio sidewalk etc.:

- Patio
- Covered Patio

Driveway:

- Concrete

Items

1.0 ELEVATION PHOTOS

Comments: Inspected

Elevation photos.



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

🔧 Wood shingle siding is prone to curling, cracking, carpenter bees and woodpeckers. This type of siding will have some boards curl due to seasonal heat or sunlight and this will help pull the nails loose.

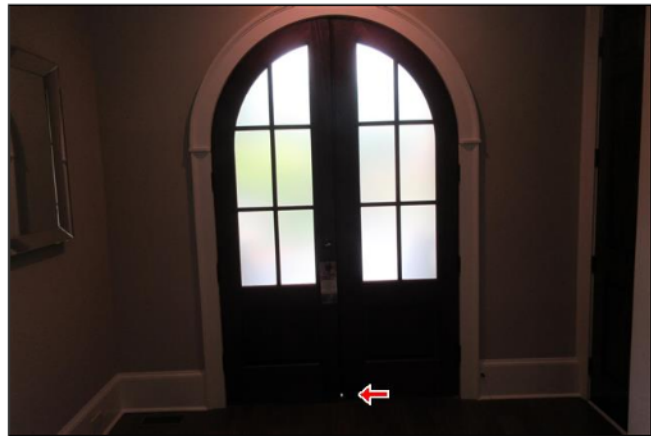


1.1 Item 1(Picture)

1.2 DOORS (Exterior)

Comments: Inspected, Repair or Replace

🔧 Adjust the weather stripping around the front of home door so that no light can be seen coming through the door while it is in the closed position.



1.2 Item 1(Picture)

1.3 WINDOWS

Comments: Inspected, Repair or Replace

🔧 Recommend to repair/replace the water damaged wood trim on the window(s) at the right side of home. See photo(s) for location.



1.3 Item 1(Picture)

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

Comments: Inspected

Patio has moss growing on stones.
Recommend to power wash to remove any fungus.

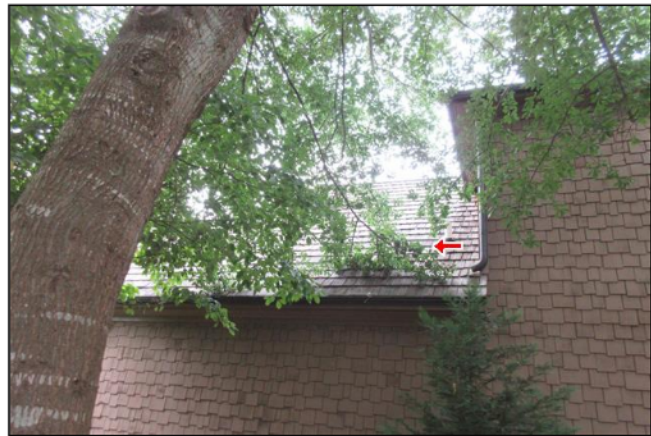


1.4 Item 1(Picture)

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

Comments: Inspected, Repair or Replace

👉 (1) The tree limbs that are in contact with roof or hanging near roof at the right side of home and should be trimmed away. This will help prevent against rodent entry into the attic. See elevation photos for location.



1.5 Item 1(Picture)

👉 (2) Recommend to repair or replace all cracked and settling portions of the driveway. See photo(s).



1.5 Item 2(Picture)



1.5 Item 3(Picture)

1.6 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

1.7 EXTERIOR WOOD TRIM

Comments: Inspected, Repair or Replace

 Repair the water damaged wood trim at the bottom of the garage door frame. See photo(s) for location.



1.7 Item 1(Picture)



1.7 Item 2(Picture)

1.8 EXTERIOR FLASHINGS for DOORS, WINDOWS, DECK

Comments: Inspected

2. Garage

Styles & Materials

Garage Door Type:

Three automatic

Garage Door Material:

Insulated

Metal

Items

2.0 GARAGE CEILINGS

Comments: Inspected

2.1 GARAGE WALLS

Comments: Inspected

2.2 GARAGE FLOOR

Comments: Inspected

2.3 GARAGE VEHICLE DOOR(S)

Comments: Inspected

2.4 GARAGE DOOR VEHICLE 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 8 Rafters
OSB Sheathing

Method used to observe attic:

Walked

Floor Structure:

2x4 Floor Trusses 24" on center

Wall Structure:

2 X 6's 16" on center

Ceiling Structure:

Not visible

Attic info:

Pull Down stairs
Light in attic

Items

3.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

Comments: Inspected

The basement and the foundation wall inspections were very limited due to the basement being finished off.



3.0 Item 1(Picture)



3.0 Item 2(Picture)



3.0 Item 3(Picture)



3.0 Item 4(Picture)

3.1 WALLS (Structural)

Comments: Inspected

3.2 FLOORS (Structural)

Comments: Inspected

Insulation between floor joist limited view of floor framing and rim joist. It was not all removed for inspection and this prevented a visual of the entire floor framing system. It is possible that some defects are hidden or not in view during this inspection. Crawl space areas with limited space between the soil floor and bottom of the floor framing system further the visual inspection ability of the inspector.

3.3 CEILINGS (structural)

Comments: Inspected

3.4 ROOF STRUCTURE AND ATTIC

Comments: Inspected

3.5 WATER ENTRY IN BASEMENT/CRAWL

Comments: Inspected

4. Roofing

Styles & Materials

Roof Material:

Wood shakes

Viewed roof material from:

Ground
Ladder

Chimney (exterior):

Wood shingle siding


Sky Light(s):

Two

Items

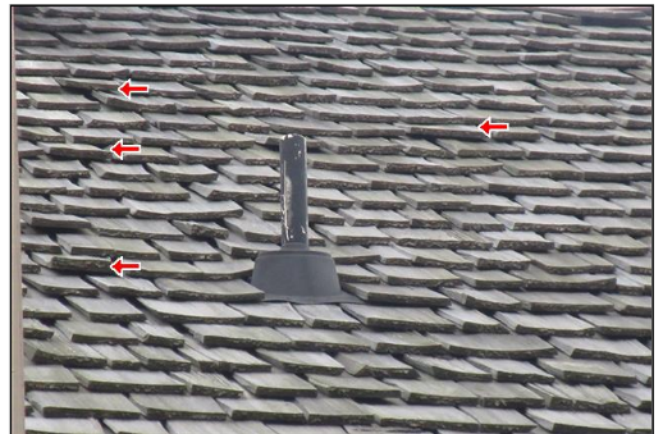
4.0 ROOF COVERINGS

Comments: Inspected, Repair or Replace

 The wood shakes on the roof are showing signs of aging and are nearing the end of their expected life. It is recommended that a roofing contractor further evaluate this situation.



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)



4.0 Item 6(Picture)

4.1 FLASHINGS

Comments: Inspected

4.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS


Comments: Inspected

4.3 GUTTERS & DOWNSPOUTS

Comments: Inspected

4.4 WATER ENTRY IN ATTIC

Comments: Inspected, Repair or Replace

 Water stains and possible slight damage noted on roof decking left of center (above Garage) in the attic. Roofer will need to evaluate roof and ensure that the roof covering is water tight. Even though these areas may not have been wet during this inspection, it is possible that outdoor and weather conditions could change and cause leaks to become active again. See photo(s) for location(s).



4.4 Item 1(Picture)

5. Insulation and Ventilation

Styles & Materials

Attic Insulation:

Blown
Fiberglass
R-30 or better

Roof Ventilation:

Gable vents
Soffit Vents
Power vents

Dryer Vent:

Flexible Metal

Exhaust Fans:

Fan only

Dryer Power Source:

220 Electric

Items

5.0 INSULATION IN ATTIC

Comments: Inspected

5.1 INSULATION BETWEEN FLOOR JOISTS IN BASEMENT OR CRAWL SPACE

Comments: Inspected

5.2 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

A radon mitigation system has been installed in the home. This is a permanent system that is intended to remove high readings of radon to an acceptable level. System fan appeared to be running and liquid display looked to be performing as intended. It is recommended to have sellers provide all possible information regarding this system and/or contact the installer for additional information as needed. See photo(s).



5.2 Item 1(Picture)

5.3 KITCHEN, BATHROOM AND LAUNDRY ROOM VENTS

Comments: Inspected

5.4 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Inspected, Repair or Replace

🔧 The power fan would not function at time of inspection. Make fan operational. The power fan is the primary form of ventilation for the attic. It is imperative that this fan operate to maintain circulation for the attic. This will increase the longevity of the roof. If the attic gets too hot then there is a possibility that the shingles could bake from underneath.



5.4 Item 1(Picture)



5.4 Item 2(Picture)

6. Heating / Central Air Conditioning

Styles & Materials

Heating Equipment Type: Forced Air Heat Pump Forced Air (also provides cool air)	Heating Equipment Age: 2005	Number of Heat Systems (excluding wood): Four
Heat Temp: The upper level heat read 105 The main level heat read 101 The basement level heat read 101	Operable Fireplaces: Five	Cooling Equipment Type: Central forced Air A/C Heat Pump Forced Air (also provides warm air) Freon Phase Out
Cooling Equipment Age: 2005 2007 2014 2019	Number of AC Only Units: Four	A/C Temp: The basement A/C read 60 degrees The main level A/C read 56 degrees The upper level A/C read 60 degrees.
Basement HVAC: Seperate system	Energy Source: Gas	Ductwork: Insulated
Filter Type: Disposable	Filter Size: 16x25x4	Types of Fireplaces: Traditional Ceramic Vented Direct vent fireplace Vented gas logs Glass Doors
Cooling Equipment Energy Source: Electricity		

Items

6.0 HEATING EQUIPMENT

Comments: Inspected, Repair or Replace

🔧 (1) 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 Item 1(Picture) attic unit



6.0 Item 2(Picture) attic unit



6.0 Item 3(Picture) basement unit

🔧 (2) 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 equipment is operating properly and efficiently. Most of internal parts of the HVAC system are concealed from view, and our inspection is mostly visual and is intended to check the operation of the system(s). 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 Item 4(Picture) heat pump

🔧 (3) Visible rusting noted on the overflow pan for the air handler in the basement utility room. This may be caused by a clogged condensate drain line or a blockage in the evaporator coil. Recommend to have HVAC contractor inspect for further evaluation and repair as needed. See photo(s).



6.0 Item 5(Picture)

6.1 NORMAL OPERATING CONTROLS/ THERMOSTAT

Comments: Inspected

6.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected, Repair or Replace

🔧 (1) Filter location. See photo. As a part of maintenance, it is recommended that the 1" filter(s) be changed every 3 months. 3" to 5" (thicker) filters are typically replaced every 6 months to 1 year. This will help maintain the life of the unit(s).



6.2 Item 1(Picture) attic unit



6.2 Item 2(Picture) attic unit



6.2 Item 3(Picture)

🔧 (2) Secure the loose register to the ceiling in the left front bedroom to eliminate the rattling noise. .



6.2 Item 4(Picture)

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 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Inspected

6.6 GAS FIRELOGS AND FIREPLACES

Comments: Inspected, Repair or Replace

🔧 C-clamp needed on the damper in the master bedroom fireplace, because gas logs are in use. C-clamp will prevent the damper from being shut and allowing some carbon monoxide to escape into the living space.



6.6 Item 1(Picture)

6.7 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected, Repair or Replace

🔧 (1) This A/C unit(s) uses the older R-22 type of refrigerant gas (freon) that is being phased out of production and will likely be expensive and difficult to find in the near future. The newer type of refrigerant does not mix with the older type. This is for your information.



6.7 Item 1(Picture)

👉 (2) Recommend to have the compressor(s) on the side of the home properly leveled. This will help prevent potential damage to the unit(s). See photo(s).



6.7 Item 2(Picture)

(3) Photo(s) of A/C unit(s).



6.7 Item 3(Picture)

👉 (4) The condensate drain lines are buried in the soil at the right side of the home. Recommend to have these lines cleared of debris and free flowing. See photo(s).



6.7 Item 4(Picture)

6.8 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

7. Electrical System

Styles & Materials

Panel capacity:

(2) 200 AMP service panel

Panel Type:

Circuit breakers

Wiring Methods:

Romex

Branch wire 15 and 20 AMP:

Copper

Items

7.0 SERVICE ENTRANCE CONDUCTORS & MAIN DISCONNECT BREAKER

Comments: Inspected

7.1 SERVICE GROUNDING

Comments: Inspected

7.2 PANEL BOX & SUB-PANEL

Comments: Inspected

7.3 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

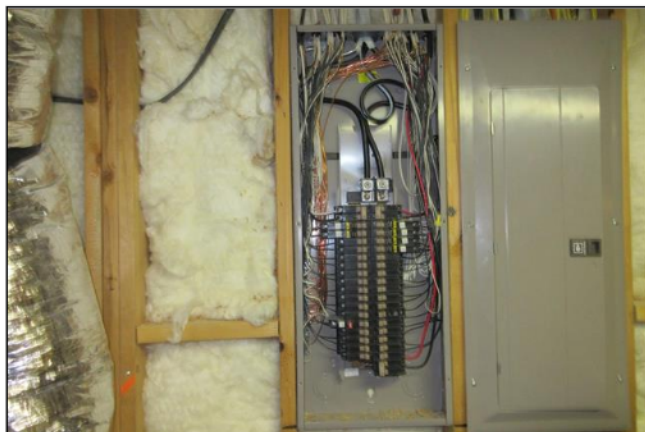
The main panel box is located at the basement. However, the main disconnect (shut-off) is outside at meter base panel (for your information). Panel was inspected for function (not code compliance) and building codes and standards have changed over the years.



7.3 Item 1(Picture) main disconnect



7.3 Item 2(Picture)



7.3 Item 3(Picture)



7.3 Item 4(Picture)

7.4 BRANCH CIRCUIT CONDUCTORS, CIRCUIT BREAKERS & WIRING

Comments: Inspected

7.5 OUTLETS & LIGHT FIXTURES

Comments: Inspected, Repair or Replace

🔧 Recommend to place a cover over the exposed outlet in the basement mechanical room. Covers are used to control sparking.



7.5 Item 1(Picture)

7.6 CONDUIT

Comments: Inspected

7.7 OPERATION OF GFCI & OR AFCI

Comments: Inspected

7.8 SMOKE DETECTORS

Comments: Inspected

All smoke detectors should be tested upon moving in to the home. Typically, there should be at least one smoke detector per level, one in each bedroom and one in the immediate bedroom hallway. All of these detectors should be interconnected and work together without the use of a battery. There are different types of smoke detectors: *Ionization* and *Photoelectric*. Smoke detectors have an expiration date and typically last 10 years before needing replacement.



7.8 Item 1(Picture)

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 Power Source: Gas	Water Heater Capacity: (2) 50 Gallon
Water Heater Location: Basement	Water Heater Age: 2013 2016	

Items

8.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

8.1 PLUMBING WATER SUPPLY AND DISTRIBUTION PIPING AND FIXTURES

Comments: Inspected

Recommend to have all exterior water faucets/pipes winterized for the colder months. All pipes that are exposed to the elements or *not* in conditioned space (unfinished/non-insulated basement or crawlspace) should have insulation around them to prevent potential damage.

8.2 TUBS, SINKS, TOILETS & SHOWER STALLS

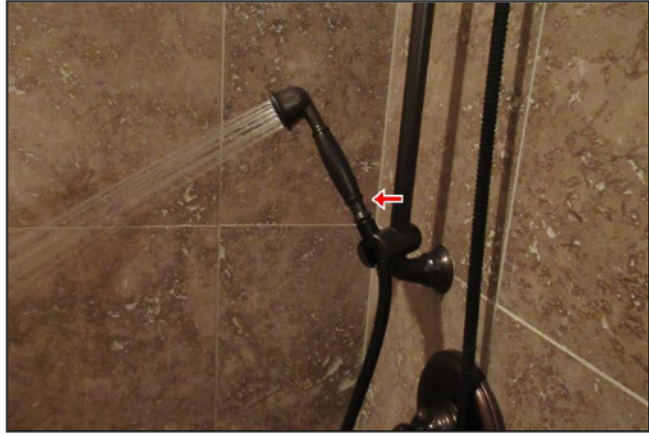
Comments: Inspected, Repair or Replace

🔧 (1) The faucet for the right side master bath sink is loose to the countertop. Recommend to secure faucet and make area water tight.



8.2 Item 1(Picture)

🔧 (2) Recommend to repair the leaking shower head in the master bath. Teflon tape may help resolve this issue. Have plumber inspect and make necessary repairs.



8.2 Item 2(Picture)

🔧 (3) Faucet for the sink in the master bedroom had no pressure and water only trickled out. Recommend to have plumber evaluate to repair or replace.



8.2 Item 3(Picture)

🔧 (4) Seal around the faucet where it meets the shower in the upstairs center bath. This will help prevent water from leaking behind the wall cavity.



8.2 Item 4(Picture)

🔧 (5) The sink in the upstairs left front bath drained very slowly. Have the drain line checked for a possible clog.



8.2 Item 5(Picture)

🔧 (6) Recommend to secure the loose toilet to the floor in the main hall bath. This will help prevent damage to the wax ring and possible leakage.



8.2 Item 6(Picture)

8.3 WATER HEATER

Comments: Inspected

The water heaters are located in the basement utility room. This is for your information.



8.3 Item 1(Picture)

8.4 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

The main water shut-off is the blue lever located in the basement "chalkboard" room. This is for your information. See photo.



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.



8.6 Item 1(Picture)

9. Interiors

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Finished Basement

Interior Doors:

Hollow core

Solid

Wood

Window Types:

Wood

Double-hung

Items

9.0 CEILINGS

Comments: Inspected

9.1 WALLS

Comments: Inspected

Basement is mostly finished limiting visual inspection of the floor, walls and ceiling framing.

9.2 FLOORS

Comments: Inspected

9.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

9.4 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

9.5 INTERIOR DOORS

Comments: Inspected, Repair or Replace

🔧 (1) Recommend to adjust the front center bedroom closet door so that it fits in the frame properly.

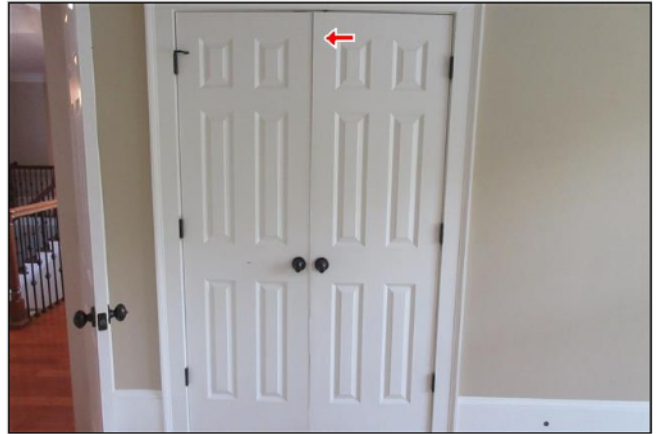


9.5 Item 1(Picture)

🔧 (2) Recommend to adjust the front left bedroom door so that it latches properly.

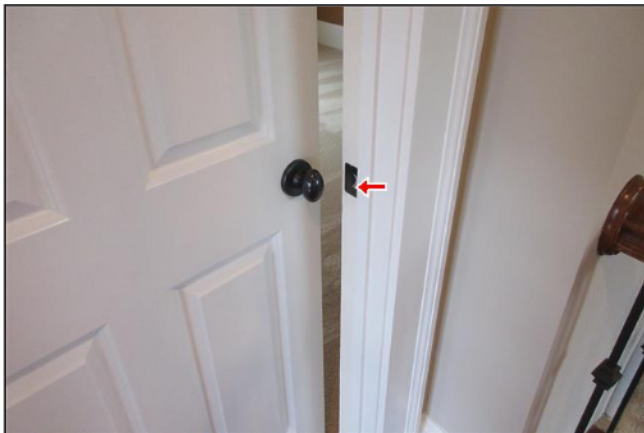


9.5 Item 2(Picture)

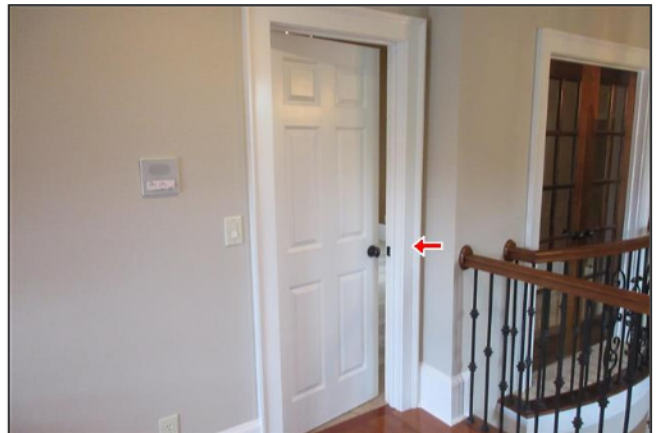


9.5 Item 3(Picture)

🔧 (3) Recommend to adjust the rear left bedroom door so that it latches properly.

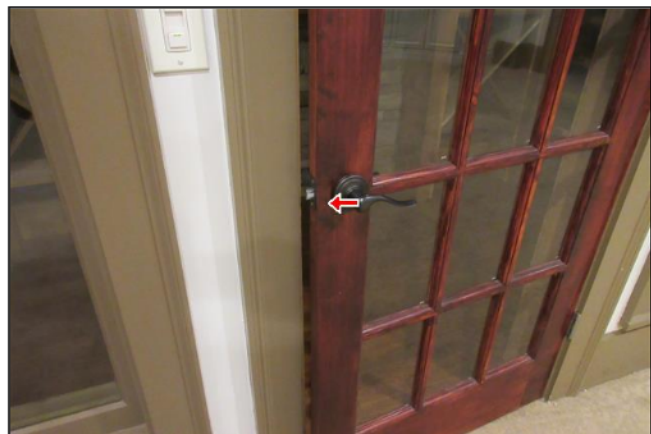


9.5 Item 4(Picture)



9.5 Item 5(Picture)

🔧 (4) Recommend to adjust the wine cellar door so that it latches properly.



9.5 Item 6(Picture)

9.6 WINDOWS

Comments: Inspected, Repair or Replace

Many of the windows were stuck in place and would not open. Have this condition corrected. There should be at least one operable window in each room for means of egress during an emergency.



9.6 Item 1(Picture) master bedroom



9.6 Item 2(Picture) left front bedroom



9.6 Item 3(Picture) rear left bedroom

9.7 BATHROOMS

Comments: Inspected, Repair or Replace

(1) Location of access panel for jetted tub in the master bathroom. This is for your information. See photo(s).



9.7 Item 1(Picture)



9.7 Item 2(Picture)

🔧 (2) Repair the chip(s) in the tub for the upstairs rear left bath. Chips in the tub can rust and eventually cause leaks.



9.7 Item 3(Picture)



9.7 Item 4(Picture)

9.8 LAUNDRY ROOM

Comments: Inspected

10. Built-In Kitchen Appliances

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, Repair or Replace

🔧 Recommend to make the garbage disposal in the main kitchen operational. It would not test at the time of the inspection.



10.3 Item 1(Picture)

10.4 MICROWAVE

Comments: Inspected

10.5 REFRIGERATOR

Comments: Inspected

10.6 RECALLCHEK

Comments: Inspected