



# AMENDMENT TO ADDRESS CONCERNS WITH PROPERTY AMENDMENT #1

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

Date: 1/13/2020



2020 Printing

**Whereas**, the undersigned parties have entered into a certain Agreement between \_\_\_\_\_  
Narayan K Swamy, Surekha Kotla ("Buyer") and Daniel M Kuhs, Jennifer J Kuhs \_\_\_\_\_ ("Seller"), with  
a Binding Agreement Date of 1/10/2020 for the purchase and sale of real property located at:  
6007 Castleton Manor, Cumming, Georgia  
30041-7692 ("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]

1. The sellers agree to have the deck thoroughly and professionally fixed by qualified contractors:  
Center post at deck was not properly supported and has shifted forcing the floor joist to separate from  
outer ban. Many of the floor joist are not in contact with outer ban. A new 6x6 post should be  
installed with permanent footer installed. Outer ban is heavily warped and many need to be replaced.  
All floor joist should be brought up to code: Floor joist for deck are not properly supported by joist  
hangers. Joist hangers need to be installed at outer and inner bands to ensure floor system is  
properly supported. After fixed, the deck underneath needs to be pressure washed and painted.
2. The sellers agree to have all the void under stairs professionally back filled with gravel to ensure  
proper support of the brick steps at front of home.
3. The sellers agree to replace the faulty pressure regulator with a new and well-functioning regulator.
4. The sellers agree to properly install a tankless or bigger (80 Gal.) tank water heater to meet the  
current home needs (over 5,000 sqft with kitchen and full bath added in basement).
5. The sellers agree to replace the non-GFCI circuit with GFCI circuit in Garage, and install GFCI  
outlet for Sump pump in basement.
6. The sellers agree to seal all the furnace units which are not property sealed and are allowing  
conditioned air to escape, in order to ensure proper efficiency.
7. The sellers agree to properly secure the mixture valve, which is loose behind wall, to framing in the  
master bathroom, seal all seams in master shower surround, install additional bracket to secure the  
loose glass shower partition to surround, replace the inoperative Jacuzzi action button, and  
repair/replace the mixture valve handle which is missing parts in one bathroom.
8. The sellers agree to repair one front bedroom window which is painted shut.

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ESTATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE REPORTED TO  
THE GEORGIA ASSOCIATION OF REALTORS® AT (770) 451-1831.

9. The sellers agree to have a pest control company further evaluate the whole house for rodent activity observed and provide the buyers with a clear of any rodent infestation and damage letter and one year warranty prior to the expiration of due diligence period.
10. The sellers agree to provide the buyers with a copy of termite clearance letter during due diligence and agree to transfer the current termite control to the buyers without transfer cost to the buyers.
11. The sellers agree to clean the dirty gutters and roof to ensure proper rainwater run off and repair/replace the gutter at rear of home which is pulling away from home.
12. The sellers agree to have all the dirty ductwork in the entire house to be professionally cleaned.
13. The sellers agree to have the entire premise and carpet deeply and professionally cleaned and deodorized specifically for pets odors and treated for fleas and ticks, and have all the vents and vent covers, grease filters, dryer vent cleaned.
14. The sellers agree to either leave the wall decorations and window curtain bars with the house to avoid holes in the wall or remove them followed by filling the holes and touch up and painting to match the surrounding color. The sellers agree to remove all the kid gates related hardware in the house, including but not limited to master bedroom door frame, stairs, etc., and fill the holes, touch up and paint to match the surrounding color.
15. The sellers agree to verify the irrigation system, which was missed from inspection due to raining, is working properly.
16. The sellers agree to provide a copy of Certificate of Occupancy for the finished basement.
17. The sellers agree to provide the receipts and pictures for all the work done.

For the details, see the attached inspection report as Exhibit 1.

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.

Narayan K Swamy  
1 Buyer's Signature

\_\_\_\_\_  
1 Seller's Signature

Swamy  
2 Buyer's Signature

\_\_\_\_\_  
2 Seller's Signature

Additional Signature Page (F267) is attached.

Additional Signature Page (F267) is attached.

ATLFDC Realty, LLC  
Selling Brokerage Firm

Compass  
Listing Brokerage Firm

Sophia He  
Broker/Affiliated Licensee Signature

\_\_\_\_\_  
Broker/Affiliated Licensee Signature

NAMAR  
REALTOR® Membership

\_\_\_\_\_  
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.

Exhibit 1

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## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

## General Information

### Property Information

Property Address 6007 Casleton Manor



City Cumming State GA Zip 30044

### Client Information

Client Name Surekha & Narayan Swamy  
Phone 318-350-8287  
E-Mail agentsurekha@gmail.com

### Inspection Company

Inspector Name Max Shirley  
Company Name Max Shirley Inspections  
Address MAX SHIRLEY INSPECTION SERVICES

## General Information (Continued)

City DULUTH State GA Zip 30093  
Phone 404-273-0698  
E-Mail maxshirley099@gmail.com  
File Number 6007-2020  
Amount Received \$495.00

### Conditions

Others Present Buyer Property Occupied Occupied  
Estimated Age 20 Years Entrance Faces North  
Inspection Date 01/11/2020  
Start Time 12:20 PM End Time 3:40 PM  
Electric On  Yes  No  Not Applicable  
Gas/Oil On  Yes  No  Not Applicable  
Water On  Yes  No  Not Applicable  
Temperature 67 Degrees  
Weather Rain Soil Conditions Wet  
Space Below Grade Basement  
Building Type Single family Garage Attached  
Sewage Disposal County How Verified Visual Inspection  
Water Source County How Verified Visual Inspection  
Additions/Modifications None

## Lots and Grounds

A NPNI M D

1.      Driveway: Concrete
2.      Walks: Concrete



## Lots and Grounds (Continued)

3.     Steps/Stoops: Brick -

Brick steps at front of home were not properly back filled with dirt and there is a void under stairs the needs to be back filled with gravel to ensure proper support.



## Lots and Grounds (Continued)

4.      Porch: Concrete  
5.      Deck: Treated wood -

Center post at deck was not properly supported and has shifted forcing the floor joist to separate from outer ban. Many of the floor joist are not in contact with outer ban. Further evaluation by qualified contractor is needed to estimate repairs. A new 6x6 post should be installed with permanent footer installed. Outer ban is heavily warped and many need to be replaced. All floor joist should be brought up to code : Floor joist for deck are not properly supported by joist hangers. Joist hangers need to be installed at outer and inner bands to ensure floor system is properly supported.





## Lots and Grounds (Continued)

Deck: (continued)





## Lots and Grounds (Continued)

Deck: (continued)



- 6.      Grading: Minor slope
- 7.      Swale: Adequate slope and depth for drainage
- 8.      Vegetation: Shrubs & Trees
- 9.      Fences: Chain link

## Exterior

A NPNI M D

### Main Exterior Surface

1.      Type: Brick veneer, Hardy Siding
2.      Trim: Wood
3.      Fascia: Wood
4.      Soffits: Wood
5.      Door Bell: Hard wired
6.      Entry Doors: Wood
7.      Patio Door: Wood & Glass
8.      Windows: Wood double hung
9.      Window Screens: Vinyl mesh
10.      Exterior Lighting: Surface mounted lamps front and rear
11.      Exterior Electric Outlets: 110 VAC GFCI
12.      Hose Bibs: Gate
13.      Gas Meter: Exterior surface mount at side of home
14.      Main Gas Valve: Located at gas meter

## Roof

A NPNI M D

### Main Roof Surface

1. Method of Inspection: Ground level
2.      Unable to Inspect: 10%
3.      Material: Asphalt shingle
4. Type: Hip
5. Approximate Age: 5 Years
6.      Flashing: Aluminum
7.      Valleys: Asphalt shingle
8.      Plumbing Vents: PVC

## Roof (Continued)

9.      Gutters: Aluminum -

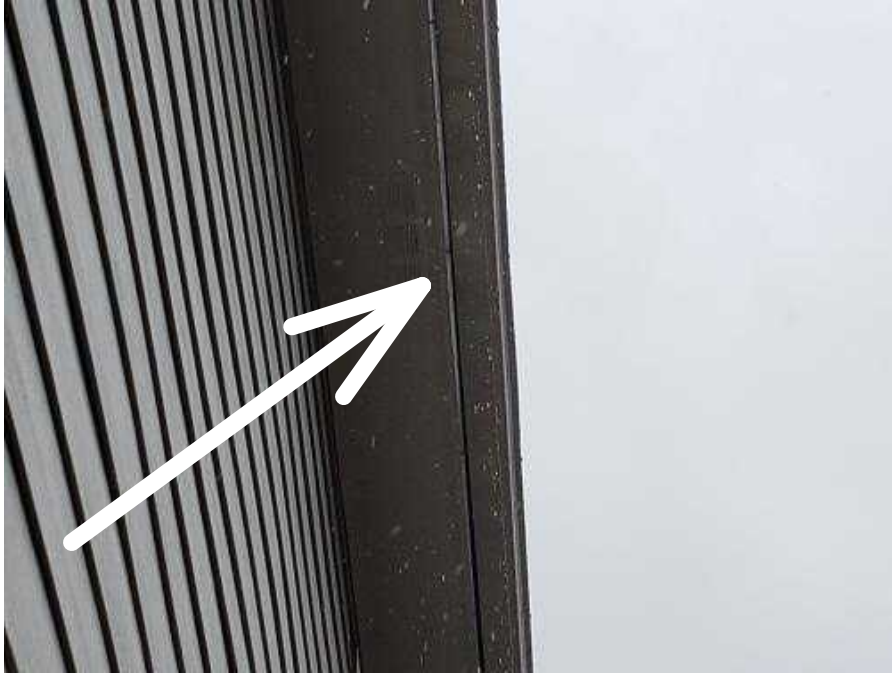
Gutters and roof need to be cleaned out to ensure proper rainwater run off.

Gutter at rear of home is pulling away from home and needs to be repaired.



## Roof (Continued)

Gutters: (continued)



- 10.      Downspouts: Aluminum
  - 11.      Leader/Extension: Adequate
- 
- Rear Chimney
- 12.      Chimney: Metal surface mount direct vent
  - 13.      Flue/Flue Cap: Metal surface mount direct vent
  - 14.      Chimney Flashing: Aluminum

## Garage/Carport

A NPNI M D

Attached Garage

- 1. Type of Structure: Attached Car Spaces: 2
- 2.      Garage Doors: Metal
- 3.      Door Operation: Mechanized
- 4.      Door Opener: Lift Master
- 5.      Ceiling: Paint
- 6.      Walls: Paint
- 7.      Floor/Foundation: Poured slab



## Garage/Carport (Continued)

8.  Electrical: 110 VAC outlets and lighting circuits -

Non-GFCI circuit  
-recommend GFCI circuit  
be installed.



## Structure

A NPNI M D

1.  Structure Type: Wood frame
2.  Foundation: Poured slab
3.  Differential Movement: No movement or displacement noted
4.  Beams: Laminated
5.  Bearing Walls: Frame
6.  Joists/Trusses: 2x10
7.  Floor/Slab: Poured slab
8.  Stairs/Handrails: Wood stairs with wood handrails
9.  Subfloor: Plywood

## Structure (Continued)

### Sub Basement

- 10.      Unable to Inspect: 10%
- 11.      Ceiling: Paint
- 12.      Walls: Paint
- 13.      Floor: Poured Slab -

Rodent activity observed at unfinished room in basement. Recommend further evaluation by pest control company.



- 14.      Doors: Hollow wood
- 15.      Windows: Wood double hung
- 16.      Electrical: 110 VAC outlets and lighting circuits
- 17.      HVAC Source: Air exchange ventilation
- 18.      Insulation: Fiberglass
- 19.      Ventilation: Windows

## Structure (Continued)

20.  Sump Pump: Submerged -

Sump pump not connected to dedicated GFCI circuit. Recommend GFCI outlet be installed.



21.  Basement Stairs/Railings: Carpet stairs with wood handrails

## Electrical

A NPNI M D

1. Service Size Amps: 200 Volts: 110-240 VAC
2.  Service: Aluminum

## Electrical (Continued)

3.  120 VAC Branch Circuits: Copper -

Doubled up neutrals need to be separated out onto individual on locations on the bus bar.



4.  240 VAC Branch Circuits: Copper  
5.  Conductor Type: Romex  
6.  Ground: Plumbing and rod in ground  
7.  Smoke Detectors: Battery operated

Basement Electric Panel

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## Electrical (Continued)

8.      Manufacturer: Siemens



9. Maximum Capacity: 200 Amps

## Electrical (Continued)

10.      Main Breaker Size: 200  
Amps



11.      AFCI: 110 volt -

Current code calls for all living spaces to have AFCI breaker and outlet protection installed. Recommend updating homes electrical system to ensure safe and proper operation per code.



## Electrical (Continued)

12.      Breakers: Copper  
13.      GFCI: Present  
14. Is the panel bonded?  Yes  No  
Basement Electric Panel  
15.      Manufacturer: Square D



16. Maximum Capacity: 200 Amps  
17.      Main Breaker Size: 200 Amps  
18.      AFCI: 110 volt  
19.      Breakers: Copper  
20.      GFCI: Basement, garage, kitchen, bathrooms  
21. Is the panel bonded?  Yes  No

## Attic

A NPNI M D

### Main Attic

1. Method of Inspection: In the attic
2.      Unable to Inspect: 10%
3.      Roof Framing: 2x6 Rafter, 2x4 Truss -

There is a cracked/damaged 2x6 framing member at rear of home the needs an additional 2x6 sistered up to it to ensure integrity.

There a few loose 2x4 framing members that are loose and need additional fasteners added.





## Attic (Continued)

Roof Framing: (continued)



## Attic (Continued)

Roof Framing: (continued)



## Attic (Continued)

Roof Framing: (continued)



- 4.      Sheathing: Plywood
- 5.      Ventilation: Gable, roof and soffit vents
- 6.      Insulation: Blown in
- 7.      Insulation Depth: 12"
- 8.      Vapor Barrier: Paper
- 9.      Wiring/Lighting: 110 VAC lighting circuit
- 10.      Moisture Penetration: No moisture during time of inspection
- 11.      Bathroom Fan Venting: Electric fan routed to exterior

## Air Conditioning

A NPNI M D

### Main AC System

1.      A/C System Operation: Functional
2.      Condensate Removal: PVC
3.      Exterior Unit: Pad mounted
4. Manufacturer: Lennox
5. Model Number: XC14-036-230-04 Serial Number: 5812C14875
6. Area Served: Whole building Approximate Age: 8 Years
7. Fuel Type: 120-240 VAC Temperature Differential: 10 Degrees
8. Type: Central A/C Capacity: 3.5 Ton
9.      Visible Coil: Aluminum
10.      Refrigerant Lines: Low pressure and high pressure
11.      Electrical Disconnect: Breaker Disconnect
12.      Exposed Ductwork: Insulated flex
13.      Blower Fan/Filters: Direct drive with disposable filter
14.      Thermostats: Programmable

### Main AC System

15.      A/C System Operation:  
Functional -

A/C unit is not level.  
Recommend leveling to  
ensure proper operation.

The unit is nearing the end  
of the manufactures stated  
design life.



16.      Condensate Removal: PVC
17.      Exterior Unit: Pad mounted
18. Manufacturer: Comfortmaker
19. Model Number: NACA030AKA1 Serial Number: L001620348
20. Area Served: Whole building Approximate Age: Original
21. Fuel Type: 120-240 VAC Temperature Differential: 10 Degrees
22. Type: Central A/C Capacity: 3 Ton



## Air Conditioning (Continued)

- 23.      Visible Coil: Aluminum
- 24.      Refrigerant Lines: Low pressure and high pressure
- 25.      Electrical Disconnect: Breaker Disconnect

### Main AC System

- 26.      A/C System Operation:  
Functional -

A/C unit is not level.  
Recommend leveling to  
ensure proper operation.



- 27.      Condensate Removal: PVC
- 28.      Exterior Unit: Pad mounted
- 29. Manufacturer: Lennox
- 30. Model Number: 14HPX-024-23-19 Serial Number: 1915C29919
- 31. Area Served: Basement Approximate Age: Original
- 32. Fuel Type: 120-240 VAC Temperature Differential: 10 Degrees
- 33. Type: Heat pump Capacity: 2 Ton
- 34.      Visible Coil: Aluminum
- 35.      Refrigerant Lines: Low pressure and high pressure
- 36.      Electrical Disconnect: Breaker Disconnect

## Fireplace/Wood Stove

A NPNI M D

### Family Room Fireplace

1.      Fireplace Construction: Prefab
2. Type: Gas log
3.      Fireplace Insert: Standard
4.      Smoke Chamber: Metal
5.      Flue: Metal
6.      Damper: Metal
7.      Hearth: Flush mounted

### Master Bedroom Fireplace

8.      Fireplace Construction: Prefab
9. Type: Gas log
10.      Fireplace Insert: Standard
11.      Smoke Chamber: Metal
12.      Flue: Metal
13.      Damper: Metal
14.      Hearth: Flush mounted

## Heating System

A NPNI M D

### Attic Heating System

1.      Heating System Operation: Adequate
2. Manufacturer: Lennox
3. Model Number: SL28OUH07036A-03 Serial Number: 5912D29184
4. Type: Forced air Capacity: 75,000 BTUHR
5. Area Served: Whole building Approximate Age: 8 Years
6. Fuel Type: Natural gas
7.      Heat Exchanger: 5 Burner
8. Unable to Inspect: 10%
9.      Blower Fan/Filter: Direct drive with disposable filter -

**FILTER SIZE: 16" X 25" X 1"**

## Heating System (Continued)

10.      Distribution: Insulflex duct -

Recommend duct cleaning service for all ductwork.





## Heating System (Continued)

Distribution: (continued)



- 11.      Circulator: Pump
- 12.      Draft Control: Manual
- 13.      Flue Pipe: Double wall
- 14.      Controls: Limit switch
- 15.      Thermostats: Programmable

Basement Heating System

- 16.      Heating System Operation:  
Adequate -

Furnace is not properly sealed and is allowing conditioned air to escape which is effecting overall efficiency. Seal unit to ensure proper efficiency.





## Heating System (Continued)

- 17. Manufacturer: Comfortmaker
- 18. Model Number: FBF075B12A5 Serial Number: L0003 11439
- 19. Type: Forced air Capacity: 75,000 BTUHR
- 20. Area Served: Whole building Approximate Age: Original
- 21. Fuel Type: Natural gas
- 22.  Heat Exchanger: 3 Burner
- 23. Unable to Inspect: 10%
- 24.  Blower Fan/Filter: Direct drive with disposable filter -

**FILTER SIZE: 16" X 25" X 1"**

- 25.  Distribution: Insulflex duct -

Recommend duct cleaning  
service for all ductwork.



- 26.  Circulator: Pump
- 27.  Draft Control: Manual
- 28.  Flue Pipe: Double wall
- 29.  Controls: Limit switch

### Basement Heating System

- 30.  Heating System Operation: Adequate -

Furnace is not properly sealed and is allowing conditioned air to escape into attic which is

## Heating System (Continued)

Heating System Operation: (continued)

effecting overall efficiency. Seal unit to ensure proper efficiency.

- 31. Manufacturer: Lennox
- 32. Model Number: CBX25UH-024-1 Serial Number: 6015B49640
- 33. Type: Forced air Capacity: 40,000 BTUHR
- 34. Area Served: Whole building Approximate Age: Original
- 35. Fuel Type: Electric
- 36. Unable to Inspect: 10%
- 37.  Blower Fan/Filter: Direct drive with disposable filter -

**FILTER SIZE: 16" X 20" X 1"**

- 38.  Distribution: Insulflex duct
- 39.  Circulator: Pump
- 40.  Draft Control: Manual
- 41.  Controls: Limit switch

## Plumbing

A NPNI M D

## Plumbing (Continued)

1.  Service Line: Copper -

Faulty pressure regulator needs to be replaced.



## Plumbing (Continued)

2.      Main Water Shutoff: Basement

**MAIN WATER SHUTOFF**



3.      Water Lines: Copper, CPVC, and Stainless Flex  
4.      Drain Pipes: PVC  
5.      Service Caps: Accessible  
6.      Vent Pipes: PVC  
7.      Gas Service Lines: Cast Iron, Insulflex

Basement Water Heater

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## Plumbing (Continued)

8.  Water Heater Operation: Adequate -

Water heater is undersized/inadequate for homes current needs with the addition of kitchen and full bath in basement. Recommend tank less water heater be installed.

Expansion tank was not installed properly. It is design to be installed vertically to ensure water can not enter the tank and add unwanted pressure to plumbing. Support strap should be added from tank to framing above.



9. Manufacturer: A.O. Smith

10. Model Number: GCV 50 200 Serial Number: 1107A011549

11. Type: Natural gas Capacity: 50 Gal.

12. Approximate Age: 9 Years Area Served: Whole building

13.  Flue Pipe: Single wall

14.  TPRV and Drain Tube: Copper

## Bathroom

A NPNI M D

### Master Bathroom

1.      Closet: Walk In
2.      Ceiling: Paint
3.      Walls: Paint
4.      Floor: Hardwood
5.      Doors: Hollow wood
6.      Windows: Wood double hung
7.      Electrical: 110 VAC GFCI
8.      Counter/Cabinet: Composite and wood
9.      Sink/Basin: Molded dual bowl
10.      Faucets/Traps: Delta fixtures with a PVC trap -

Mixture valve is loose behind wall and should be secured to framing.



## Bathroom (Continued)

11.  Tub/Surround: Fiberglass tub and ceramic tile surround -

Jacuzzi action button is inoperative and needs to be replaced.



12.  Shower/Surround: Ceramic tile pan and ceramic tile surround -

All seams in shower surround need to be sealed.

Glass shower partition is loose and needs additional bracket installed to secured it to surround.



## Bathroom (Continued)

Shower/Surround: (continued)





## Bathroom (Continued)

Shower/Surround: (continued)



- 13.      Toilets: 3 Gallon Tank
- 14.      HVAC Source: Air exchange ventilation
- 15.      Ventilation: Electric ventilation fan



## Bathroom (Continued)

Ventilation: (continued)



### 2nd Floor Bathroom Bathroom

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- 16.      Ceiling: Paint
- 17.      Walls: Paint
- 18.      Floor: Tile
- 19.      Doors: Hollow wood
- 20.      Electrical: 110 VAC GFCI
- 21.      Counter/Cabinet: Composite and wood
- 22.      Sink/Basin: Molded single bowl

## Bathroom (Continued)

23.  Faucets/Traps: Delta fixtures with a PVC trap -

Mixture valve handle is missing parts and needs to be repaired.



24.  Tub/Surround: Fiberglass tub and ceramic tile surround  
25.  Toilets: 3 Gallon Tank  
26.  HVAC Source: Air exchange ventilation  
27.  Ventilation: Electric ventilation fan

### 2nd floor Shared Bathroom

28.  Ceiling: Paint  
29.  Walls: Paint  
30.  Floor: Carpet, Tile  
31.  Doors: Hollow wood  
32.  Electrical: 110 VAC GFCI  
33.  Counter/Cabinet: Composite and wood  
34.  Sink/Basin: Molded single bowl  
35.  Faucets/Traps: Delta fixtures with a PVC trap  
36.  Tub/Surround: Fiberglass tub and ceramic tile surround  
37.  Toilets: 3 Gallon Tank  
38.  HVAC Source: Air exchange ventilation  
39.  Ventilation: Electric ventilation fan

### 1st Floor Bathroom

40.  Ceiling: Paint  
41.  Walls: Paint  
42.  Windows: Wood casement  
43.  Floor: Tile  
44.  Doors: Hollow wood  
45.  Electrical: 110 VAC GFCI  
46.  Counter/Cabinet: Composite and wood

## Bathroom (Continued)

- 47.      Sink/Basin: Molded single bowl
- 48.      Faucets/Traps: Delta fixtures with a PVC trap
- 49.      Tub/Surround: Fiberglass tub and ceramic tile surround
- 50.      Toilets: 3 Gallon Tank
- 51.      HVAC Source: Air exchange ventilation
- 52.      Ventilation: Electric ventilation fan -

Vent and vent cover need to be cleaned to ensure proper ventilation.



## Lower Bathroom Bathroom

- 53.      Ceiling: Paint
- 54.      Walls: Paint
- 55.      Floor: Tile
- 56.      Doors: Hollow wood
- 57.      Electrical: 110 VAC GFCI
- 58.      Counter/Cabinet: Composite and wood
- 59.      Sink/Basin: Molded single bowl
- 60.      Faucets/Traps: Delta fixtures with a PVC trap
- 61.      Tub/Surround: Fiberglass tub and ceramic tile surround
- 62.      Toilets: 3 Gallon Tank
- 63.      HVAC Source: Air exchange ventilation
- 64.      Ventilation: Electric ventilation fan



## Kitchen

A NPNI M D

### Main Kitchen

1.  Cooking Appliances: LG -

Cook top burner displays are not legible.



2.  Ventilator: Allure -

Grease filters need to be cleaned.



3.  Disposal: In-Sinkerator  
4.  Dishwasher: LG  
5. Air Gap Present?  Yes  No

## Kitchen (Continued)

- 6.      Refrigerator: LG
- 7.      Microwave: LG
- 8.      Sink: Stainless Steel
- 9.      Electrical: 110 VAC GFCI
- 10.      Plumbing/Fixtures: CPVC
- 11.      Counter Tops: Laminate
- 12.      Cabinets: Wood
- 13.      Pantry: Large
- 14.      Ceiling: Paint
- 15.      Walls: Paint and tile
- 16.      Floor: Hardwood
- 17.      Windows: Wood double hung
- 18.      HVAC Source: Air exchange ventilation

### Basement Kitchen

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- 19.      Dishwasher: General Electric
- 20. Air Gap Present?  Yes  No
- 21.      Sink: Stainless Steel
- 22.      Electrical: 110 VAC GFCI
- 23.      Plumbing/Fixtures: CPVC
- 24.      Counter Tops: Polished Granite
- 25.      Cabinets: Wood
- 26.      Pantry: Large
- 27.      Ceiling: Paint
- 28.      Walls: Paint and tile
- 29.      Floor: Hardwood
- 30.      Windows: Wood double hung
- 31.      HVAC Source: Air exchange ventilation

## Bedroom

A NPNI M D

### Master Bedroom

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- 1.      Closet: Walk In
- 2.      Ceiling: Paint
- 3.      Walls: Paint
- 4.      Floor: Carpet
- 5.      Doors: Hollow wood
- 6.      Windows: Wood double hung
- 7.      Electrical: 110 VAC outlets and lighting circuits
- 8.      HVAC Source: Air exchange ventilation

### Middle Front Bedroom

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- 9.      Closet: Large
- 10.      Ceiling: Paint

## Bedroom (Continued)

- 11.      Walls: Paint
- 12.      Floor: Carpet
- 13.      Doors: Hollow wood
- 14.      Windows: Wood double hung
- 15.      Electrical: 110 VAC outlets and lighting circuits
- 16.      HVAC Source: Air exchange ventilation

### Front Left Bedroom

- 17.      Closet: Large
- 18.      Ceiling: Paint
- 19.      Walls: Paint
- 20.      Floor: Carpet
- 21.      Doors: Hollow wood
- 22.      Windows: Wood double hung -

Window is painted shut and needs to be repaired.



- 23.      Electrical: 110 VAC outlets and lighting circuits
- 24.      HVAC Source: Air exchange ventilation

### Left Rear Bedroom

- 25.      Closet: Large
- 26.      Ceiling: Paint
- 27.      Walls: Paint
- 28.      Floor: Carpet
- 29.      Doors: Hollow wood
- 30.      Windows: Wood double hung
- 31.      Electrical: 110 VAC outlets and lighting circuits
- 32.      HVAC Source: Air exchange ventilation

### 1nd Floor Bedroom Bedroom

- 33.      Closet: Large

## Bedroom (Continued)

- 34.      Ceiling: Paint
- 35.      Walls: Paint
- 36.      Floor: Carpet
- 37.      Doors: Hollow wood
- 38.      Windows: Wood double hung
- 39.      Electrical: 110 VAC outlets and lighting circuits
- 40.      HVAC Source: Air exchange ventilation

## Living Space

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### Family Room Living Space

- 1.      Ceiling: Paint
- 2.      Walls: Paint
- 3.      Floor: Hardwood
- 4.      Windows: Wood double hung
- 5.      Electrical: 110 VAC outlets and lighting circuits
- 6.      HVAC Source: Air exchange ventilation

### Breakfast Area Living Space

- 7.      Ceiling: Paint
- 8.      Walls: Paint
- 9.      Floor: Hardwood
- 10.      Windows: Wood double hung
- 11.      Electrical: 110 VAC outlets and lighting circuits
- 12.      HVAC Source: Air exchange ventilation

### Office Living Space

- 13.      Ceiling: Paint
- 14.      Walls: Paint
- 15.      Floor: Hardwood
- 16.      Windows: Wood double hung
- 17.      Electrical: 110 VAC outlets and lighting circuits
- 18.      HVAC Source: Air exchange ventilation

### Dining Room Living Space

- 19.      Ceiling: Paint
- 20.      Walls: Paint
- 21.      Floor: Hardwood
- 22.      Windows: Wood double hung
- 23.      Electrical: 110 VAC outlets and lighting circuits
- 24.      HVAC Source: Air exchange ventilation

### 2nd Floor Media Living Space

- 25.      Ceiling: Paint
- 26.      Walls: Paint
- 27.      Floor: Carpet



## Living Space (Continued)

- 28.      Windows: Wood double hung
- 29.      Electrical: 110 VAC outlets and lighting circuits
- 30.      HVAC Source: Air exchange ventilation

### Billards Room Living Space

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- 31.      Ceiling: Paint
- 32.      Walls: Paint
- 33.      Floor: Tile
- 34.      Windows: Wood double hung
- 35.      Electrical: 110 VAC outlets and lighting circuits
- 36.      HVAC Source: Air exchange ventilation

### Gym Living Space

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- 37.      Ceiling: Paint
- 38.      Walls: Paint
- 39.      Floor: Poured Slab
- 40.      Windows: Wood double hung
- 41.      Electrical: 110 VAC outlets and lighting circuits
- 42.      HVAC Source: Air exchange ventilation

### Theatre Living Space

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- 43.      Ceiling: Paint
- 44.      Walls: Paint
- 45.      Floor: Carpet
- 46.      Windows: Wood double hung
- 47.      Electrical: 110 VAC outlets and lighting circuits
- 48.      HVAC Source: Air exchange ventilation

## Laundry Room/Area

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### 1st Floor Laundry Room/Area

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- 1.      Ceiling: Paint
- 2.      Walls: Paint
- 3.      Floor: Tile
- 4.      Doors: Hollow wood
- 5.      Electrical: 110 VAC outlets and lighting circuits
- 6.      HVAC Source: Air exchange ventilation
- 7.      Washer Hose Bib: Gate valves
- 8.      Washer and Dryer Electrical: 110-240 VAC

## Laundry Room/Area (Continued)

9.  Dryer Vent: Rigid metal -

Dryer vent needs to be cleaned to ensure proper operation.



10.  Washer Drain: Drain pan to main drain system

## Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Electrical

#### 1. 120 VAC Branch Circuits: Copper -

Doubled up neutrals need to be separated out onto individual on locations on the bus bar.



## Marginal Summary (Continued)

### 2. Basement Electric Panel AFCI: 110 volt -

Current code calls for all living spaces to have AFCI breaker and outlet protection installed. Recommend updating homes electrical system to ensure safe and proper operation per code.



## Air Conditioning

### 3. Main AC System A/C System Operation: Functional -

A/C unit is not level. Recommend leveling to ensure proper operation.

The unit is nearing the end of the manufactures stated design life.





## Marginal Summary (Continued)

4. Main AC System A/C System Operation:  
Functional -

A/C unit is not level. Recommend leveling  
to ensure proper operation.



Heating System

5. Attic Heating System Distribution: Insulflex duct -

Recommend duct cleaning service for all ductwork.

## Heating System (Continued)

Distribution: (continued)



## Heating System (Continued)

Distribution: (continued)



6. Basement Heating System Heating System Operation: Adequate -

Furnace is not properly sealed and is allowing conditioned air to escape which is effecting overall efficiency. Seal unit to ensure proper efficiency.





## Marginal Summary (Continued)

7. Basement Heating System Distribution:  
Insulflex duct -

Recommend duct cleaning service for all ductwork.



Bathroom

8. Master Bathroom Faucets/Traps: Delta fixtures with a PVC trap -

Mixture valve is loose behind wall and should be secured to framing.





## Marginal Summary (Continued)

9. Master Bathroom Tub/Surround:  
Fiberglass tub and ceramic tile surround -

Jacuzzi action button is inoperative and needs to be replaced.



10. Master Bathroom Shower/Surround: Ceramic tile pan and ceramic tile surround -

All seams in shower surround need to be sealed.

Glass shower partition is loose and needs additional bracket installed to secured it to surround.

## Bathroom (Continued)

Shower/Surround: (continued)



## Bathroom (Continued)

Shower/Surround: (continued)



11. 2nd Floor Bathroom Bathroom  
Faucets/Traps: Delta fixtures with a PVC  
trap -

Mixture valve handle is missing parts and  
needs to be repaired.





## Marginal Summary (Continued)

12. 1st Floor Bathroom Bathroom Ventilation:  
Electric ventilation fan -

Vent and vent cover need to be cleaned to ensure proper ventilation.



Kitchen

13. Main Kitchen Cooking Appliances: LG -

Cook top burner displays are not legible.





## Marginal Summary (Continued)

14. Main Kitchen Ventilator: Allure -

Grease filters need to be cleaned.



Bedroom

15. Front Left Bedroom Windows: Wood double hung -

Window is painted shut and needs to be repaired.



## Marginal Summary (Continued)

### Laundry Room/Area

16. 1st Floor Laundry Room/Area Dryer Vent:  
Rigid metal -

Dryer vent needs to be cleaned to ensure proper operation.



## Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Lots and Grounds

#### 1. Steps/Stoops: Brick -

Brick steps at front of home were not properly back filled with dirt and there is a void under stairs the needs to be back filled with gravel to ensure proper support.





## Lots and Grounds (Continued)

Steps/Stoops: (continued)



2. Deck: Treated wood -

Center post at deck was not properly supported and has shifted forcing the floor joist to separate from outer ban. Many of the floor joist are not in contact with outer ban. Further evaluation by qualified contractor is needed to estimate repairs. A new 6x6 post should be installed with permanent footer installed. Outer ban is heavily warped and many need to be replaced. All floor joist should be brought up to code : Floor joist for deck are not properly supported by joist hangers. Joist hangers need to be installed at outer and inner bands to ensure floor system is properly supported.



## Lots and Grounds (Continued)

Deck: (continued)



## Lots and Grounds (Continued)

Deck: (continued)





## Lots and Grounds (Continued)

Deck: (continued)



Roof

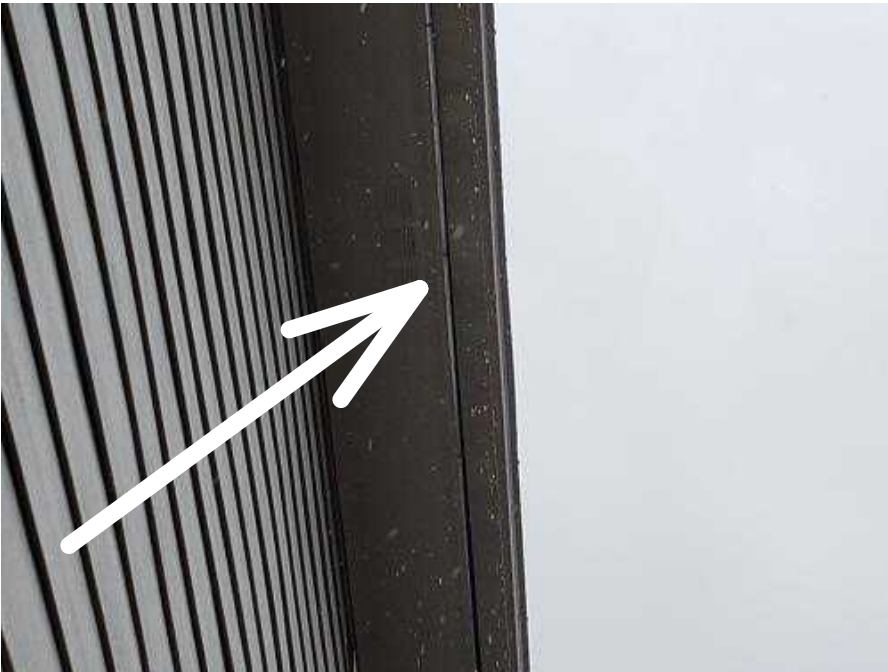
### 3. Gutters: Aluminum -

Gutters and roof need to be cleaned out to ensure proper rainwater run off.

Gutter at rear of home is pulling away from home and needs to be repaired.

## Roof (Continued)

Gutters: (continued)





## Defective Summary (Continued)

### Garage/Carport

4. Attached Garage Electrical: 110 VAC outlets and lighting circuits -

Non-GFCI circuit -recommend GFCI circuit be installed.



### Structure

5. Sub Basement Floor: Poured Slab -

Rodent activity observed at unfinished room in basement. Recommend further evaluation by pest control company.



## Defective Summary (Continued)

### 6. Sub Basement Sump Pump: Submerged -

Sump pump not connected to dedicated GFCI circuit. Recommend GFCI outlet be installed.



Attic

### 7. Main Attic Roof Framing: 2x6 Rafter, 2x4 Truss -

There is a cracked/damaged 2x6 framing member at rear of home the needs an additional 2x6 sistered up to it to ensure integrity.

There a few loose 2x4 framing members that are loose and need additional fasteners added.

## Attic (Continued)

Roof Framing: (continued)





## Attic (Continued)

Roof Framing: (continued)





## Attic (Continued)

Roof Framing: (continued)



Plumbing

8. Service Line: Copper -

Faulty pressure regulator needs to be replaced.

## Plumbing (Continued)

Service Line: (continued)



## Defective Summary (Continued)

### 9. Basement Water Heater Water Heater Operation: Adequate

Water heater is undersized/inadequate for homes current needs with the addition of kitchen and full bath in basement. Recommend tank less water heater be installed.

Expansion tank was not installed properly. It is design to be installed vertically to ensure water can not enter the tank and add unwanted pressure to plumbing. Support strap should be added from tank to framing above.

