AMENDMENT TO ADDRESS CONCERNS WITH PROPERTY AMENDMENT #1

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

Date: 1/9/2020

2020 Printing

Whereas, the undersigned parties have entered into a certain Agreement between An Do, ~~Do~~ ("Buyer") and H Donald Snapp, Linda W. Snapp ("Seller"), with a Binding Agreement Date of 1/4/2020 for the purchase and sale of real property located at: 175 Stone Pond Lane, Johns Creek, Georgia 30022-8471 ("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]

All parties agreed that the sellers are to have the following items repaired and/or replaced by certified contractors with proofs of completion 7 days before closing.

1) All exterior of the foundation of the house will be fixed to have at least 6 to 8" clearance above the ground. (item #4 of inspection report)
2) All cracks in stucco need sealed around perimeter of home. (item #5)
3) Seller to replace/provide missing screens on home. (item #7)
4) All gutters around the house to be cleaned and cleared. (item #8)
5) Sellers to provide letter of rodents clearance/ and or proof of rodents treatment. (item #11)
6) Replace/repair light in attic area of master closet, and cam light in pool room. (item #13)
7) Replace all broken vent covers for AC units. (item #14)
8) Given the age of the furnaces and HVAC systems, sellers are to replace or repair and serviced by a qualified HVAC service company. (item #15)
9) Repairs all damaged and or missing insulation on refrigerant lines. (item #16)
10) Repair/address issue with water pressure, and making sure it's at its' normal standard pressure. (item #21)
11) Apply caulking around all faucet in shower and bath tub areas. (items #22,23)
12) Repair toilet in hallway bath, and toilet in hallway basement bath, and have the wax ring checked for leaks and the toilets properly bolted to the floor. (item #26,29, 31)
13) Repair sink on right side of master bath for cold water. (item #28)
14) Replace/repair ventilation fan. (item #35)
15) Repair/replace upstairs dishwasher in the kitchen. (item #37)
16) Repair/replace mortar around bay window in basement. (item #39)
17) Repair pocket door in upstairs 1/2 bath, and bathroom door in basement. (items # 41, 43)
18) Remove and dispose of jacuzzi.

Buyer will perform final walk thru 5 days before closing.

☐ **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.

1 Buyer's Signature

1 Seller's Signature

2 Buyer's Signature

2 Seller's Signature

☐ **Additional Signature Page (F267) is attached.**

☐ **Additional Signature Page (F267) is attached.**

Solid Source Realty, Inc.
Selling Brokerage Firm

Atlanta Fine Homes Sothebys Intl.
Listing Brokerage Firm

Linhan Truong
Broker/Affiliated Licensee Signature

Broker/Affiliated Licensee Signature

NAMAR
REALTOR® Membership

Atlanta Realtors Association
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.

Ranger Home Inspections

982 Lake Rockwell Way
Winder, GA 30680
(678) 733-7163
www.rangerhomeinspections.com
gkeithjenkins@aol.com
Inspected By: Keith Jenkins

Home Inspection Report

Prepared For:

Andy Do

Property Address:

175 Stone Pond Lane
Alphretta , GA 30022

Inspected on Tue, Jan 7 2020 at 9:00 AM

Table of Contents

Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS
Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Vegetation

1) Trim Branches
Repair: Tree branches should be trimmed away from the house to avoid damage to the building.

Retaining Walls

2) Monitor: The retaining wall shows evidence of movement. This condition should be monitored. It is impossible to determine the rate of movement during a one-time visit to the house. May desire to add mortar back where movement has concurred.

Patios/Decks

3) Screen on back porch has 2 small holes that need repair.

Exterior Covering

4) The concrete portion of your foundation has to be in contact with the ground, but all other materials must have adequate clearance. Wood siding, stucco, brick, vinyl, all siding should ideally have at least 6 to 8" clearance above the ground. This will allow product to weep moisture from behind walls and help create air flow. That was not the case in this property and should be done.

5) Cracks in stucco need sealed around perimeter of home.

Exterior Trim Material

6) Column on front of home needs sealing to prevent rot.

Windows

7) All screens missing on home. May ask seller where screens are.

(Report Summary continued)

Gutters & Downspouts

8) Repair: The gutters require cleaning to avoid spilling roof runoff around the building a potential source of water entry or water damage.

9) Improve: Covering the gutters with a protective mesh may help to avoid congestion with leaves and debris Gutter Damage.

Structure: Attic

10) The pull-down attic access door should be insulated with foam board and weather stripped to limit unconditioned air infiltration into finished areas.

11) Did see evidence of vermin traps. Ask seller if there is known problem.

Outlets

12) Outlet under kitchen cabinets is loose and needs tightening.

Lights

13) Light in attic area of master closet, cam light in pool room, is inoperable. If not the bulb then further investigation would be required.

HVAC: Cooling

14) Vent covers for AC units are broke and should be replaced.

HVAC #2: Heating

15) Repair, Safety Issue: Given the age of the furnaces, recommend they be examined and serviced by a qualified HVAC service company. The heat exchangers should be checked for cracks, which can allow carbon monoxide poisoning to infiltrate the supply air. As dirt is the biggest enemy of a furnace (wastes fuel and drastically lower efficiency), cleaning of the filter systems, the blowers, and motors should be completed on an annual basis.

Condenser Make

16) Repair: Damaged and or missing insulation on refrigerant lines should be repaired. These outside lines should be insulated all the way to the compressor unit to prevent loss of temperature in the lines.

(Report Summary continued)

HVAC #3: Heating

17) Repair, Safety Issue: Given the age of the furnaces, recommend they be examined and serviced by a qualified HVAC service company. The heat exchangers should be checked for cracks, which can allow carbon monoxide poisoning to infiltrate the supply air. As dirt is the biggest enemy of a furnace (wastes fuel and drastically lower efficiency), cleaning of the filter systems, the blowers, and motors should be completed on an annual basis. Recommend a HVAC specialist evaluate all systems to ensure longevity of units.

HVAC #4: Heating

18) Repair, Safety Issue: Given the age of the furnaces, recommend they be examined and serviced by a qualified HVAC service company. The heat exchangers should be checked for cracks, which can allow carbon monoxide poisoning to infiltrate the supply air. As dirt is the biggest enemy of a furnace (wastes fuel and drastically lower efficiency), cleaning of the filter systems, the blowers, and motors should be completed on an annual basis.

Condenser Make

19) Repair: Damaged and or missing insulation on refrigerant lines should be repaired. These outside lines should be insulated all the way to the compressor unit to prevent loss of temperature in the lines.

HVAC #4: Cooling

20) Monitor: As is not uncommon for homes of this age and location, the air conditioning system is relatively old. It will require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. If the compressor fails, or if breakdowns become chronic, replacing the entire system may be more cost-effective than continuing to undertake repairs. Recommend a HVAC specialist evaluate all systems to ensure longevity of units.

Plumbing

21) Repair: As the static water pressure of the supply plumbing system exceeds 80 pounds per square inch (psi), it would be wise to adjust or replace the existing pressure regulator. Otherwise, the plumbing system may be prone to leaks in piping, fittings or other equipment. Currently at 140 PSI too high

(Report Summary continued)

Shower

22) Need caulking around faucet and water control to help prevent water intrusion behind walls.

Bath Tub

23) Need caulking around faucet and water control to help prevent water intrusion behind walls.

Shower Walls

24) Additional mortar is needed in the corners of tile to prevent water intrusion behind walls.

Bath Tub

25) Need caulking around faucet and water control to help prevent water intrusion behind walls.

Toilet

26) Repair: The toilet is loose as noted in hallway bath which needs repair. Have the wax ring checked for leaks and the toilet properly bolted to the floor.

Shower

27) Need caulking around faucet and water control to help prevent water intrusion behind walls.

Sink(s)

28) Sink on right side of master bath cold water not coming on. Further investigation required.

Floor

29) Moisture meter indicating there is active moisture under wood. Could be that the wax ring is bad as toilet is loose. Further evaluation is required by professional plumbing contractor.

(Report Summary continued)

Shower

30) Need caulking around faucet and water control to help prevent water intrusion behind walls.

Toilet

31) Repair: The toilet is loose as noted in hallway basement bath which needs repair. Have the wax ring checked for leaks and the toilet properly bolted to the floor.

Shower Walls

32) Additional mortar is needed in the corners of tile to prevent water intrusion behind walls.

Sink(s)

33) Drain plug not working correctly. Needs repair.

Floor

34) Where tile meets base trim needs repair as it needs additional mortar.

Ventilation Type

35) Ventilation fan not working. Further evaluation required and repaired.

Cabinets

36) Cabinet door in basement kitchen area needs adjustment.

Dishwasher

37) Upstairs kitchen dishwasher was not working correctly at time of inspection. Further evaluation needed.

Walls

38) Monitor: Minor cracks were noted in the ceiling and/or walls of foyer. These are normally the result of the natural settlement process. In the absence of further cracking, repair should not be necessary (See Photo).

(Report Summary continued)

Window Materials

39) Bay window down in basement area the mortar has come loose around window and needs repair.

Entry Door Types

40) Improve, Safety Issue: Double keyed deadbolts were noted on the exterior doors, which is against current day codes for proper emergency egress from the home. Recommend replacing these with the type that have levers on the interior side.

Interior Door Materials

41) Pocket door in upstairs 1/2 bath is not latching correctly. Adjustment needed.

Fireplace

42) Fireplace in master did not come on at time of inspection with remote. Ask seller if working. Or change out batteries.

43) Basement bathroom door not closing properly. Needs adjustment.

Pool/Spa

44) Spa does not look like its been used in a while. Would need to speak with seller to see if it properly works.

General

Client's Signature:	
Property Type:	Single Family
Stories:	Two
Approximate Age:	1999
Age Based On:	Listing
Bedrooms/Baths:	5/8
Door Faces:	West
Furnished:	No
Occupied:	No
Weather:	Sunny
Temperature:	Cool
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Buyer's Agent

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading: Mostly Level, Sloped Away From Structure
Condition: Satisfactory

Vegetation: Growing Against Structure
Condition: Marginal

(Site continued)

Comment 1:
Trim Branches
Repair: Tree branches should be trimmed away from the house to avoid damage to the building.

Figure 1-1

Figure 1-2

Figure 1-3

(Site continued)

Retaining Walls: Masonry
Condition: Satisfactory

(Site continued)

Comment 2:
Monitor: The retaining wall shows evidence of movement. This condition should be monitored. It is impossible to determine the rate of movement during a one-time visit to the house. May desire to add mortar back where movement has concurred.

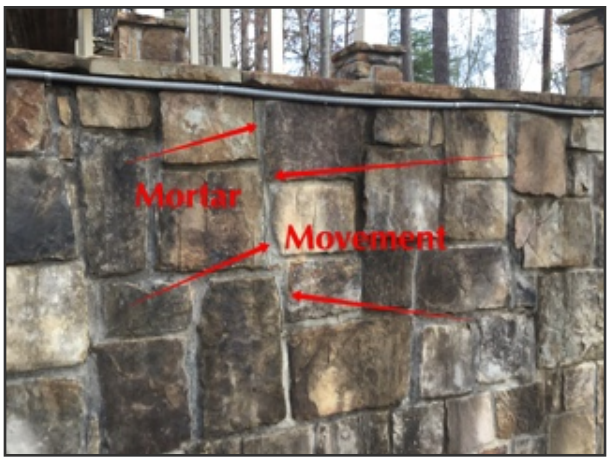


Figure 2-1

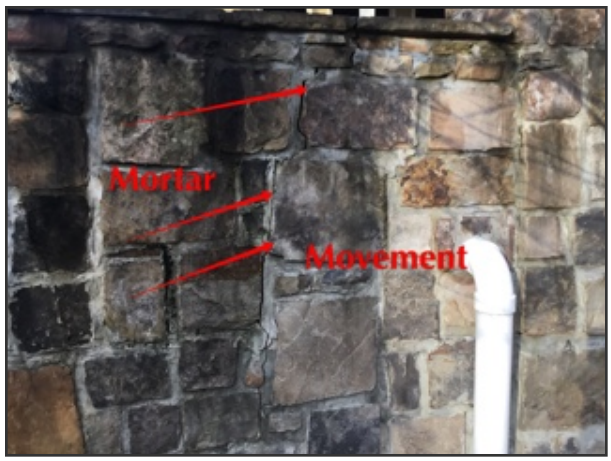


Figure 2-2

(Site continued)

Figure 2-3

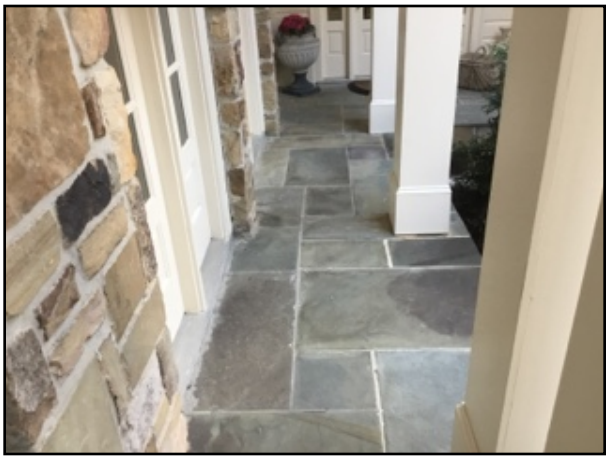
Driveway:

Concrete
Condition: Satisfactory

(Site continued)

Walkways: Stepping Stones
Condition: Satisfactory

Steps/Stoops: Stone , Pavers
Condition: Satisfactory



(Site continued)

Patios/Decks: Concrete, Pavers, Stone
Condition: Satisfactory

(Site continued)

(Site continued)

Comment 3:
Screen on back porch has 2 small holes that need repair.

Figure 3-1

Comment 4:
Monitor: The lawn irrigation system was not turned on (testing of the system is not within the scope of this inspection). Consider having the system fully tested by a lawn irrigation service company to make adjustments as necessary for a full coverage of all landscaping components. Make sure all heads next to the foundation are directed away from the structure to prevent damage to wood components and to prevent moisture infiltration into the basement/crawlspace.

Figure 4-1

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering: Stucco, Stone, Cedar shingles
Condition: Repair or Replace

Comment 5:
The concrete portion of your foundation has to be in contact with the ground, but all other materials must have adequate clearance. Wood siding, stucco, brick, vinyl, all siding should ideally have at least 6 to 8" clearance above the ground. This will allow product to weep moisture from behind walls and help create air flow. That was not the case in this property and should be done.

Figure 5-1

Figure 5-2

Figure 5-3

Figure 5-4

(Exterior continued)

Comment 6:
Cracks in stucco need sealed around perimeter of home.

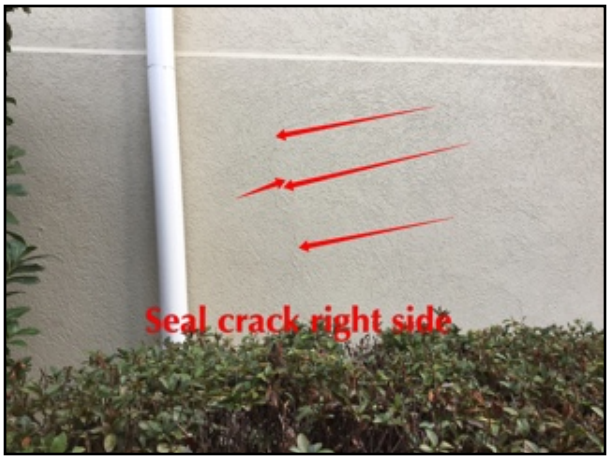


Figure 6-1

Figure 6-2

Figure 6-3

Figure 6-4

(Exterior continued)

Figure 6-5

Exterior Trim Material: Wood
Condition: Repair or Replace

Comment 7:
Column on front of home needs sealing to prevent rot.

Figure 7-1

Windows: Wood
Condition: Satisfactory

(Exterior continued)

Comment 8:
All screens missing on home. May ask seller where screens are.

Figure 8-1

Figure 8-2

Entry Doors: Wood, Fiberglass, Steel
Condition: Repair or Replace

Comment 9:
The exterior doors. in front and back of home needs caulking along top and bottom around threshold of exterior trim to avoid further water intrusion and rot of wood jambs.

Figure 9-1

Figure 9-2

(Exterior continued)

Figure 9-3

Figure 9-4

Figure 9-5

Figure 9-6

Figure 9-7

Figure 9-8

(Exterior continued)

Figure 9-9

Balconies: Wood
Condition: Satisfactory

(Exterior continued)

Railings: Metal
Condition: Satisfactory

Comment 10:
The exterior stone, stucco and cedar shakes siding that have been installed on the house are durable materials and relatively low maintenance. The window frames and siding trim are in above average condition with only minor repairs needed.

Garage

Garage Type: Attached
Condition: Satisfactory

Garage Size: 3 Car
Door Opener: Screw Drive
Condition: Satisfactory

(Garage continued)

Opener Safety Feature: Light Beam
Condition: Satisfactory

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method: From Ground with Binoculars
Roof Design: Gable
Roof Covering: 3 Tab Shingle, Metal
Condition: Marginal

Comment 11:
Improve: Some shingles as noted front and back are coated with a black substance which is algae. Algae is not uncommon and should have no appreciable effect on the longevity of the roofing material. Cleaning is possible and should be completed by a qualified contractor to prevent damage to the roof. Recommend that you have a professional roofing contractor look at roof to ensure that there is still plenty of longevity left in shingles. Overall they look good visually.

(Roofing continued)

Figure 11-1

Figure 11-2

Figure 11-3

Approximate Roof Age: 20 Years
Ventilation Present: Soffit, Gable Ends, Ridge Vents
Condition: Satisfactory

(Roofing continued)

Vent Stacks: Metal, Plastic
Condition: Satisfactory

Chimney : Wood Frame, Stucco
Condition: Satisfactory

Sky Lights: Not Present

Flashings: Metal, Tar/Caulk, Asphalt
Condition: Satisfactory

Soffit and Fascia: Wood
Condition: Satisfactory

Gutters & Downspouts: Metal
Condition: Repair or Replace

(Roofing continued)

Comment 12:
Repair: The gutters require cleaning to avoid spilling roof runoff around the building a potential source of water entry or water damage.

Figure 12-1

Figure 12-2

Figure 12-3

Figure 12-4

Comment 13:
Improve: Covering the gutters with a protective mesh may help to avoid congestion with leaves and debris Gutter Damage.

(Roofing continued)

Comment 14:
The roofing is middle aged material (estimated age is less than twenty years) and is in reasonably good condition. The typical life for this material is 40-45 years. In all, the shingles show evidence of normal wear and tear for a roof of this age. Keep in mind that these life expectancies are approximations only and other factors such as extreme weather conditions can result in a shorter life.

Figure 14-1

Figure 14-2

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Basement
Foundation Material:	Poured Concrete
	Condition: Satisfactory
Signs of Water Penetration:	Not Present
Prior Waterproofing:	Not Present

(Structure continued)

Floor Structure:

Engineered I-Joist
Condition: Satisfactory

Subflooring:

Tongue and Groove Wood
Condition: Satisfactory

Wall Structure:

Wood Frame
Condition: Satisfactory

Comment 15:
The framed construction of the home is of good quality. The materials and workmanship, where visible, are within acceptable standards. The inspection did not discover evidence of substantial structural movement in the floors or walls.

(Structure continued)

Attic

Attic Entry: Bedroom upstairs

Roof Framing Type: Joist and Rafters
Condition: Satisfactory

Roof Deck Material: Oriented Strand Board
Condition: Satisfactory

Vent Risers: Metal, PVC
Condition: Satisfactory

(Attic continued)

Insulation:

Blown In Cellulose
Condition: Satisfactory

Comment 16:
The pull-down attic access door should be insulated with foam board and weather stripped to limit unconditioned air infiltration into finished areas.

Figure 16-1

Figure 16-2

(Attic continued)

Figure 16-3

Figure 16-4

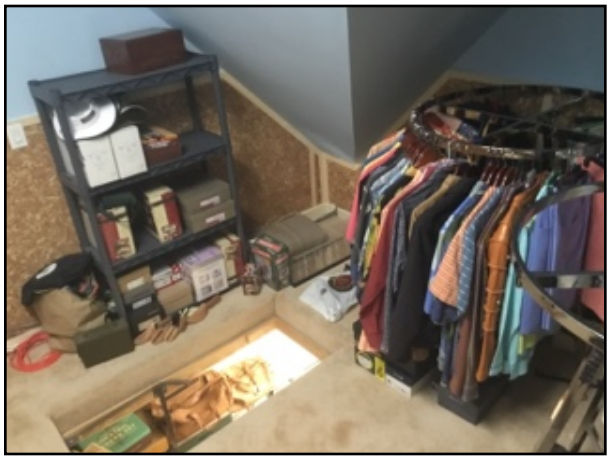


Figure 16-5

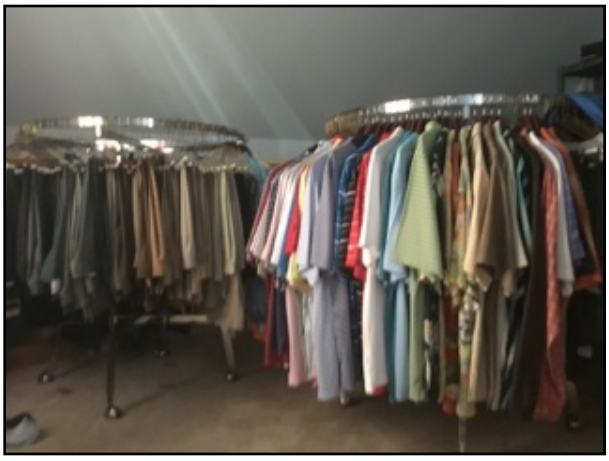


Figure 16-6

Figure 16-7

(Attic continued)

Comment 17:
Did see evidence of vermin traps. Ask seller if there is known problem.

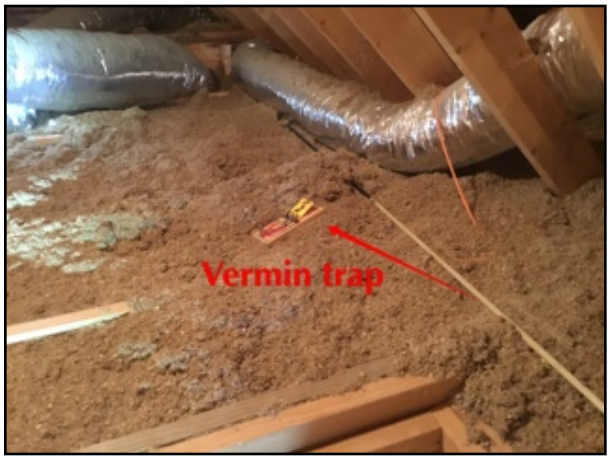


Figure 17-1

Figure 17-2

Figure 17-3

Figure 17-4

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

(Electrical continued)

Type of Service: Underground

Main Disconnect Location: Meter Box

Comment 18:
Main electrical shut-off for home.

Figure 18-1

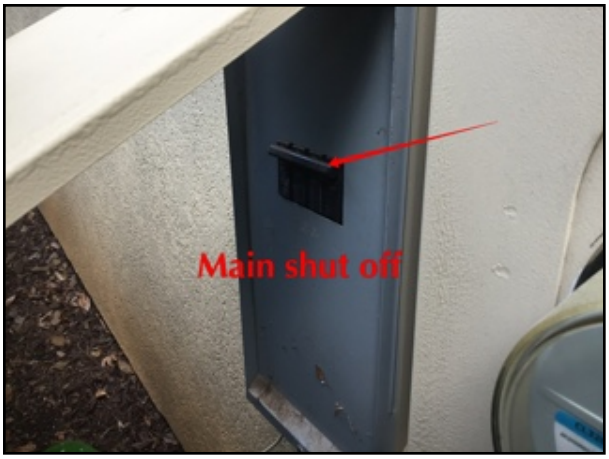


Figure 18-2

Service Panel Location: Basement

(Electrical continued)

Service Panel Manufacturer: General Electric
Condition: Satisfactory

Service Line Material: Aluminum
Condition: Satisfactory

Service Voltage: 240 volts

Service Amperage: 200 amps

(Electrical continued)

Service Panel Ground: Ground Rod

Branch Circuit Wiring: Non-Metallic Shielded Copper
Condition: Satisfactory

Overcurrent Protection: Breakers
Condition: Satisfactory

GFCI/AFCI Breakers: Not Present

Smoke Detectors: 9 volt Battery Type, Hard Wired
Condition: Marginal

Comment 19:
For many years NFPA 72, National Fire Alarm and Signaling Code, has required as a minimum that smoke alarms be installed inside every sleep room (even for existing homes) in addition to requiring them outside each sleeping area and on every level of the home.

Outlets: Grounded
Condition: Repair or Replace

(Electrical continued)

Comment 20:
Outlet under kitchen cabinets is loose and needs tightening.

Figure 20-1

Lights: Lights in home
Condition: Repair or Replace

Comment 21:
Light in attic area of master closet, cam light in pool room, is inoperable. If not the bulb then further investigation would be required.

Figure 21-1

Figure 21-2

(Electrical continued)

Comment 22:
The size of the service (200 amps) appears to be sufficient for typical electrical requirements of a home this size. Inspection of the electrical system did not reveal the need for repairs.

HVAC

HVAC System Type: Central Split System
Thermostat: Digital
Condition: Satisfactory

Thermostat Location: Upstairs kitchen area

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location: Attic

(Heating continued)

Type of Equipment: Forced Air
Condition: Satisfactory

Manufacturer: Lennox
Heating Fuel: Gas
Condition: Satisfactory

Approximate Age: 2015
Filter Type: Disposable
Condition: Satisfactory

(Heating continued)

Comment 23:
Change filter at least once a quarter.

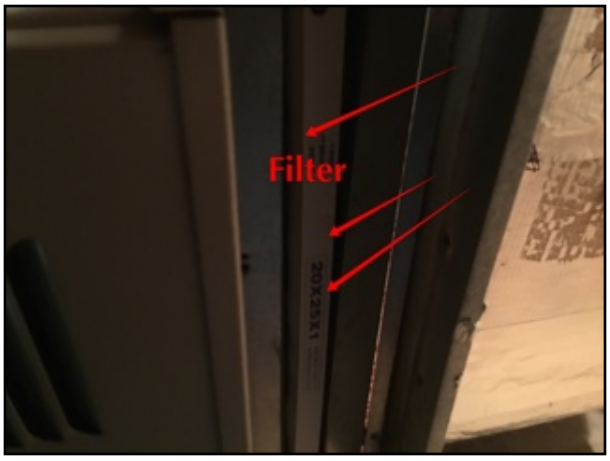


Figure 23-1

Output Temperature: 130
Type of Distribution: Metal Ducting, Flexible Ducting
Condition: Satisfactory

(Heating continued)

Comment 24:
The furnace appears to be approximately 5 years old based on the serial number. The typical life for such a unit is 20-25 years based upon proper maintenance scheduling. The furnace responded to normal operating controls at the time of inspection. Adequate heating capacity is provided by the systems and heat distribution within the home is adequate.

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Evaporative
	Condition: Satisfactory
Condenser Make:	Lennox

Condensor Size:	36,000 BTU (3 Tons)
Condenser Approximate Age:	2019

(Cooling continued)

Condesate Drainage:	To Exterior Condition: Satisfactory

AC Supply Air Temp:	Not Tested
AC Return Air Temp:	Not Tested
AC Temperature Drop:	Not Tested

Comment 25:
The outdoor unit appears is of new construction based on the serial number. The typical life for such components is 12-15 years based on proper maintenance scheduling. Was not able to test the system as the outside temperature was below 60 degrees. It is not recommended to test system as the refrigeration line could cause compressor to go bad. The capacity and configuration of the system should be sufficient for the home.

(Cooling continued)

Comment 26:
Vent covers for AC units are broke and should be replaced.

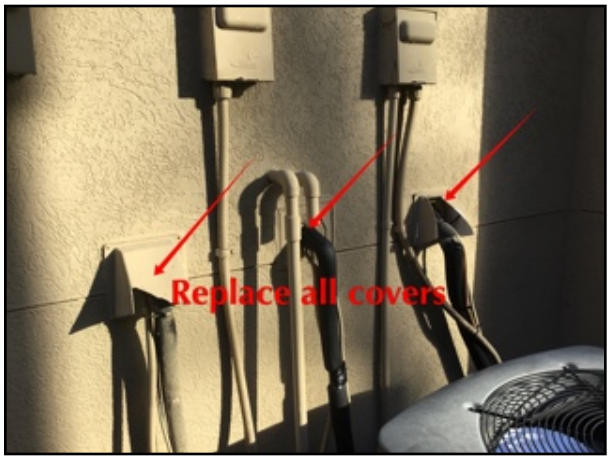


Figure 26-1

Figure 26-2

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

HVAC #2

HVAC System Type: Central Split System
Thermostat: Digital
Condition: Satisfactory

Thermostat Location: Upstairs bedroom

(HVAC #2 continued)

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location: Basement

Type of Equipment: Forced Air

Condition: Satisfactory

Manufacturer: Lennox

Heating Fuel: Gas

Condition: Satisfactory

Approximate Age: 1999

(Heating continued)

Filter Type: Disposable
Condition: Satisfactory

Comment 27:
Change filter at least once a quarter.

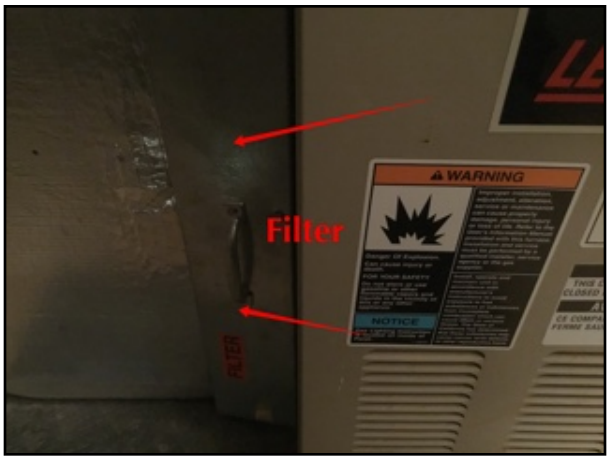


Figure 27-1

Output Temperature: 140 Degrees
Type of Distribution: Metal Ducting, Flexible Ducting
Condition: Satisfactory

(Heating continued)

Comment 28:
The furnace appears to be approximately 21 years old based on the serial number. The typical life for such a unit is 20-25 years based upon proper maintenance scheduling. The furnace responded to normal operating controls at the time of inspection. Adequate heating capacity is provided by the systems and heat distribution within the home is adequate.

Comment 29:
Repair, Safety Issue: Given the age of the furnaces, recommend they be examined and serviced by a qualified HVAC service company. The heat exchangers should be checked for cracks, which can allow carbon monoxide poisoning to infiltrate the supply air. As dirt is the biggest enemy of a furnace (wastes fuel and drastically lower efficiency), cleaning of the filter systems, the blowers, and motors should be completed on an annual basis.

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Evaporative
	Condition: Satisfactory

(Cooling continued)

Condenser Make: Lennox

Comment 30:
Repair: Damaged and or missing insulation on refrigerant lines should be repaired. These outside lines should be insulated all the way to the compressor unit to prevent loss of temperature in the lines.

Figure 30-1

Condensor Size: 48,000 BTU (4 Tons)
Condenser Approximate Age: 2015

(Cooling continued)

Condesate Drainage:	To Exterior Condition: Satisfactory

AC Supply Air Temp:	Not Tested
AC Return Air Temp:	Not Tested
AC Temperature Drop:	Not Tested

Comment 31:
The outdoor unit appears to be approximately 5 years old based on the serial number. The typical life for such components is 12-15 years based on proper maintenance scheduling. Unit was not able to be tested due to outside temperature well below 60 degrees at time of inspection and is recommended not to be run during this current temperature of 50 degrees at time of inspection. The capacity and configuration of the system should be sufficient for the home.

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

HVAC #3

HVAC System Type:	Central Split System

(HVAC #3 continued)

Thermostat: Digital
Condition: Satisfactory

Thermostat Location: Hallway

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location: Basement
Type of Equipment: Forced Air
Condition: Satisfactory

(Heating continued)

Manufacturer: Lennox

(Heating continued)

Heating Fuel: Gas
Condition: Satisfactory

Approximate Age: 1998
Filter Type: Disposable
Condition: Satisfactory

Comment 32:
Change filter at least once a quarter.

Figure 32-1

Output Temperature: 123 Degrees

(Heating continued)

Type of Distribution: Metal Ducting, Flexible Ducting
Condition: Satisfactory

Comment 33:
The furnace appears to be approximately 22 years old based on the serial number. The typical life for such a unit is 20-25 years based upon proper maintenance scheduling. The furnace responded to normal operating controls at the time of inspection. Adequate heating capacity is provided by the systems and heat distribution within the home is adequate.

Comment 34:
Repair, Safety Issue: Given the age of the furnaces, recommend they be examined and serviced by a qualified HVAC service company. The heat exchangers should be checked for cracks, which can allow carbon monoxide poisoning to infiltrate the supply air. As dirt is the biggest enemy of a furnace (wastes fuel and drastically lower efficiency), cleaning of the filter systems, the blowers, and motors should be completed on an annual basis. Recommend a HVAC specialist evaluate all systems to ensure longevity of units.

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

(HVAC #3 continued)

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Evaporative
	Condition: Satisfactory
Condenser Make:	Lennox

Condensor Size:	24,000 BTU (2 Tons)
Condenser Approximate Age:	2015
Condesate Drainage:	Condensate Pump
	Condition: Satisfactory
AC Supply Air Temp:	Not Tested
AC Return Air Temp:	Not Tested
AC Temperature Drop:	Not Tested

(Cooling continued)

Comment 35:
The outdoor unit appears to be approximately 5 years old based on the serial number. The typical life for such components is 12-15 years based on proper maintenance scheduling. Unit was not able to be tested due to outside temperature well below 60 degrees at time of inspection and is recommended not to be run during this current temperature of 50 degrees at time of inspection. The capacity and configuration of the system should be sufficient for the home.

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

HVAC #4

HVAC System Type: Central Split System
Thermostat: Digital
Condition: Satisfactory

Thermostat Location: Hallway

(HVAC #4 continued)

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location: Attic

Type of Equipment: Forced Air

Condition: Satisfactory

Manufacturer: Lennox

Heating Fuel: Gas

Condition: Satisfactory

Approximate Age: 1998

(Heating continued)

Filter Type: Disposable
Condition: Satisfactory

Comment 36:
Change filter at least once a quarter.

Figure 36-1

Output Temperature: 120 Degrees
Type of Distribution: Metal Ducting, Flexible Ducting
Condition: Satisfactory

(Heating continued)

Comment 37:
The furnace appears to be approximately 22 years old based on the serial number. The typical life for such a unit is 20-25 years based upon proper maintenance scheduling. The furnace responded to normal operating controls at the time of inspection. Adequate heating capacity is provided by the systems and heat distribution within the home is adequate. Recommend a HVAC specialist evaluate all systems to ensure longevity of units.

Comment 38:
Repair, Safety Issue: Given the age of the furnaces, recommend they be examined and serviced by a qualified HVAC service company. The heat exchangers should be checked for cracks, which can allow carbon monoxide poisoning to infiltrate the supply air. As dirt is the biggest enemy of a furnace (wastes fuel and drastically lower efficiency), cleaning of the filter systems, the blowers, and motors should be completed on an annual basis.

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source: Electric
Type of Equipment: Evaporative
Condition: Satisfactory

(Cooling continued)

Condenser Make: Lennox

Comment 39:
Repair: Damaged and or missing insulation on refrigerant lines should be repaired. These outside lines should be insulated all the way to the compressor unit to prevent loss of temperature in the lines.

Figure 39-1

Condensor Size:	24,000 BTU (2 Tons)
Condenser Approximate Age:	1999
Condesate Drainage:	Condensate Pump Condition: Satisfactory
AC Supply Air Temp:	Not Tested
AC Return Air Temp:	Not Tested
AC Temperature Drop:	Not Tested

(Cooling continued)

Comment 40:
The outdoor unit appears to be approximately 20 years old based on the serial number. The typical life for such components is 12-15 years based on proper maintenance scheduling. Unit was not able to be tested due to outside temperature well below 60 degrees at time of inspection and is recommended not to be run during this current temperature of 42 degrees at time of inspection. The capacity and configuration of the system should be sufficient for the home.

Comment 41:
Monitor: As is not uncommon for homes of this age and location, the air conditioning system is relatively old. It will require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. If the compressor fails, or if breakdowns become chronic, replacing the entire system may be more cost-effective than continuing to undertake repairs. Recommend a HVAC specialist evaluate all systems to ensure longevity of units.

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:	Public
Supply Pipe Material:	Copper
	Condition: Satisfactory
Location of Main Water Shutoff:	Basement

(Plumbing continued)

Comment 42:
Main water shut off and water regulator on front wall of basement.

Figure 42-1

Sewer System:	Public
Waste Pipe Material:	PVC
	Condition: Satisfactory
Sump Pump:	Not Present
Location of Fuel Shutoff:	At Meter

(Plumbing continued)

Comment 43:
Main gas shut off on left side of home.

Figure 43-1

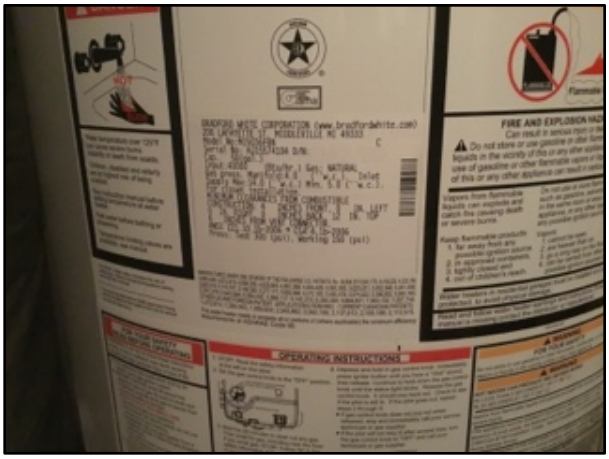
Comment 44:
Repair: As the static water pressure of the supply plumbing system exceeds 80 pounds per square inch (psi), it would be wise to adjust or replace the existing pressure regulator. Otherwise, the plumbing system may be prone to leaks in piping, fittings or other equipment. Currently at 140 PSI too high

Figure 44-1

(Plumbing continued)

Water Heater

Manufacturer: Bradford white



(Water Heater continued)

Fuel:	Natural Gas

Capacity:	50 gal
Approximate Age:	2012
Temp & Pressure Relief Valve:	Present With Blow Off Leg Condition: Satisfactory
Fuel Disconnect:	In Same Room

Comment 45:
Monitor: Water heaters have a typical life expectancy of 7 to 12 years. One cannot predict with certainty when replacement will become necessary.

Water Heater #2

(Water Heater #2 continued)

Manufacturer: State water heater

Fuel: Natural Gas

Capacity: 50 gal
Approximate Age: 2017
Temp & Pressure Relief Valve: Present With Blow Off Leg
Condition: Satisfactory
Fuel Disconnect: In Same Room

Comment 46:
Monitor: Water heaters have a typical life expectancy of 7 to 12 years. One cannot predict with certainty when replacement will become necessary.

Bathrooms

Bathroom #1

Location: Upstairs Bath Over Garage
Bath Tub: Not Present
Shower: Stall
Condition: Repair or Replace

Comment 47:
Need caulking around faucet and water control to help prevent water intrusion behind walls.

Figure 47-1

Sink(s): Single Vanity
Condition: Satisfactory

(Bathroom #1 continued)

Toilet: Low Rise Tank
Condition: Satisfactory

Bidet: Not Present
Shower Walls: Tile
Condition: Satisfactory

(Bathroom #1 continued)

Floor:

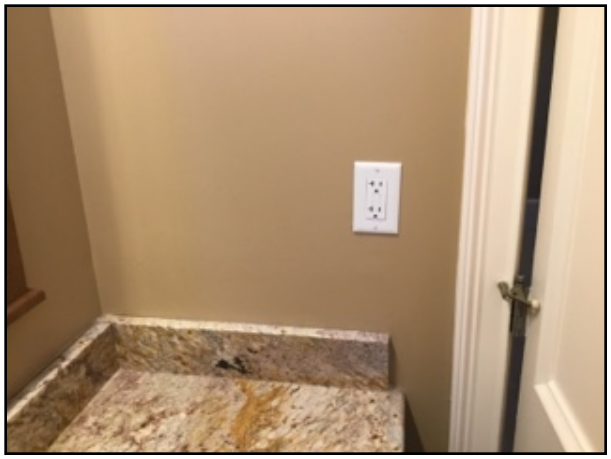
Tile
Condition: Satisfactory

Ventilation Type:

Ventilator
Condition: Satisfactory

(Bathroom #1 continued)

GFCI Protection: Outlets
Condition: Satisfactory



Bathroom #2

Location: 1/2 Bath Upstairs
Bath Tub: Not Present
Shower: Not Present
Sink(s): Single Vanity
Condition: Satisfactory

(Bathroom #2 continued)

Toilet: Low Rise Tank
Condition: Satisfactory

Bidet: Not Present
Shower Walls: Not Present
Tub Surround: Not Present
Floor: Tile
Condition: Satisfactory

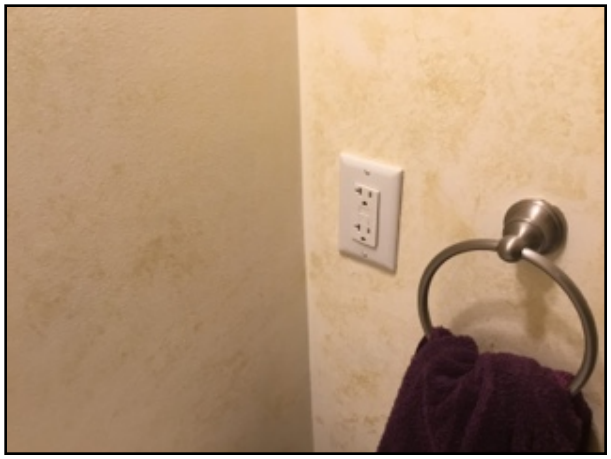
(Bathroom #2 continued)

Ventilation Type:

Ventilator
Condition: Satisfactory

GFCI Protection:

Outlets
Condition: Satisfactory



Bathroom #3

Location: Upstairs Kids Bath
Bath Tub: Recessed
Condition: Repair or Replace

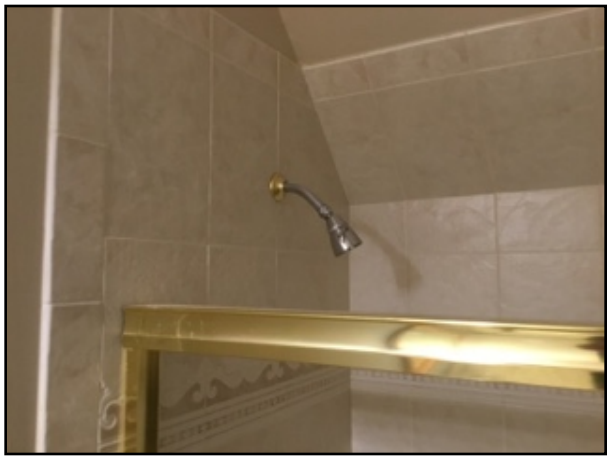
(Bathroom #3 continued)

Comment 48:
Need caulking around faucet and water control to help prevent water intrusion behind walls.

Figure 48-1

Shower:

In Tub
Condition: Satisfactory



(Bathroom #3 continued)

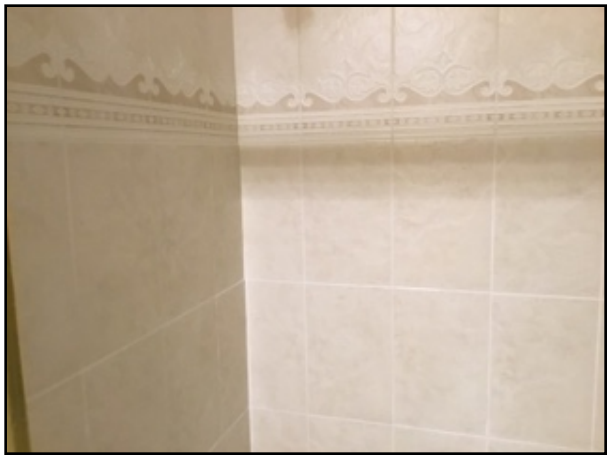
Sink(s): Single Vanity
Condition: Satisfactory

Toilet: Low Rise Tank
Condition: Satisfactory

Bidet: Not Present

(Bathroom #3 continued)

Shower Walls: Tile
Condition: Repair or Replace



Comment 49:
Additional mortar is needed in the corners of tile to prevent water intrusion behind walls.

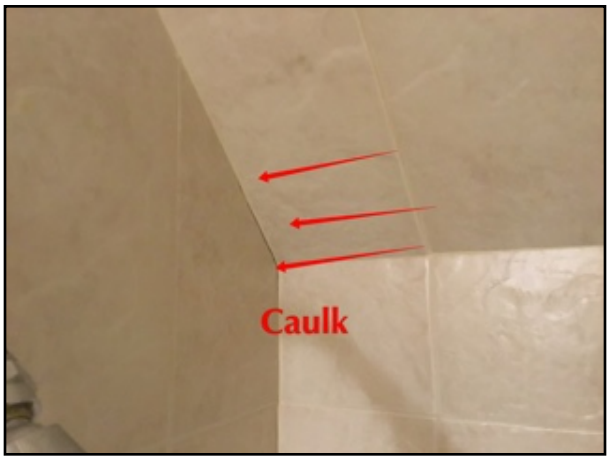
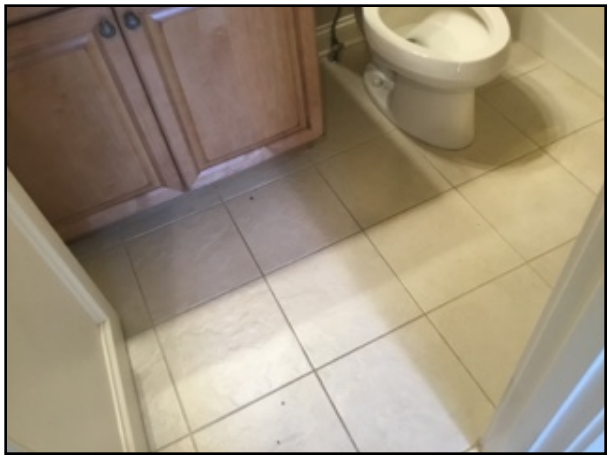


Figure 49-1

(Bathroom #3 continued)

Floor:

Tile
Condition: Satisfactory



Ventilation Type:

Ventilator
Condition: Satisfactory

GFCI Protection:

Outlets
Condition: Satisfactory

Bathroom #4

Location:

Upstairs Bedroom Bath

Bath Tub:

Recessed
Condition: Repair or Replace

(Bathroom #4 continued)

Comment 50:
Need caulking around faucet and water control to help prevent water intrusion behind walls.

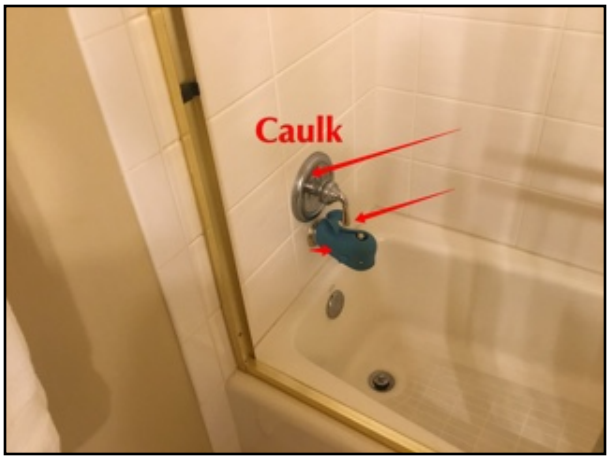


Figure 50-1

Shower:

In Tub
Condition: Satisfactory

(Bathroom #4 continued)

Sink(s):

Single Vanity
Condition: Satisfactory

Toilet:

Low Rise Tank
Condition: Repair or Replace

Comment 51:
Repair: The toilet is loose as noted in hallway bath which needs repair. Have the wax ring checked for leaks and the toilet properly bolted to the floor.

(Bathroom #4 continued)

Figure 51-1

Bidet: Not Present

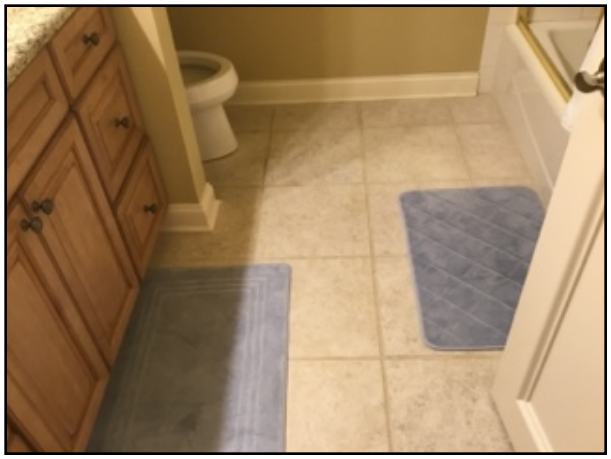
Shower Walls: Tile

Condition: Satisfactory

(Bathroom #4 continued)

Floor:

Tile
Condition: Satisfactory



Ventilation Type:

Ventilator
Condition: Satisfactory

GFCI Protection:

Outlets
Condition: Satisfactory

Bathroom #5

Location:

Master Bath

(Bathroom #5 continued)

Bath Tub:	Recirculating Condition: Satisfactory

Shower:	Stall Condition: Repair or Replace

Comment 52:
Need caulking around faucet and water control to help prevent water intrusion behind walls.

Figure 52-1

(Bathroom #5 continued)

Sink(s): Double Vanity
Condition: Repair or Replace

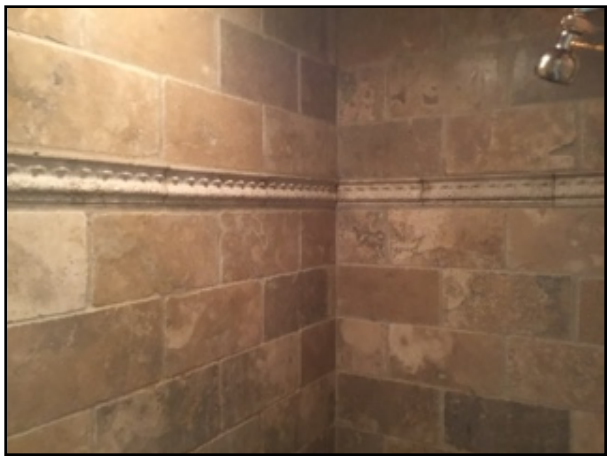
Comment 53:
Sink on right side of master bath cold water not coming on. Further investigation required.

Figure 53-1

(Bathroom #5 continued)

Toilet: Low Rise Tank
Condition: Satisfactory

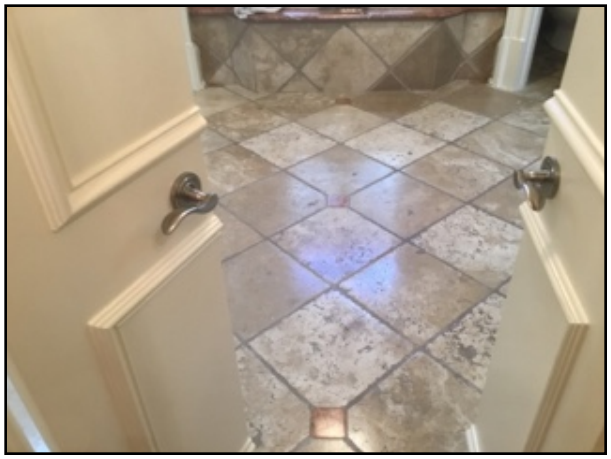
Bidet: Not Present
Shower Walls: Stone
Condition: Satisfactory



(Bathroom #5 continued)

Floor:

Stone
Condition: Satisfactory



Ventilation Type:

Window
Condition: Satisfactory

(Bathroom #5 continued)

GFCI Protection: Outlets
Condition: Satisfactory

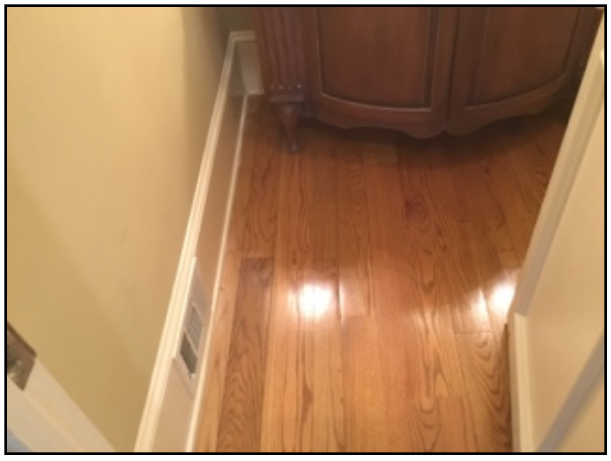
Bathroom #6

Location: 1/2 Bath On Main
Bath Tub: Not Present
Shower: Not Present
Sink(s): Single Vanity
Condition: Satisfactory

(Bathroom #6 continued)

Toilet: Low Rise Tank
Condition: Satisfactory

Bidet: Not Present
Shower Walls: Not Present
Tub Surround: Not Present
Floor: Wood
Condition: Further Evaluation Required



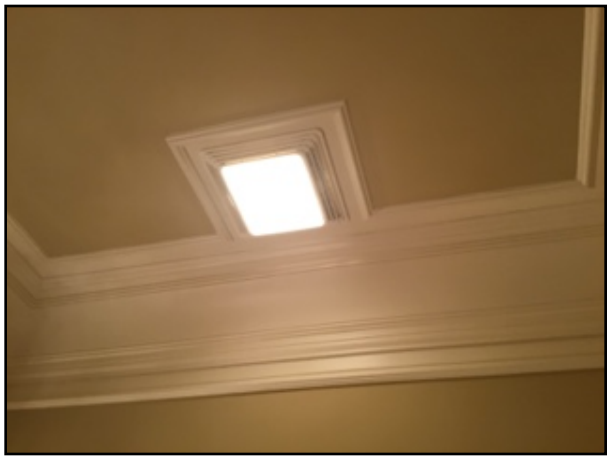
(Bathroom #6 continued)

Comment 54:
Moisture meter indicating there is active moisture under wood. Could be that the wax ring is bad as toilet is loose. Further evaluation is required by professional plumbing contractor.

Figure 54-1

Ventilation Type:

Ventilator
Condition: Satisfactory



GFCI Protection:

Outlets
Condition: Satisfactory

(Bathrooms continued)

Bathroom #7

Location: Basement Hallway Bath
Shower: Stall
Condition: Repair or Replace

Comment 55:
Need caulking around faucet and water control to help prevent water intrusion behind walls.

Figure 55-1

Sink(s): Single Vanity
Condition: Satisfactory

Toilet: Low Rise Tank
Condition: Repair or Replace

(Bathroom #7 continued)

Comment 56:
Repair: The toilet is loose as noted in hallway basement bath which needs repair. Have the wax ring checked for leaks and the toilet properly bolted to the floor.

Figure 56-1

Bidet: Not Present
Shower Walls: Stone
Condition: Repair or Replace

(Bathroom #7 continued)

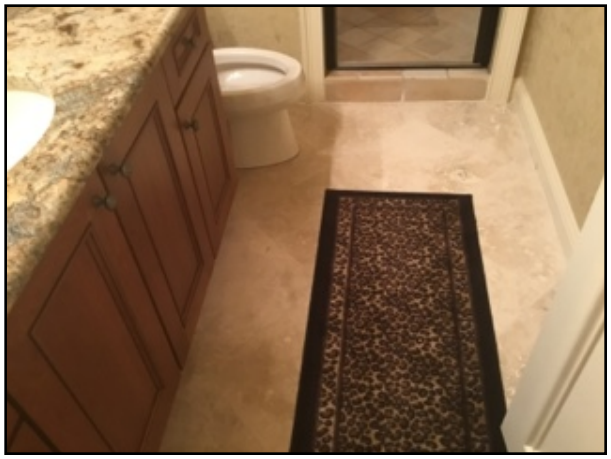
Comment 57:
Additional mortar is needed in the corners of tile to prevent water intrusion behind walls.

Figure 57-1

(Bathroom #7 continued)

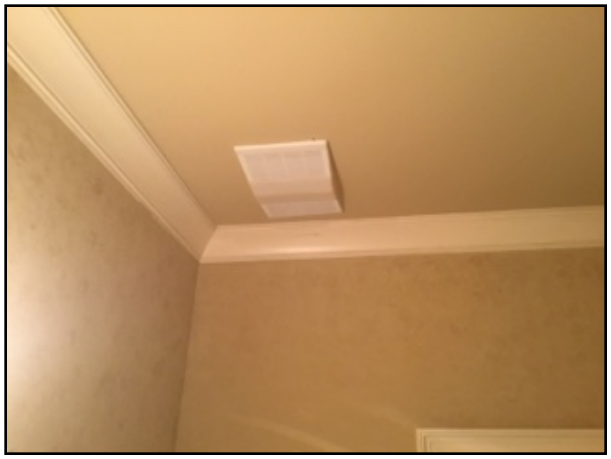
Floor:

Marble
Condition: Satisfactory



Ventilation Type:

Ventilator
Condition: Satisfactory



(Bathroom #7 continued)

GFCI Protection:	Outlets Condition: Satisfactory

Bathroom #8

Location:	1/2 Bath In Basement
Bath Tub:	Not Present
Shower:	Not Present
Sink(s):	Single Vanity Condition: Repair or Replace

(Bathroom #8 continued)

Comment 58:
Drain plug not working correctly. Needs repair.

Figure 58-1

Toilet:	Low Rise Tank Condition: Satisfactory

Bidet:	Not Present
Shower Walls:	Not Present
Tub Surround:	Not Present
Floor:	Tile Condition: Repair or Replace

(Bathroom #8 continued)

Comment 59:
Where tile meets base trim needs repair as it needs additional mortar.

Figure 59-1

Figure 59-2

Figure 59-3

Figure 59-4

Ventilation Type: Ventilator
Condition: Further Evaluation Required

(Bathroom #8 continued)

Comment 60:
Ventilation fan not working. Further evaluation required and repaired.

Figure 60-1

GFCI Protection: Outlets
Condition: Satisfactory

Bedrooms

Kitchen

(Kitchen continued)

Cabinets:

Wood
Condition: Marginal

Comment 61:
Cabinet door in basement kitchen area needs adjustment.

Figure 61-1

(Kitchen continued)

Countertops: Granite
Condition: Satisfactory

Sink: Double
Condition: Satisfactory

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

(Appliances continued)

Oven:

Decor
Condition: Satisfactory

Cooktop:

Dacor
Condition: Satisfactory

(Appliances continued)

Range Hood:

Decor
Condition: Satisfactory

Refrigerator:

Sub-Zero
Condition: Satisfactory

(Appliances continued)

Dishwasher:	Bosch, Kenmore Condition: Further Evaluation Required

(Appliances continued)

Comment 62:
Upstairs kitchen dishwasher was not working correctly at time of inspection. Further evaluation needed.

(Appliances continued)

Figure 62-1

Microwave:

Decor
Condition: Satisfactory

(Appliances continued)

Disposal:

Badger
Condition: Satisfactory

Laundry

Built In Cabinets:

Yes
Condition: Satisfactory

(Laundry continued)

Laundry Sink:

Yes
Condition: Satisfactory

Dryer Venting:

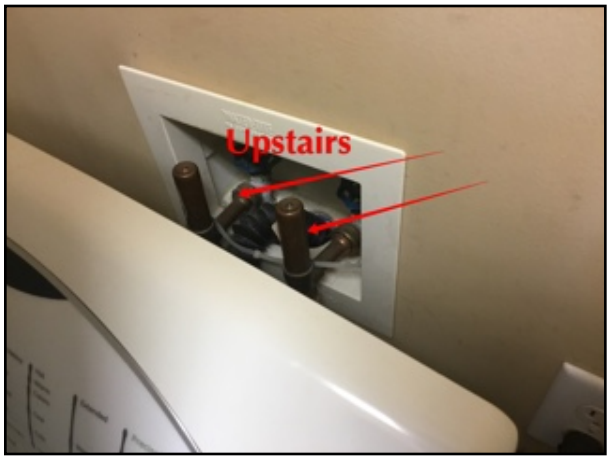
To Exterior
Condition: Satisfactory

GFCI Protection:

Yes
Condition: Satisfactory

(Laundry continued)

Laundry Hook Ups: Yes
Condition: Satisfactory



Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors: Tile, Marble, Stone, Wood
Condition: Satisfactory

Walls: Painted Drywall
Condition: Marginal

⚠ Comment 63:
Monitor: Minor cracks were noted in the ceiling and/or walls of foyer. These are normally the result of the natural settlement process. In the absence of further cracking, repair should not be necessary (See Photo).

(Interior continued)

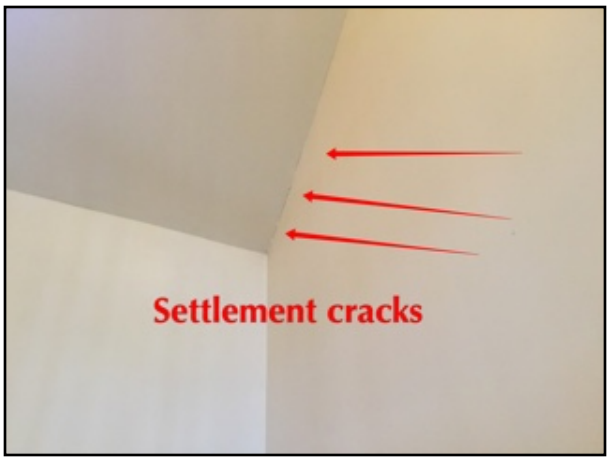


Figure 63-1

Window Types: Casement
Condition: Satisfactory

Window Materials: Wood

Comment 64:
Bay window down in basement area the mortar has come loose around window and needs repair.

Figure 64-1

Entry Door Types: French, Hinged
Condition: Satisfactory

(Interior continued)

Comment 65:
Improve, Safety Issue: Double keyed deadbolts were noted on the exterior doors, which is against current day codes for proper emergency egress from the home. Recommend replacing these with the type that have levers on the interior side.

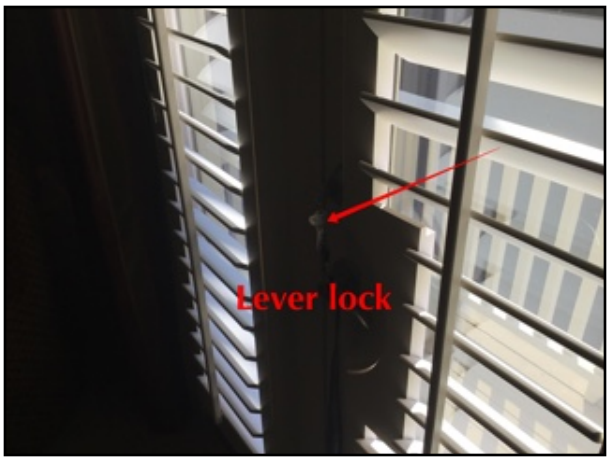


Figure 65-1

Figure 65-2

Figure 65-3

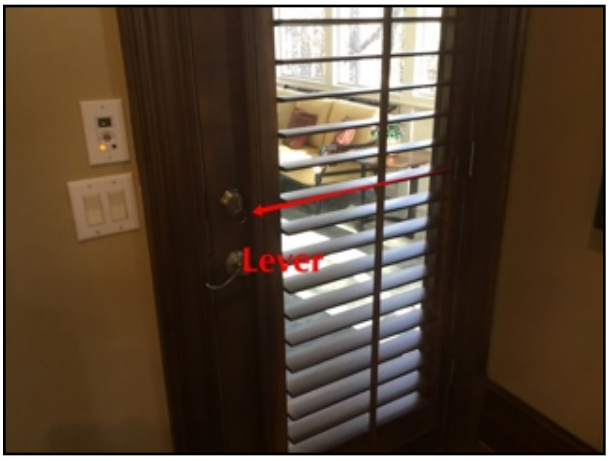


Figure 65-4

(Interior continued)

Figure 65-5

Figure 65-6

Figure 65-7

Figure 65-8

Entry Door Materials:	Wood, Steel, Fiberglass
Interior Door Materials:	Masonite

(Interior continued)

Comment 66:
Pocket door in upstairs 1/2 bath is not latching correctly. Adjustment needed.

Figure 66-1

Fireplace: Manufactured, Gas Burning
Condition: Satisfactory

(Interior continued)

Comment 67:
Fireplace in master did not come on at time of inspection with remote. Ask seller if working. Or change out batteries.

Figure 67-1

Comment 68:
Gas tested working.

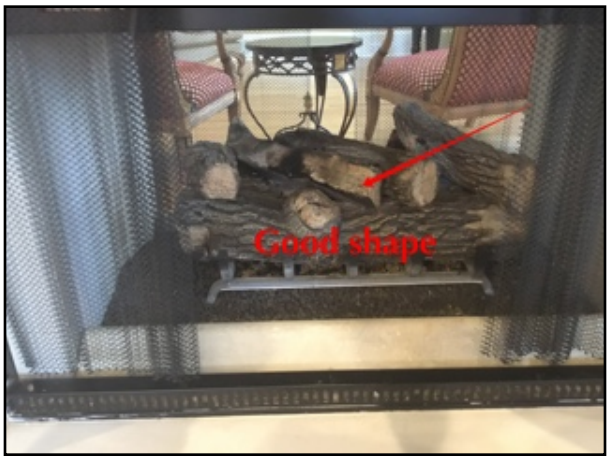


Figure 68-1

Figure 68-2

(Interior continued)

Comment 69:
Basement bathroom door not closing properly. Needs adjustment.

Figure 69-1

Comment 70:
The overall condition of the home's interior is in good condition. No significant cracks or drywall issues were observed in the ceilings and walls, most windows and doors operated properly, and the floors appeared to be level and their surfaces in good condition.

Pool/Spa

The inspection of the pool/spa and related components is limited to the visual observation of the listed components if operating. The determination of if the pool is leaking or will leak is beyond the scope of this inspection.

(Pool/Spa continued)

Deck Material:

Concrete
Condition: Satisfactory

Interior Finish:

Fiberglass

Comment 71:
Spa does not look like its been used in a while. Would need to speak with seller to see if it properly works.

(Pool/Spa continued)

Figure 71-1