

Request List for 5810 Vinings Retreat Ct SW Mableton GA 30126

Last Modified: 2020-04-08 18:35:07

Plumbing Systems

1. Lavatory Fixtures



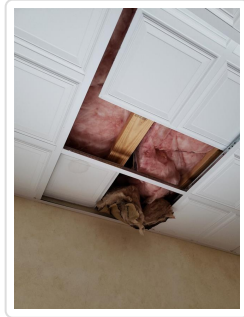
- **Repair Requested**

Sellers to advise/disclose if there are any current or past plumbing leaks. Provide photos to Buyers of cleared out area underneath sink along with photos of the plumbing.

- **Inspector's Comment**

2.4 Personal belongings of the seller in the master bath (left sink) sink cabinet obstructed the view to all of the sink plumbing. The inspector does not move belongings of the seller to inspect items. Potential plumbing leaks could have been missed. The seller needs to confirm that there are no plumbing leaks in the sink cabinet when the cabinet is emptied. Repairs, if needed, should be made by a licensed plumbing contractor.

2. Potential Plumbing Leaks



- **Repair Requested**

Sellers to disclose whether there has been any current or past water leaks. If so, please disclose where the water leaks were found and if they were fixed.

- **Inspector's Comment**

2.10 Water stains observed on the basement ceiling below the master bath. Stain was dry at time of the inspection

Plumbing Components

3. Water Heater

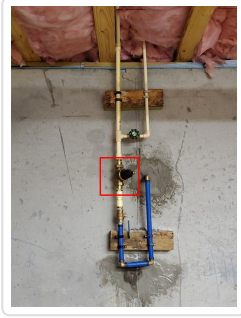
- **Replace Requested**

Seller to replace water heater and add water detection device.

- **Inspector's Comment**

3.0 The water heater is at or beyond average life expectancy of 10 to 12 years. Future replacement should be anticipated. Recommend putting a water detection device near the water heater to alert you in the event there is a leak. The inspector makes no warranties or guarantees as to how long the water heater or any components of the water heater will last.

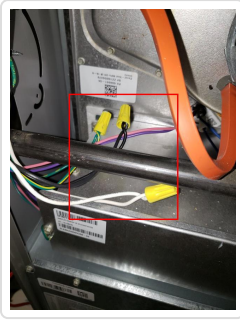
4. Water Supply and Distribution Systems



- **Replace Requested**
Have licensed plumber replace pressure regulator valve.
- **Inspector's Comment**
3.5 The water pressure in the house is too high. Normal static water pressure should be between 40 to 80 PSI. The water pressure is approximately 101 to 105 PSI. Adjusting the pressure regulator valve could only be a short term fix. A licensed plumbing contractor needs to replace the pressure regulator valve.

Electrical Systems

5. Connected Devices (junction boxes, wire splices, abandoned wires)



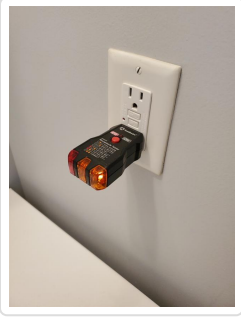
- **Repair Requested**
Seller to repair. Wire splice at the air handler in the basement needs to be in a junction box with a proper size cover plate and wires capped as needed. A licensed electrician needs to repair
- **Inspector's Comment**
4.2 Wire splice at the air handler in the basement needs to be in a junction box with a proper size cover plate and wires capped as needed. A licensed electrician needs to repair.

6. Connected Fixtures (interior light fixtures)



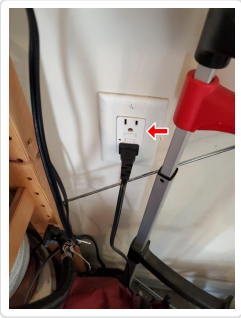
- **Repair Requested**
Seller to repair. This is a safety hazard.
- **Inspector's Comment**
4.3 The light fixture in the basement is not secured to the outlet box. The light fixture is held up with zip ties. A licensed electrician needs to secure fixture to outlet box.

7. GFCI (Ground Fault Circuit Interrupters)



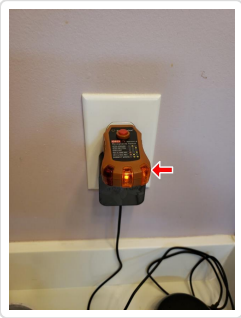
- **Repair Requested**
Seller to have repaired by a licensed electrician.
 - **Inspector's Comment**
4.6 (1) GFCI receptacle in the powder bath did not trip when tested with GFCI receptacle tester. A licensed electrician needs to repair.
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8. GFCI (Ground Fault Circuit Interrupters)



- **Repair Requested**
Seller to have licensed electrician repair.
 - **Inspector's Comment**
4.6 (2) GFCI receptacle in the garage did not trip when tested with GFCI receptacle tester. A licensed electrician needs to repair.
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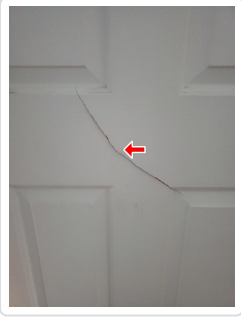
9. GFCI (Ground Fault Circuit Interrupters)



- **Repair Requested**
Seller to have licensed electrician to repair. Provide receipts.
- **Inspector's Comment**
4.6 (3) GFCI receptacle in the hall bath did not trip when tested with GFCI receptacle tester. A licensed electrician needs to repair.

Interiors

10. Doors and Door Locks

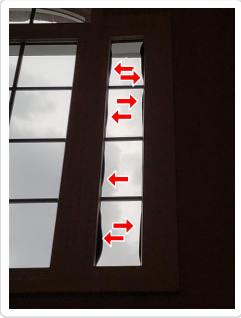


- **Replace Requested**
Seller to replace door.
 - **Inspector's Comment**
6.0 (1) The bonus room door is damaged. A qualified contractor needs to replace the door.
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11. Windows

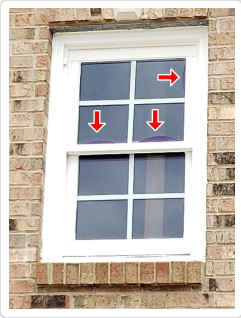
- **Repair Requested**
Seller to repair window.
 - **Inspector's Comment**
6.1 (1) The right window in the master bedroom will not closet. A qualified contractor needs to repair.
-

12. Windows



- **Repair Requested**
 - **Inspector's Comment**
6.1 (2) The insulation seal on the side light at the front door has failed. The sidelight needs to be replaced. A qualified contractor needs to replace the sidelight.
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13. Windows



- **Replace Requested**
- **Inspector's Comment**
6.1 (3) The insulation seal has failed on the window(s) in the garage attic. A qualified contractor needs to replace failed glass.

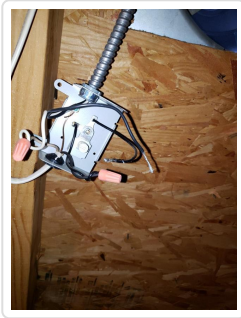
14. Ceilings, Walls, And Floors



- **Repair Requested**
Home and carpet needs to be professionally cleaned and treated for Lice by Seller. Receipts to be provided.
- **Inspector's Comment**
6.5 (1) The house needs to be professionally cleaned and treated for Lice. A box of Lice treatment in master bath sink cabinet.

Insulation And Ventilation

15. Ventilation Fans And Thermostatic Controls (Attic)



- **Repair Requested**
Roofer to replace and repair while installing new roof.
- **Inspector's Comment**
8.6 The power attic ventilator needs to be removed when the roof is replaced and the abandoned wire needs to be capped and put in a junction box. Continuous ridge vent should be used to vent the attic.

Decks And Porches

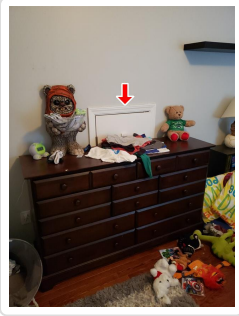
16. Hand Rails, Pickets, Decking



- **Repair Requested**
Securely attach deck guard rail to house.
- **Inspector's Comment**
9.0 The guard rail on the deck needs to be attached to the wall surface to prevent movement of the guard rail. A qualified contractor needs to attach guard rail to wall surface.

Structural Components

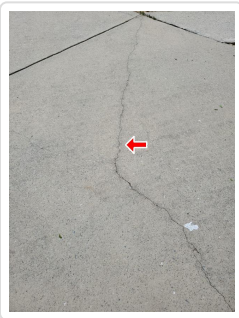
17. Roof Structure And Attic



- **Repair Requested**
Seller to grant access to the attic accesses and provide photos of each location.
- **Inspector's Comment**
10.4 The attic accesses in the front left bedroom and in the bonus room were not accessible to the inspector due to seller belongings. The attic accesses where not accessible were not inspected. During your due diligence, a qualified contractor should inspect the attic accesses that were not accessible to the inspector. Repairs should be made as needed.

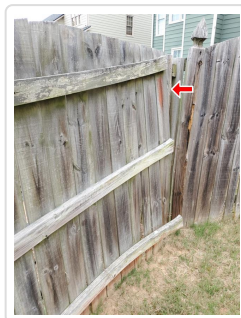
Grounds

18. Driveways



- **Repair Requested**
Roofer or contractor to seal driveway.
- **Inspector's Comment**
11.0 All cracks in the driveway need to be sealed with a concrete sealant.

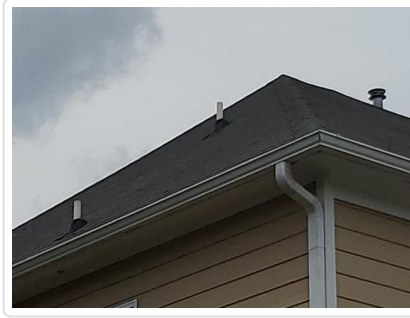
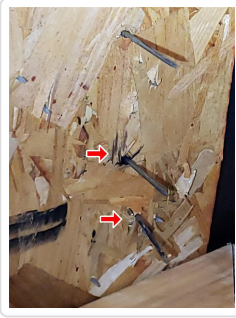
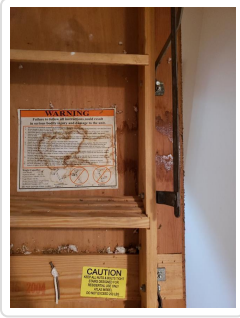
19. Fence



- **Repair Requested**
Repair fence. Determine if seller owns fence.
- **Inspector's Comment**
11.5 The fence needs to be repaired where damaged. A qualified contractor needs to repair or replace.

Roofing, Gutters, Fireplace

20. Roof Coverings



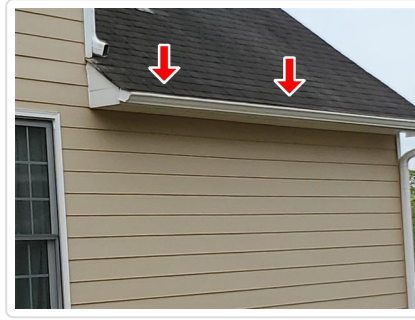
- **Replace Requested**
Seller to replace entire roof and remove the satellite dish and repair and damage caused by such removal.
- **Inspector's Comment**
13.0 (1) The roof is being replaced due to storm damage.

21. Roof Coverings



- **Repair Requested**
Seller to have roofer remove the dish and repair any damage caused by such removal.
- **Inspector's Comment**
13.0 (2) The satellite dish needs to be removed. All holes sealed with roofing sealant and any damaged roofing or rotten roof decking replaced. A qualified roofer needs to repair.

22. Gutter Drainage Systems



- **Repair Requested**
Seller to have roofer repair and re-nail gutter to the fascia after roof is replaced.
- **Inspector's Comment**
13.3 (1) Gutter is pulling away from the fascia on the right side of the house. A qualified contractor needs to re-nail gutter to the fascia after roof is replaced.

23. Gutter Drainage Systems



- **Repair Requested**
Seller to have roofer re-nail the gutters to the fascia.
- **Inspector's Comment**
13.3 (2) Gutter nails are backing out of the gutters. A qualified contractor needs to re-nail gutter to the fascia after roof is replaced.