

Arianna Dantone <arianna@fullservicetransactions.com>

3/11/2020 1:51 PM

Re: 1807 Indiana st Inspection

To Avery Taylor <avery.taylor@tmadegroup.com> Copy
Jeff (Realtor 1807 Indiana Street) Walters <jeff@virginiamalone.com>

Hey Jeff,

Upon inspections, the buyer is requesting the following to be addressed/fixed:
Please let us know if you would like to see the report.

I. STRUCTURAL SYSTEMS

D. Roof Structures and Attics

-The roof access door opens from the wrong side, is a hazard to exit, enter, and does not latch when closed.

G. Doors (Interior and Exterior)

-The second floor balcony door does not latch when closed.

H. Windows

-The west window in the downstairs bedroom and the west window in the third floor bedroom do not latch when closed.

K. Porches, Balconies, Decks, and Carports

-The sun cover for the 4th floor balcony was not functional at the time of the inspection.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

-The manufactures name plate for the smaller a/c condensing unit called out for a max amp breaker of 25 and a over sized 30 amp breaker is in use.

-The sub panel was not provided with its own code required main disconnect.

B. Branch Circuits, Connected Devices, and Fixtures

- The junction box under the kitchen sink needs to be provided with a code required cover or lid.

- The receptacle on the garage ceiling was not provided with code required GFCI protection. This is considered a recognized safety hazard. The hot and neutral wires are reversed at the GFCI receptacle at the exterior next to the garage door. This receptacle does not trip off.

FIXTURES

-Lights in family area and kitchen area are not coming on

- The light fixture in the family room at the front east corner flickers off and on continuously. One of the filters for the under balcony lighting at the front of the townhouse has come loose and needs to be secured.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

- The hot water valve to the west master sink and the cold water valve to the east master sink were installed backwards.

-The shower diverter serving the 3rd floor back bathroom shower leaks during operation.

B. Drains, Wastes, and Vents

- The exposed plumbing drain vents are code required (for protection from ozone deterioration) to be painted but were not. All other drains, wastes, and vents appeared to be in serviceable condition at the time of the inspection.

I.Other

-The ice maker was not functional. The wine chiller and refrigerator were functioning as intended at the time of the inspection.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

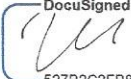
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DocuSigned by:

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1907 INDIANA STREET
REPAIR AMENDMENT

I. STRUCTURAL SYSTEMS

D. Roof Structures and Attics

NO -The roof access door opens from the wrong side, is a hazard to exit, enter, and does not latch when closed.

G. Doors (Interior and Exterior)

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H. Windows

✓ -The west window in the downstairs bedroom and the west window in the third floor bedroom do not latch when closed.

K. Porches, Balconies, Decks, and Carports

NO -The sun cover for the 4th floor balcony was not functional at the time of the inspection.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

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✓ - The junction box under the kitchen sink needs to be provided with a code required cover or lid.

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This is considered a recognized safety hazard. The hot and neutral wires are reversed at the GFCI receptacle at the exterior next to the garage door. This receptacle does not trip off.

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