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Inspected By: Scott Webb



Home Inspection Report

Prepared For:

Joe & Jane Jonhson

Buyer

Property Address:

1234 Candy Circle

Alpharetta, GA 30041

Inspected on Mon, Jul 15 2019 at 3:30 PM

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This home inspection was performed in the terms and conditions emailed to the client and confirmed by the client prior to the inspection. This home inspection is a primarily visible evaluation of the condition and the inspectors opinion of the home on the day the inspection is done. A home inspection is not a warranty, not a guarantee, not insurance or does not take the place of a sellers disclosure. For further clarification of the components, procedures and limitations of the home inspection please read the InterNACHI Standard of Practice attachment sent to the client in the confirmed email prior to the inspection and as a link sent with this report.

Your inspector is a home inspection generalist which is providing an opinion and is not acting as a licensed engineer or expert in any craft or trade. Due to the extensive and changing building codes over the years it is impossible that every code violation maybe found.

All items found during the inspection should be evaluated further by a specialized expert within the field of that item. Client/Owners/Seller must do so at there own expense. Liability is limited to a refund to the Client of the fee paid for this inspection and report.

Georgia state law prevents cosmetic items from being reported in a Home Inspection report.

Picture provided within this report are for general location and example only. Not all items found will have pictures and not all areas of an item maybe shown in pictures.

Please read the full report for all recommendations and info only items.

Report Summary

This Summary outlines potentially significant issues. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

Parking Structure

1) There is damage/holes in the garage drywall that need repair to maintain the required 20 minute fire barrier between the garage and living space.

Recommend a paint professional repair or replace the damaged drywall.

Exterior

2) The sidewalk and porch steps have settled which has pulled the railing loose from the porch surface and now has a greater than the maximum 8 inches of riser between the top step and porch surface which is considered to be a trip hazard.

Recommend further inspection and corrections be done by a concrete leveling professional and a qualified professional re-secure the railing as needed.

3) A portion of the chimney siding has been replaced, however the remaining siding on the chimney is moisture damaged and in need of replacement.

Recommend further inspection and replacement of the damaged siding be done by a siding and trim professional.

4) The deck stairs has lateral movement under normal foot traffic.

Recommend a professional carpenter install additional bracing to prevent side to side movement.

Roofing

5) The roofing counter metal flashing has come loose from the brick at the garage roof gable to front wall junction. (see pictures for location)

Recommend further inspection and corrections be done by a roofing professional to prevent possible water entry during times of heavy blowing rains.

6) It appears that a spray sealant has been applied on the roofing shingles to wall junction above the kitchen eating area and family room. Spray sealant is not considered a permanent fix and appears to have been applied due to leaking. No active leaking was found in this area, however stains/repairs were visible on the ceiling below.

Recommend further inspection and permanent corrections be done by a roofing professional.

(Report Summary continued)

Structure

7) Water has leaked into the unfinished portion of the basement through a common shrinkage crack along the front poured concrete foundation wall.

Recommend a qualified professional perform an epoxy injection repair to prevent any water/moisture entry.

Structure: Attic

8) There is no access to the side attic space above the garage. Access is required to any enclosed space larger than 50 ft.².

Recommend a professional carpenter create an attic access in either the garage ceiling below or knee wall in the room above the garage.

9) Signs of pests in the attic was found. It could not be determined the exact size or nesting of the infestation. Recommend further inspection of the entire house be done by a pest control professional. There is also compressed and displaced insulation in the attic due to pest.

Recommend an insulation contractor restore the insulation to an R30+ after the pest have been removed. Removal of some of the existing insulation may be needed due to pest feces and urine.

Electrical

10) The doorbell was not operational at the time of the inspection.

Recommend further inspection and repair/replacement of the doorbell be done by a licensed electrician.

11) The smoke detectors appear to be older then 10 years old and need to be replaced.

Recommend replacements be done by a licensed electrician.

Plumbing

12) Polybutylene water supply pipes have been used thru out the house, this type of pipe has had documented problems and is no longer used for water supply. Due to the polybutylene plumbing it is recommended that a licensed plumber inspect further.

(Report Summary continued)

Plumbing: Water Heater

13) Water was dripping from the temperature pressure relief valve drain line at the time of the inspection. This dripping water may be an indication of a bad valve or temperature/pressure problems.

Recommend further inspection and corrections be done by a licensed plumber.

Bathrooms: 2nd Floor Bathroom

14) Infrared thermal imaging revealed water leaking on the kitchen ceiling. This leak was confirmed active with a non-destructive moisture meter. The exact source of the water could not be determined, however the area is directly below the second-floor hall bathroom. It could not be determined if any wood decay or mold growth has occurred between the floor and ceiling without removing drywall from the kitchen ceiling.

Recommend further inspection and corrections be done by a licensed plumber.

Bathrooms: Master Bathroom

15) There is no outlet receptacle to service one of the master bathroom sink vanities. Recommend a licensed electrician install a GFCI protected receptacle within a 2 foot reach of the sink vanity countertop as required.

16) The master bathroom toilet is loose from the floor.

Recommend further evaluation and corrections be done by a licensed plumber.

17) Water was visibly dripping from the ceiling of the dining room directly below the master bathroom at the time of the inspection. This leak was confirmed active with a nondestructive moisture meter and infrared thermal imaging. There was visible water damage to the drywall ceiling, however it could not be determined if any wood decay or mold growth has occurred within the wood framed cavity between the floor and ceiling. Recommend further inspection and corrections be done by a licensed plumber.

Kitchen: Appliances

18) The right front burner would not ignite on the gas cooktop at the time of the inspection. Recommend further inspection and corrections be done by an appliance professional.

(Report Summary continued)

Laundry

19) The laundry dryer vent has a lint build up which needs to be cleaned for full efficiency and to prevent the possibility of a fire.

Recommend cleaning be done by a professional duct cleaning service.

20) The dryer vent damper door will not completely close. Recommend a qualified person adjust the duct or damper so that the door will close when the dryer is not in use to avoid air movement and pest/insect entry.

Interior

21) The single entry basement door and one of the master bedroom double pane window units have moisture/stains between the panes of glass. This is caused by the insulating gas leaking out which allows air to enter and condensation to form between the panes of glass, when the condensation evaporates a mineral deposit is left between the panes glass.

Recommend further inspection of the double pane window units be done by a professional window/glass contractor and replacement of the glass units be done where needed.

22) There are gaps between the door and door frames of the single entry basement door and double door from the rear deck. Recommend additional weatherstripping or adjustments be done by a qualified person.

Pool/Spa

23) The gate does not have any self closing device installed as required for a pool surround.

Recommend a professional finish carpenter install some type of self-closing device on the gate.

24) The coping sealant around the pool has deteriorated. Recommend a qualified person reseal the pool coping.

General

Information Provided By:	Client, Internet Listing, Tax Record, MLS Listing
Seller Disclosure:	Disclosure Provided, Emailed to office
Property Type:	Single Family
Access:	Supra Lockbox CBS
Auxiliary Inspection Services:	Pool equipment
Environmental Testing:	Full Service Two radon kits, Mold Air-quality testing, AQ 3 floors + control
Approx Age:	25+/- Years
Approx Square Feet:	3913 ft. ² Net/5064 gross square feet
Bedrooms:	5 Bedrooms
Bathrooms:	4 Bathrooms
Occupied:	Yes
Furnished:	Yes
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
Utilities Off During Inspection:	None
Water Supply & Waste Disposal:	Public water, Public sewer
Weather:	Recent rain, Clear the day of inspection
Temperature:	87°F
Soil Condition:	Dry
People Present:	Client, Selling Agent, Client's family member

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. Landscape lighting is not within the scope of inspection.

Site Grading/Drainage:	Sloped Away From Structure Condition: Appears Serviceable
Vegetation:	Generally Maintained Condition: Serviceable with Improvements Recommended
Driveway:	Concrete Condition: Appears Serviceable
Walkways:	Concrete Condition: Appears Serviceable
Retaining Walls:	Not Present
Fences:	Wood Condition: Appears Serviceable

Parking Structure

Type & Size Of Structure:	Attached Garage, 2 car
Number & Type of Vehicle Door(s):	One, Metal, Insulated, Torsion Spring Type
	Condition: Appears Serviceable
Number & Type of Mechanical Opener(s):	One, Force Sensitive Reverse, Light Beam Reverse
	Condition: Appears Serviceable
Type Of Firewall Barrier:	Drywall, Fire rated door
	Condition: Appears Serviceable



Comment 1:

There is damage/holes in the garage drywall that need repair to maintain the required 20 minute fire barrier between the garage and living space.
Recommend a paint professional repair or replace the damaged drywall.



Figure 1-1

Exterior

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

Exterior Wall Covering:	Brick, Fibrous Wood lap siding, Cement Fiber Lap Siding Condition: Corrections Needed
Exterior Trim Material:	Wood Condition: Appears Serviceable
Porch:	Concrete, Brick Condition: Appears Serviceable
Patio:	Concrete Condition: Appears Serviceable
Deck:	Wood Condition: Appears Serviceable
Steps/Stairs:	Wood deck stairs, Brick porch stairs Condition: Corrections Needed
Guard Railings:	Wood, Metal Condition: Corrections Needed



Comment 2:

The sidewalk and porch steps have settled which has pulled the railing loose from the porch surface and now has a greater than the maximum 8 inches of riser between the top step and porch surface which is considered to be a trip hazard. Recommend further inspection and corrections be done by a concrete leveling professional and a qualified professional re-secure the railing as needed.

(Exterior continued)



Figure 2-1

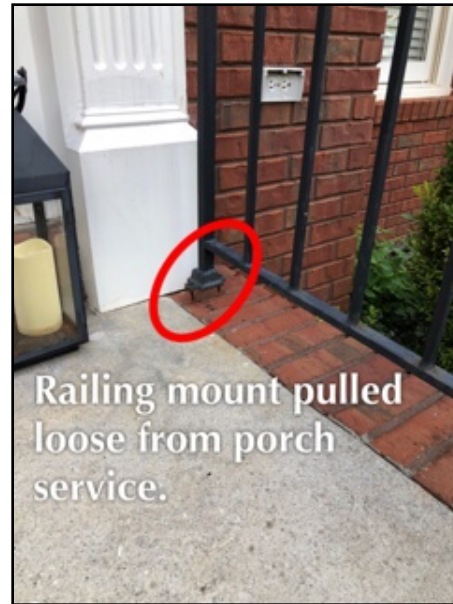


Figure 2-2



Figure 2-3

(Exterior continued)



Comment 3:

A portion of the chimney siding has been replaced, however the remaining siding on the chimney is moisture damaged and in need of replacement. Recommend further inspection and replacement of the damaged siding be done by a siding and trim professional.

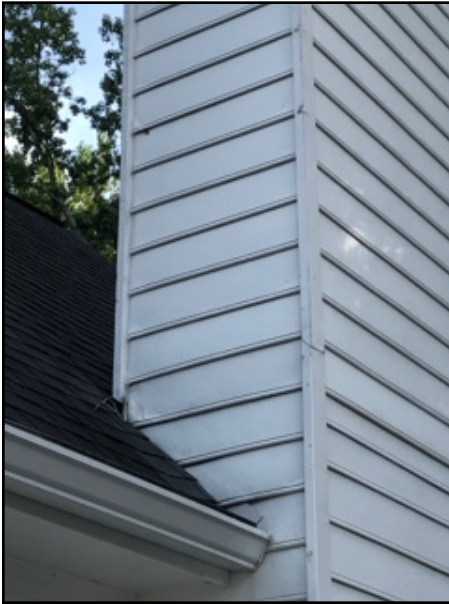


Figure 3-1



Figure 3-2



Figure 3-3



Figure 3-4

(Exterior continued)



Comment 4:

The deck stairs has lateral movement under normal foot traffic. Recommend a professional carpenter install additional bracing to prevent side to side movement.



Figure 4-1

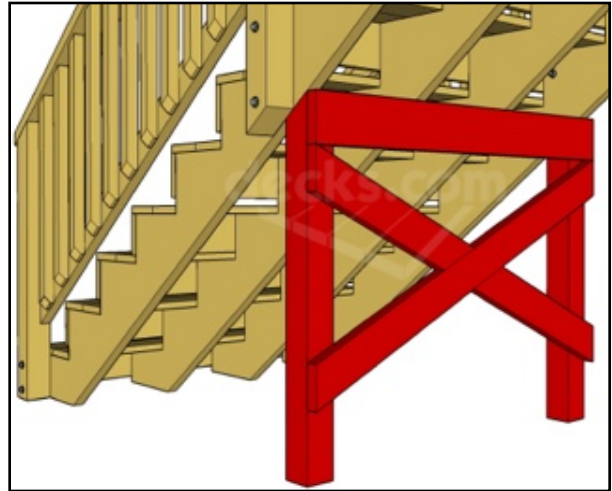


Figure 4-2

Roofing

The visible condition of the roof covering, flashings, skylights, exterior of chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy. Not all of the flashing and underlayment will be visible for inspection.

Approximate Roof Age:	10+/- Years
Roof Design:	Hip type w/Gable fronts Condition: Appears Serviceable
Roof Covering:	Architectural Shingles Condition: Appears Serviceable
Flashings:	Metal Condition: Corrections Needed
Vent Stacks:	Metal gas vents boots, Plastic plumbing boots Condition: Appears Serviceable
Ventilation Present:	Soffit vents, Ridge Vents, Box vents Condition: Appears Serviceable
Gutters & Downspouts:	Metal, With Gutter Guards Condition: Appears Serviceable
Sky Lights:	Not Present



Comment 5:

The roofing counter metal flashing has come loose from the brick at the garage roof gable to front wall junction. (see pictures for location)
Recommend further inspection and corrections be done by a roofing professional to prevent possible water entry during times of heavy blowing rains.

(Roofing continued)



Figure 5-1



Figure 5-2



Comment 6:

It appears that a spray sealant has been applied on the roofing shingles to wall junction above the kitchen eating area and family room. Spray sealant is not considered a permanent fix and appears to have been applied due to leaking. No active leaking was found in this area, however stains/repairs were visible on the ceiling below.

Recommend further inspection and permanent corrections be done by a roofing professional.

(Roofing continued)



Figure 6-1



Figure 6-2

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. The home inspector is not acting as structural engineer.

Foundation Types:	Basement
Foundation Material:	Poured Concrete
	Condition: Appears Serviceable
Floor Structure:	Wood Frame
	Condition: Appears Serviceable
Wall Structure:	Wood Frame
	Condition: Appears Serviceable



Comment 7:

Water has leaked into the unfinished portion of the basement through a common shrinkage crack along the front poured concrete foundation wall. Recommend a qualified professional perform an epoxy injection repair to prevent any water/moisture entry.



Figure 7-1

(Structure continued)

Attic

The attic/crawlspace is not checked for pests/insects. If signs of pest are found it will be noted for your info, however activity/size of infestation is not part of a home inspection. It is recommend that you have a pest control professional inspect for pest/insects.

Attic Entry:	Pull Down Folding Ladder, Located in the Hallway Condition: Serviceable with Improvements Recommended
Roof & Ceiling Framing Type:	16 inches on center, Solid Wood Joist and Rafters, Purlin rafter support system, OSB roof decking Condition: Appears Serviceable
Insulation:	Blown in Fiberglass Wool, Fiberglass Batts Condition: Corrections Needed



Comment 8:
There is no access to the side attic space above the garage. Access is required to any enclosed space larger than 50 ft.².
Recommend a professional carpenter create an attic access in either the garage ceiling below or knee wall in the room above the garage.

(Attic continued)



Figure 8-1



Comment 9:

Signs of pests in the attic was found. It could not be determined the exact size or nesting of the infestation. Recommend further inspection of the entire house be done by a pest control professional. There is also compressed and displaced insulation in the attic due to pest.

Recommend an insulation contractor restore the insulation to an R30+ after the pest have been removed. Removal of some of the existing insulation may be needed due to pest feces and urine.

(Attic continued)



Figure 9-1



Figure 9-2



Figure 9-3

Electrical

"Improvements recommended" in areas of GFCI protection (a personal protection device) within this report are recommending upgrades be done in bathrooms, kitchen, garage, unfinished basements and exterior. If the item is not marked "corrections needed" or "improvements recommended" then GFCI protection was provided and operational.

There are always upgrades available/recommended to the electrical system such as whole house surge protection and ARC Fault breakers which are recommended to be used on all living space branch circuits. Upgrades are always recommended if the house was built before these type devices were required.

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.

Type of Service:	Underground, Aluminum service line from meter to panel
Service Voltage & Amperage:	240 volts 200 amps
Main Disconnect, Panel Type & Location:	Disconnect on Exterior next to Meter, Breaker Panel in Basement Condition: Appears Serviceable
Service Panel Ground:	Exterior Ground Rod Condition: Appears Serviceable
Branch Circuit Wiring:	NM (Non-Metallic) Shielded Copper (Romex Type) Condition: Appears Serviceable
GFCI/AFCI Breakers:	Not Present
Smoke Detectors:	Hard Wired, Interconnected Condition: Replacement needed
Receptacles:	Three prong outlets Condition: Appears Serviceable
Lighting:	Over Head Fixtures, Wired to Outlet in Areas for Lamps Condition: Appears Serviceable

(Electrical continued)



Comment 10:

The doorbell was not operational at the time of the inspection.

Recommend further inspection and repair/replacement of the doorbell be done by a licensed electrician.



Figure 10-1



Comment 11:

The smoke detectors appear to be older than 10 years old and need to be replaced.

Recommend replacements be done by a licensed electrician.

HVAC

The life expectancies of heating and cooling system vary widely and is not part of the inspection due to the fact that with any complex mechanical system they are prone to failure without prior warning.

Number Of Units: Two

If the exterior temperature has been below 60 degrees within the last 24 hours the A/C system can not be ran due the separation of oil and refrigerant that could cause damage if operated. Inspection will be limited to a visual only of the A/C system during this weather. Temperatures below 70 degrees will not allow the A/C system to be tested at full efficiency.

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

Location:	In Basement services 1st floor, In Attic services 2nd floor
Type of Equipment:	Natural Gas Forced Air Condition: Appears Serviceable
Approximate Age:	7+/- Years & 10+/- Years
Filter Type:	30 Day Disposable, Located at equipment Condition: Appears Serviceable
Combustion Air:	Basement air used, Attic air used Condition: Appears Serviceable
Type of Distribution:	Flexible Ducting, Metal Ducting Condition: Appears Serviceable

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

Type of Equipment:	Electric central air conditioning
	Condition: Appears Serviceable
Unit(s) Size & Energy Rate:	24,000 BTU (2 Tons), 13 Seer, 14 Seer
Approximate A/C Age:	10+/- Years & 4+/- Years
Condensate Drainage:	Condensate Pump, To Exterior
	Condition: Appears Serviceable

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.

Gas Fuel Shutoff Location:	At Gas Meter
Main Water Shutoff Location:	Basement
Water Supply Pipes:	Polybutelyne
	Condition: Further Evaluation Recommended by Professional
Waste Pipes:	PVC
	Condition: Appears Serviceable
Water Pressure:	55 PSI, Regulator installed
	Condition: Appears Serviceable



Comment 12:

Polybutylene water supply pipes have been used thru out the house, this type of pipe has had documented problems and is no longer used for water supply. Due to the polybutylene plumbing it is recommended that a licensed plumber inspect further.



Figure 12-1

(Plumbing continued)

Water Heater

Estimate of remaining useful life of the water heater cannot be predicted.
Check and adjust water temperature upon moving in is recommended to
prevent scalding.

Type & Capacity:	Gas fuel 40 gallon tank
	Condition: Appears Serviceable
Approximate Age:	17+/- Years
Temp & Pressure Relief Valve:	Present, Drains to exterior
	Condition: Corrections Needed
Combustible Air:	Basement air used
	Condition: Appears Serviceable
Fuel Disconnect:	Gas shut off valve within reach of water heater
Expansion Tank:	Installed
	Condition: Appears Serviceable



Comment 13:

Water was dripping from the temperature pressure relief valve drain line at the time of the inspection. This dripping water may be an indication of a bad valve or temperature/pressure problems.

Recommend further inspection and corrections be done by a licensed plumber.

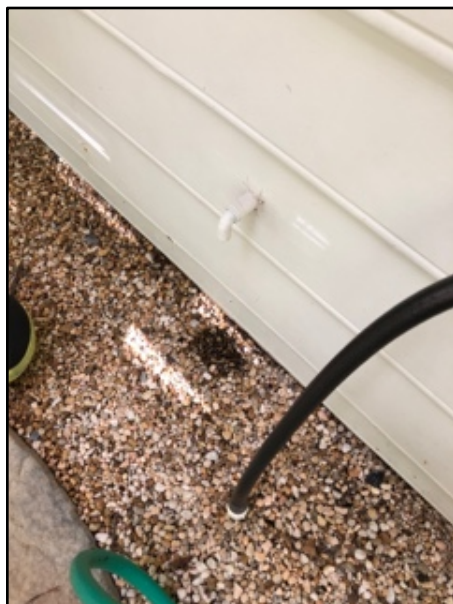


Figure 13-1

Bathrooms

Some items/features that are located in the bathroom maybe listed in other sections of the report.

1st Floor Bathroom

Bath Tub:	Standard Tub Condition: Appears Serviceable
Shower:	In Tub Condition: Appears Serviceable
Sink(s):	Single Vanity Condition: Appears Serviceable
Toilet:	1.6 Gal Flush Condition: Appears Serviceable
Ventilation Type:	Exhaust Fan Condition: Appears Serviceable
GFCI Protection:	Outlets Condition: Appears Serviceable

Basement Bathroom

Bath Tub:	Standard tub Condition: Appears Serviceable
Shower:	In Tub Condition: Appears Serviceable
Sink(s):	Single Vanity Condition: Appears Serviceable
Toilet:	1.6 gallon flush Condition: Appears Serviceable
Ventilation Type:	Exhaust Fan Condition: Appears Serviceable
GFCI Protection:	Outlets Condition: Appears Serviceable

(Bathrooms continued)

2nd Floor Bathroom

Bath Tub:	Standard Tub Condition: Appears Serviceable
Shower:	In Tub Condition: Appears Serviceable
Sink(s):	Single Vanity Condition: Appears Serviceable
Toilet:	1.6 Gal Flush Condition: Appears Serviceable
Ventilation Type:	Exhaust Fan Condition: Appears Serviceable
GFCI Protection:	Outlets Condition: Appears Serviceable



Comment 14:
Infrared thermal imaging revealed water leaking on the kitchen ceiling. This leak was confirmed active with a non-destructive moisture meter. The exact source of the water could not be determined, however the area is directly below the second-floor hall bathroom. It could not be determined if any wood decay or mold growth has occurred between the floor and ceiling without removing drywall from the kitchen ceiling.
Recommend further inspection and corrections be done by a licensed plumber.

(2nd Floor Bathroom continued)

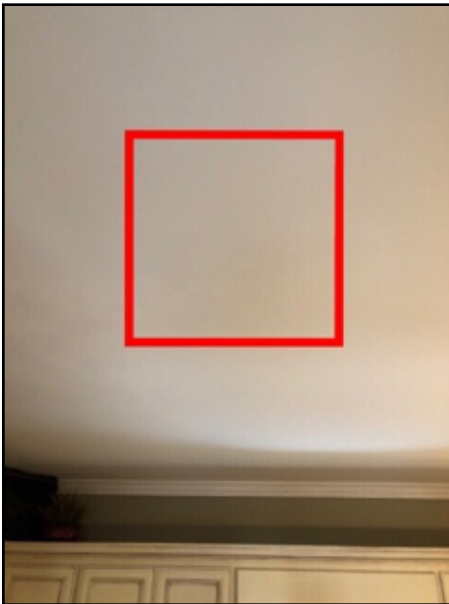


Figure 14-1



Figure 14-2



Figure 14-3

Master Bathroom

Bath Tub:

Recirculating, Large Garden
Condition: Further Evaluation Recommended
by Professional

(Master Bathroom continued)

Shower:	Stall, Tiled walls, Tiled floor Condition: Appears Serviceable
Sink(s):	Double Vanity Condition: Appears Serviceable
Toilet:	1.6 gallon flush Condition: Corrections Needed
Ventilation Type:	Exhaust Fan Condition: Appears Serviceable
GFCI Protection:	Outlets Condition: Appears Serviceable



Comment 15:

There is no outlet receptacle to service one of the master bathroom sink vanities. Recommend a licensed electrician install a GFCI protected receptacle within a 2 foot reach of the sink vanity countertop as required.



Figure 15-1

(Master Bathroom continued)



Comment 16:

The master bathroom toilet is loose from the floor.

Recommend further evaluation and corrections be done by a licensed plumber.



Figure 16-1



Comment 17:

Water was visibly dripping from the ceiling of the dining room directly below the master bathroom at the time of the inspection. This leak was confirmed active with a nondestructive moisture meter and infrared thermal imaging. There was visible water damage to the drywall ceiling, however it could not be determined if any wood decay or mold growth has occurred within the wood framed cavity between the floor and ceiling.

Recommend further inspection and corrections be done by a licensed plumber.

(Master Bathroom continued)

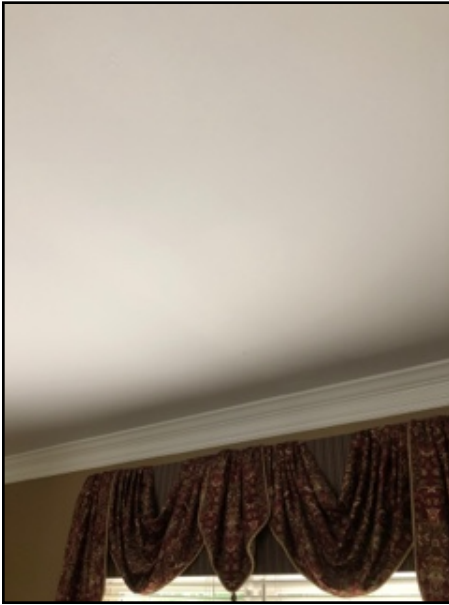


Figure 17-1

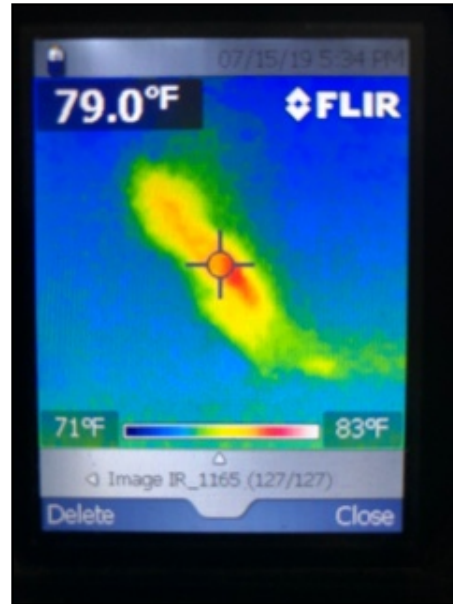


Figure 17-2



Figure 17-3

Kitchen

Some items/features that are located in the kitchen maybe listed in other sections of this report.

Cabinets:	Wood fronts with laminated wood composite boxes Condition: Appears Serviceable
Countertops:	Solid surface Condition: Appears Serviceable
Sink, Faucet & Drain:	Double drain Condition: Appears Serviceable
GFCI Protection:	All counter top outlets Condition: Appears Serviceable

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.

Oven:	Double, Electric Condition: Appears Serviceable
Cooktop:	Gas Condition: Corrections Needed
Range Hood:	Down draft type Condition: Appears Serviceable
Dishwasher:	Built in cabinet type Condition: Appears Serviceable
Microwave:	Not Present
Disposal:	Under main kitchen sink Condition: Appears Serviceable

(Appliances continued)


-  **Comment 18:**
The right front burner would not ignite on the gas cooktop at the time of the inspection. Recommend further inspection and corrections be done by an appliance professional.



Figure 18-1

Laundry

Location:	Kitchen closet
Washer Plumbing:	Hot & cold valves box with built in drain
	Condition: Appears Serviceable
Dryer Fuel:	Three Prong Electric
	Condition: Appears Serviceable
Dryer Venting:	To Exterior
	Condition: Corrections Needed
Laundry Sink:	Not Present
GFCI Protection:	Not Present


-
-  **Comment 19:**
The laundry dryer vent has a lint build up which needs to be cleaned for full efficiency and to prevent the possibility of a fire.
Recommend cleaning be done by a professional duct cleaning service.



Figure 19-1

(Laundry continued)



Comment 20:

The dryer vent damper door will not completely close. Recommend a qualified person adjust the duct or damper so that the door will close when the dryer is not in use to avoid air movement and pest/insect entry.



Figure 20-1

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items, the inspector does not move furnishings or belongings. Not all doors and windows are operated, a representative number of windows and doors are operated to determine if serviceable.

Walls:	Painted Drywall Condition: Appears Serviceable
Ceilings:	Painted Drywall Condition: Appears Serviceable
Window Types:	Double Hung, Wood, Double pane Condition: Serviceable with Improvements Recommended
Entry Doors Type:	Hinged Wood Condition: Serviceable with Improvements Recommended
Interior Doors:	Hollow core Masonite Condition: Appears Serviceable
Fireplace:	Pre-fabricated steel, Gas Burning Condition: Appears Serviceable



Comment 21:

The single entry basement door and one of the master bedroom double pane window units have moisture/stains between the panes of glass. This is caused by the insulating gas leaking out which allows air to enter and condensation to form between the panes of glass, when the condensation evaporates a mineral deposit is left between the panes glass.

Recommend further inspection of the double pane window units be done by a professional window/glass contractor and replacement of the glass units be done where needed.

(Interior continued)



Figure 21-1



Comment 22:

There are gaps between the door and door frames of the single entry basement door and double door from the rear deck. Recommend additional weatherstripping or adjustments be done by a qualified person.



Figure 22-1



Figure 22-2

Inspection of the chimney is limited and is always recommended that a professional

(Interior continued)

chimney sweep inspect further.

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.

Deck/Patio Material:	Concrete Condition: Serviceable with Improvements Recommended
Interior Finish:	Concrete/Aggregate Condition: Appears Serviceable
Installed Equipment:	Jet Pump, Supplemental/Circulation Pump, Cartridge filter, Gas Heater Condition: Appears Serviceable
Type of Barrier:	Fence Condition: Serviceable with Improvements Recommended



Comment 23:

The gate does not have any self closing device installed as required for a pool surround.

Recommend a professional finish carpenter install some type of self-closing device on the gate.

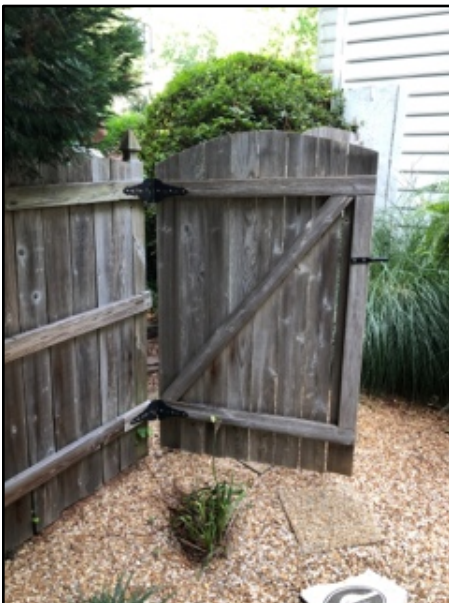


Figure 23-1

(Pool/Spa continued)



Comment 24:

The coping sealant around the pool has deteriorated. Recommend a qualified person reseal the pool coping.



Figure 24-1

General Noted & Recommendations

Items noted in this section of the report were not found defective or in need of correction at the time of the inspection. Items noted within the section of the report is For Your Information (FYI) or may require further monitoring, more than common/routine maintenance or recommended corrections to prevent potential future problems.



Comment 25:

Recommend updating by installing carbon monoxide & smoke combination detector in the hallways with additional smoke detectors installed in the bedrooms. This was not required at the time the house was constructed and is only recommended as a safety upgrade.



Comment 26:

FYI: Water heater data tag.

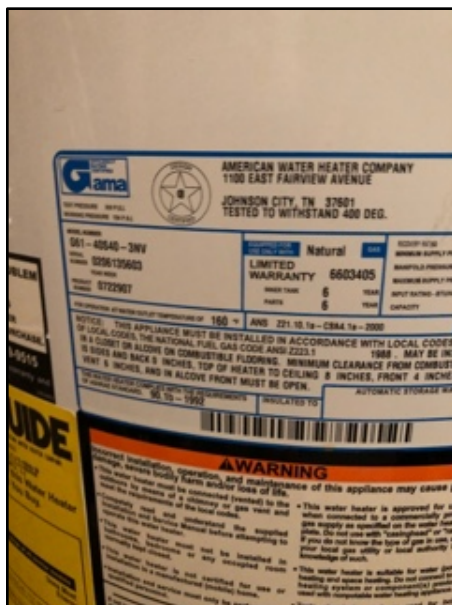


Figure 26-1

(General Noted & Recommendations continued)



Comment 27:

FYI: Air conditioning data tag.



Figure 27-1



Figure 27-2



Comment 28:

Recommend trimming all tree limbs at least 20 feet from the structure and trim all vegetation a minimum of 2 feet away from the exterior wall. This will help control moisture, help prevent pest/insect access and prevent physical damage to the structure.

(General Noted & Recommendations continued)



Figure 28-1



Comment 29:

Recommend installing weather stripping and insulated cover/insulation on the attic ladder door for energy savings.