

DUFFY HOME INSPECTION SERVICE, INC.

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RESIDENTIAL COMBINATION INSPECTOR, CERTIFIED No. 5186679-R5
ASHI MEMBER NO. 203616, GENERAL BUILDING CONTRACTOR No. 663625

This report is prepared for the sole, confidential, and exclusive use of the client indicated below, the inspector accepts no responsibility for use or misinterpretation by third parties. In our opinion the following items are in need of repair or further evaluation. These concerns are based on a visual inspection of the property using our current knowledge. Although we have inspected the property to the best of our ability, due to the complexity and quantity of items in any home there may be defects that were not detected in our visual inspection.

GENERAL DESCRIPTION:

Terms:

1. Throughout this report, the terms "right" and "left" are used to describe sides of the home as viewed facing the front of the home from the street.
2. Although some maintenance items may have been addressed verbally at the time of the inspection, they may not be included in the enclosed report.
3. I recommend that when repairs are needed that all repairs be performed by qualified, licensed contractors in their particular disciplines.
4. The Life expectancy of major components of a home varies with the component. Depending on the age of your home, please refer to the Home Inspection Report Notebook about the life expectancy of your new home's major components. This notebook will provide valuable details and definitions that each homeowner needs to be aware of. If a major component is approaching the end of its life cycle, then consideration needs to be given for that component's replacement.
5. This company is not qualified to render an opinion about termite or pest infestation. However, if evidence of termite (or pest) damage or termite (or pest) trails are seen, it will be noted and you should consult with a termite (or pest) professional.

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: 6-19-2009.
TIME OF INSPECTION: 1:00 pm.
CLIENT NAME: Mr. Brian Boynton.
PHONE #: 770-427-2488.
E-MAIL ADDRESS: hana.boynton@gmail.com.

INSPECTION
LOCATION:

4850 Karls Gate
Drive.



CITY, STATE, ZIP:

Marietta, GA 30068.

CLIMACTIC CONDITIONS:

WEATHER: Clear.
SOIL CONDITIONS: Dry.
APPROX OUTSIDE
TEMP, TIME OF
INSPECTION: 100 Degrees.

BUILDING CHARACTERISTICS:

ESTIMATED AGE
OF HOUSE,
BUILDING: 40 years old.
BUILDING TYPE: 1 family.
STORIES: 2 story with basement.
SPACE BELOW
GRADE: Basement.

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE
DISPOSAL: Public.
UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

HOME / BUILDING
OCCUPIED? Yes.
CLIENT PRESENT: Yes.
PEOPLE PRESENT: Purchasers spouse, Purchasers son, Purchasers agent (at end).

TIME

ALLOCATION: 2 hours travel time; 3.5 hours on site, and 2 hours on report.

PAYMENT INFORMATION:

TOTAL FEE: \$565.

PAID BY: Check, thank you.

GROUNDS

DRIVEWAY:

TYPE: Concrete.

DRIVE CONDITION: Some sections of the driveway have cracked and raised or settled (*trip hazard*), repair or replace as necessary to eliminate the trip hazard. This is a good indication the soil was not compacted under the concrete before it was installed.



FOOTPATH TYPE: Concrete.

FOOTPATH CONDITION: Some sections of the footpath have cracked and are now raised. Tripping hazard, remove or repair as necessary to eliminate the trip hazard.

LANDSCAPING CONDITION: Maintained.

RETAINING WALLS:

TYPE: Railroad Ties.

RETAINING WALL CONDITION: Some section of the retaining wall have collapsed (*right side, back corner*), and most of the members in other areas are decayed, replace the entire retaining wall as needed.



GRADING:

REAR GRADE: Voids noted in the back yard area (*under the deck, area around old tree stump*), repair as needed to prevent water from collecting.



FOUNDATION
DRAINAGE
CONDITION:

Most older homes do not have foundation drains installed.

FRONT PATIO/PORCH:

TYPE: Concrete.

PATIO/PORCH
CON, CONDITION: Cracks noted - typical, recommend monitoring of all cracks in the future.

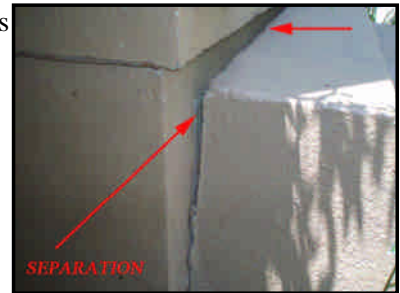
PORCH VERTICAL
SUPPORTS TYPE: Wood.

VERTICAL
SUPPORT
CONDITION: The vertical supports are not secured at the base. Vertical supports should be restrained to prevent lateral displacement at the bottom.



PORCH STAIRS,
TYPE: Concrete.

PORCH , STAIR(S)
CONDITION: Settlement, separation and rotation noted, this is a good indication the soil was not compacted under the concrete before it was installed, repair / replace as needed.

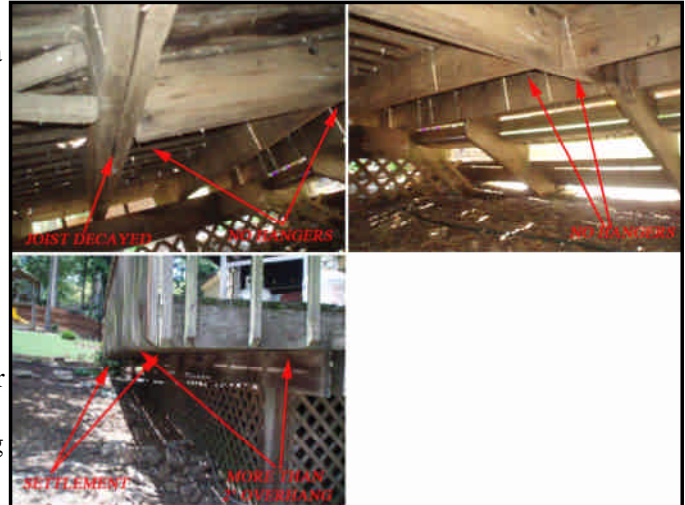


DECKS:

TYPE: Wood.

DECK CONDITION:

1. Some of the deck boards and joist area decayed.
2. The back section of the deck overhangs the beam more than 2 feet (*some settlement noted, should not be more than 2 feet*).
3. There were no joist hangers / ledger installed (*some areas*). Joist framing into the side of a wood girder / beam should be supported by approved framing anchors or on ledger strips not less than 2x2.
4. Overall the deck is in poor condition and should be replaced. *See other deck comments below.*



DECK RAILING
TYPE:

Wood.

RAILING
CONDITION:

The horizontal spacing between the vertical members of the guard rail exceeds the recommended spacing of 4 inches. Upgrades are recommended for safety enhancement.

DECK BOLTS:

The deck is not secured to the house with bolts. Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. The deck should be bolted with 1/2" hex thru-bolts with flat washers on both sides and spaced 12" to 24" (see Deck Detail).



GIRDERS/BEAM
TYPE:

Wood.

BEAM CONDITION:

The back beam members are only nailed to the vertical supports. Generally, the supports are notched at the top to accept the single members. *See comments regarding replacing the deck.*



DECK VERTICAL
SUPPORTS TYPE:
VERTICAL
SUPPORT
CONDITION:

Wood, 4X4.

Damage / Decay noted at the base of the posts
(back left, check all). See comments
regarding replacing the deck.



DECK STAIRS,
TYPE:
DECK STAIR(S)
CONDITION:

Wood.

See comments regarding replacing the deck.



EXTERIOR STAIRS/STOOPS:

TYPE:
STAIRS/STOOP
CONDITION:

Stone.

Some of the stones are loose (check all
areas), repair as needed.



FENCES & GATES:

TYPE:
FENCES / GATES,
CONDITION:

Wood.

Appears serviceable.

EXTERIOR

WALLS:

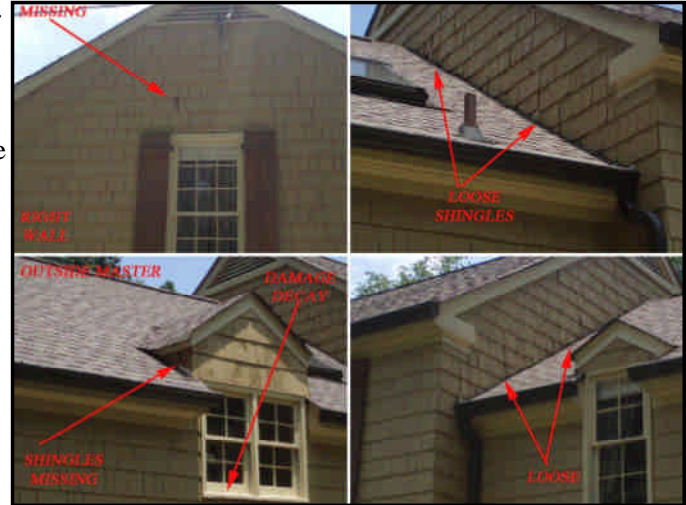
MATERIAL:

Wood shingles, Hard Coat Stucco (*chimney area*).

SIDING

CONDITION:

1. Loose, missing or damaged shingles noted, right wall (*above master window*), right gable wall (*above the master bedroom, front and back, check all areas around the home*).
2. Shingles missing, back right dormer outside the master bedroom (*right side, top edge of flashing not covered*). All



exterior walls should be covered with approved materials designed and installed to provide a barrier against the weather and insects to enable environmental control of the interior spaces.

STUCCO

CONDITION:

1. Evidence of prior patching (*chimney area, inquire with the homeowner*).
2. Adequate caulking is needed, where the corner boards come in contact with the stucco (*daylight visible in the attic*). All the seams / penetrations in the building envelope, that are sources of moisture entry or air leakage, should be sealed.



3. Cracks noted in the stucco (*seal as needed*). Be aware when cracks are sealed / patched in stucco it is not always possible to match the existing finish. I recommend consulting with a stucco contractor as to the best method for sealing the cracks. *See moisture comments interior section of the report.*

EXTERIOR PAINT: Appears serviceable.

TRIM:

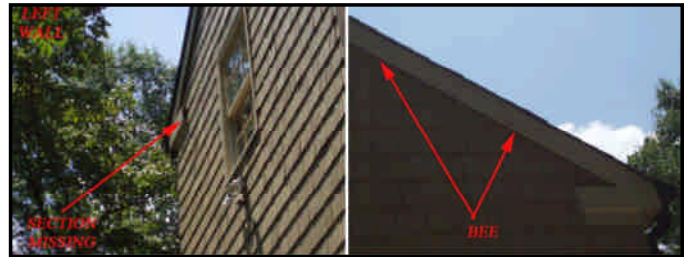
MATERIAL: Wood, Fiber Cement.

TRIM CONDITION: Damage / Decay noted, left wall (*trim above the dining room window*), back wall (*window sill outside the master bedroom*), replace all damaged / decayed sections of trim around the home.



EAVES, SOFFITS, FACIA:

1. Some carpenter bee activity noted.
2. Section of fascia board missing, left wall (*back corner*), install as needed.



SCREENS:

SCREEN CONDITION: No screens installed at the time of the inspection.

FLASHING DOORS/WINDOWS:

FLASHING CONDITION: There is no corrosion-resistant flashing installed over the doors and windows. *Note: Most older homes have wood installed above the window trim.*

CHIMNEY:

MATERIAL: Prefabricated chimney enclosed by wood framing and siding material the same as the exterior walls.

CHIMNEY CONDITION:

1. See stucco comments.
2. The back section of the chimney cap is kinked and make sure it's properly attached to the chimney.



FUEL SYSTEM'S:

METER/TANK LOCATION-CONDITION: The gas meter is located on the left side of the home, appears serviceable (however not all lines are fully visible).

WATER METER LOCATION: Front left side of driveway.

WATER PRESSURE / CONDITION: 40 psi. Appears serviceable.

TERMITE / PESTS

OPINION: Patched holes noted in the floor of the basement. This indicates these areas were treated for termites in the past.

SUBTERRANEAN TERMITE CONTROL:



ROOF SYSTEM

ROOF SYSTEM:

STYLE: Gable.

TYPE: Asphalt Shingles.

OF LAYERS: 1 Layer.

ROOF ACCESS: Unable to walk the roof for close inspection, because of its height / steep slope. Viewed from the ground with binoculars, and from the roof edge on the ladder.

ROOF COVERING STATUS: Some of the shingles are buckled / raised (front right above the master), repair as needed. See attic roof sheathing comments.



SKYLIGHT:

SKYLIGHT
LOCATION: Rear.
SKYLIGHT
CONDITION: Appears serviceable.

EXPOSED FLASHING:

FLASHING TYPE: Metal, Composition, Rubber.
FLASHING
CONDITION: Appears serviceable.

GUTTERS & DOWNSPOUTS:

TYPE: Full, Aluminum.
GUTTER
CONDITION: 1. Damaged downspout(s) noted, left side
(back corner), replace as needed.
2. I recommend routing **all** the downspouts
away from the building. This will help with
drainage around the foundation.



KITCHEN - APPLIANCES

KITCHEN:

SINK CONDITION: Appears serviceable.
FAUCET
CONDITION: Faucet is serviceable.
SPRAY WAND
CONDITION: Spray wand is serviceable.
PLUMBING UNDER
SINK: Plumbing under the sink is serviceable.
GARBAGE
DISPOSAL
CONDITION: Appears serviceable.
DISPOSAL WIRING: Wiring appears serviceable.
STOVE / OVEN,
TYPE / CONDITION: Electric, Appears serviceable.
VENTILATION
TYPE AND
CONDITION: Overhead internal, Appears serviceable.
REFRIGERATOR
TYPE AND
CONDITION: Electric, Appears serviceable.

ICE DISPENSER
CONDITION: Appears serviceable.

WATER DISPENSER
CONDITION: Appears serviceable.

DISHWASHER
CONDITION: Appears serviceable.

COUNTER AND
CABINET
CONDITION: Appear serviceable.

FLOOR TYPE
CONDITION: Floor covering tile, General condition appears serviceable.

SWITCHES/
FIXTURES/
OUTLETS: Although older homes were not required to have Ground Fault Circuit Interrupters (GFCI), for safety reasons its recommended that they be installed in the kitchen, all outlets within 6 feet of the sink (see page 43 in the Home Maintenance book). These upgrades are recommend for safety enhancement.

OTHER BUILT-INS:

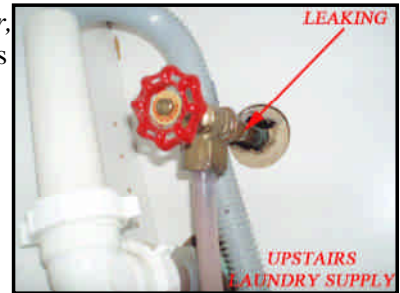
MICROWAVE: Appears serviceable.

LAUNDRY

LAUNDRY:

LOCATION: Two locations: 2nd. floor area, Basement.

PIPING (WATER AND WASTE): Water leak noted at the supply line (2nd floor, hall bathroom), further evaluation and repairs are needed. *Note: I turned the water off at the time of the inspection to prevent water damage.*



ELECTRICAL OUTLETS: Unable to view behind the 2nd floor unit.

DRYER VENTING: 1. Unable to view 2nd floor unit. **NOTE:** Lint can built-up in the dryer vent over time, recommend it be cleaned on a yearly basis.
2. Incorrect type of venting material used (basement). The dryer exhaust duct should be constructed of rigid metal (aluminum or galvanized steel). The interior of the duct should be smooth surface with the joints running in the direction of the airflow. There should be no sheet-metal screws, rivets or any other fastener used to connect the duct joints. Fasteners that extend into the airway will catch lint and obstruct airflow. Clamps or foil duct tape should be used to secure the joints.



WASHER AND DRYER:

WASHER & DRYER
CONDITION:

1. Part of the 2nd floor washer is damaged, repair / replace as needed.
2. Testing the washer / dryer is beyond the scope of the inspection, I recommend having both checked to make sure they run a full cycle. *Unable to view behind the units.*



BATHROOMS

BATHROOM AREA:

BATH LOCATION:

Half bath first floor.

CONDITION OF
SINK:

Appears serviceable.

FAUCET
CONDITION:

Faucet is serviceable.

DRAIN LINE:

Drain appear serviceable.

CONDITION OF
TOILET:

Appears serviceable.

FIXTURES AND
OUTLETS:

Although older homes were not required to have Ground Fault Circuit Interrupters (GFCI), for safety reasons its recommended that they be installed in the bathroom. Outlets within 6 feet of the sink should be GFCI protected (see page 43 in the Home Maintenance book). These upgrades are recommend for safety enhancement.

BATH
VENTILATION:

1. The vent cover has been removed, install as needed.
2. The backdraft damper will not open (*exterior section, back wall*).

All exhaust vents should be equipped with a backdraft damper.



FLOOR TYPE
CONDITION:

Tile, General condition appears serviceable.

BATHROOM
DOOR(S):

Adjustments needed, half bath, repair as needed.

BATHROOM AREA:

BATH LOCATION: Hall, Upstairs.
CONDITION OF SINK: Appears serviceable.
FAUCET CONDITION: Faucet is serviceable.
DRAIN LINE: Incorrect section of drain line used (*hall bathroom*), replace as needed.



CONDITION OF TOILET: Appears serviceable.
TUB/SHOWER PLUMBING FIXTURES: Appears serviceable.
TUB/SHOWER AND WALLS: Tub and shower areas appear serviceable (Refer to page 23 in the Home Maintenance book).
FIXTURES AND OUTLETS: GFCI did not respond to test button, upstairs hall bathroom (*power on after it was tripped*). All 125-volt, single-phase, 15- and 20-ampere receptacles installed in bathrooms should have ground-fault circuit-interrupter protection for personnel.
BATH VENTILATION: The window is the only source of ventilation provided (*upstairs hall bathroom*). I recommend adding a vent above the shower area to help with ventilation when the shower is in use.
FLOOR TYPE CONDITION: Tile, General condition appears serviceable.

BATHROOM AREA:

BATH LOCATION: Master bedroom.
CONDITION OF SINK: Appears serviceable.
FAUCET CONDITION: Faucet is serviceable.

DRAIN LINE: Incorrect section of drain line used (*master, both sinks*), replace as needed.



CONDITION OF TOILET: Appears serviceable.

TUB/SHOWER PLUMBING FIXTURES: The shower valve is not operating properly (*master bathroom*), allows water to flow to the tub faucet and the shower head at the same time, repair as needed.

TUB/SHOWER AND WALLS: Tub and shower areas appear serviceable (Refer to page 23 in the Home Maintenance book).

FIXTURES AND OUTLETS: GFCI's Appear serviceable (see page 43 in the Home Maintenance book).

BATH VENTILATION: Visible portion, appears serviceable.

FLOOR TYPE CONDITION: Tile, General condition appears serviceable.

BATHROOM DOOR(S): Adjustments needed, master bathroom door, repair as needed.

INTERIOR

EXTERIOR / INTERIOR DOORS:

MAIN ENTRY DOOR: Gaps / Daylight noted in the weather stripping (*center, top and bottom*). Adjustments needed to prevent Air Penetration.

OTHER EXTERIOR DOORS: Appears serviceable.

INTERIOR DOORS: 1. Adjustments needed, back "left" bedroom (*closet door*), repair as needed.
2. The paint finish is peeling off some of the doors (*upstairs hall bathroom, check all areas*). The doors may not have been properly primed before the finish coat was installed.

DOOR TO BASEMENT: No threshold / weather stripping installed. Unconditioned air can enter the conditioned space. Any opening from a conditioned space to a non-conditioned space should be weather-stripped or sealed.

WINDOWS:

TYPE: Wood, Single Pane, Insulated glass (*one window*), Double hung.
WINDOW CONDITION: A representative sampling was taken, windows as a group are generally operational.

STORM DOORS & WINDOWS:

DOOR & WINDOW CONDITION: None installed.

INTERIOR WALLS:

MATERIAL TYPE: Drywall.
WALL CONDITION: General condition appears serviceable.

INTERIOR CEILINGS:

MATERIAL TYPE: Drywall.
CEILING CONDITION: General condition appears serviceable.
CEILING FAN(S): Ceiling fan(s) is (are) operational.

LEAD BASED PAINT:

Be aware that many homes and apartments built before 1978 have paint that contains lead (called lead-based paint). Lead from paint, chips, and dust can pose serious health hazards if not taken care of properly. Since 1996, federal law has require that individuals receive certain information before renting, buying, or renovating pre-1978 housing. If you want more information on these requirements, call the National Lead Information Clearinghouse at 1-800-424-LEAD. Some cities and states have their own rules for lead-based paint activities. Check with your state agency (listed below) to see if state or local laws apply to you. Your state agencies may also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Georgia (404) 657-6514.

STAINS/WATER DAMAGE:

STAIN ATTIC: Moisture stains noted in the attic (*wood framing around the fireplace vent*). These areas tested dry at the time of the inspection. However, the stains are an indication that there was a leak in the past, I recommend inquiring with the homeowner regarding the stain. *See stucco comments / recommendations.*



FLOORS:

FLOOR TYPE: Wood.
FLOOR CONDITION: General condition appears serviceable.

STAIRS & HANDRAILS/GUARDRAILS:

STAIR CONDITION: 1. The handrail is not continuous the full length of the stairs, all handrails should be the full length of the stairs and the ends should return into the wall or a newel post.
2. The sturdiness of the handrail / guardrail needs further evaluated for safety (*bottom*). Guardrails and handrails should be able to withstand 200 pounds per square foot in any direction at any point along the top.
3. The openings in the rails are too wide (*balusters exceed the required 4 inches*), and the top of the guardrail is less than 36" above the floor surface. These upgrades are recommended for safety enhancement.



BASEMENT STAIRS:

1. The handrail is not continuous the full length of the stairs, all handrails should be the full length of the stairs and the ends should return into the wall or a newel post.
2. No guardrail(s). Open side(s) of stairs with a total rise of more than 30 inches above the floor or grade below should have guardrail(s) having minimum and maximum heights of 30 inches and 38 inches respectively, measured vertically from the nosing of the treads. Upgrades are recommended for safety enhancement.



FIREPLACE/WOOD BURNING DEVICES:

FIREPLACE LOCATION(S): Living room.
FIREPLACE TYPE: Prefabricated metal with gas assist.

FIREPLACE CONDITION:

1. The hole around the gas pipe has not been sealed, where it comes through the fire brick. The space between the gas pipe and the sleeve should be sealed with a high-temperature compound to prevent hot embers from endangering adjacent combustible surfaces.
2. The flue needs cleaning. I recommend having the chimney cleaned and serviced by a CSIA Certified Chimney Sweep. Obtain a work-order showing this service has been performed.



SMOKE / FIRE DETECTOR:

COMMENTS:

1. No visible smoke detector installed in the basement.
2. Two battery operated smoke detector installed on the first and second floors. Smoke detectors should be installed outside of each sleeping area in the immediate vicinity of the bedroom and on each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings with split levels, a smoke detector need be installed only in the upper level, provided the lower level is less than one full story below the upper level, except that if there is a door between levels, then a smoke detector is required on each level. All detectors should be interconnected such that the actuation of one alarm will actuate all the alarms in the individual unit and should provide an alarm which is audible in all sleeping areas (*Note: having the smoke detectors "hard wired" and "interconnected" became a requirement in the 90's).*)

HOME SAFETY
RECOMMENDATION
S:

1. Test all smoke detectors on a monthly bases, replace batteries every six months.
2. Recommend having a fire extinguisher on each level of the home, one in the Kitchen and one in the Garage.
3. Carbon monoxide detectors are devices that should be considered if fuel burning appliances are installed in the home. The Consumer Product safety commission recommends the use of at least one carbon monoxide detector per household located outside the sleeping area.
4. Test the pressure and temperature relief valve(s) on the water heater(s) once or twice a year.

ELECTRICAL SYSTEM

ELECTRICAL SERVICE:

- TYPE: Overhead, 120/240 Volt.
- SERVICE CONDITION: Appears serviceable, *however service line is not fully visible.*
- GROUND TYPE / CONDITION: Grounding system is present connected to a driven rod, appears serviceable.
- MAIN PANEL LOCATION: Basement, Laundry.
- MAIN PANEL RATING: 200 Amps.
- BRANCH CIRCUIT PROTECTION TYPE: Circuit breakers (see pages 41, 42, 43 in the Home Maintenance book).

INSPECTION
NOTES:

1. The panel(s) is without the benefit of complete labeling. The use or purpose of all panelboard circuits should be legible marked and identified on a



circuit directory located on the face or inside the door of the enclosure.

2. The breaker(s) is oversized for of the Air Conditioning unit(s), 60 amp installed, should be 45 amp max or 40 amp min. Heating and cooling equipment should be installed in accordance with the manufacturer's installation instructions.

BONDING
JUMPER(S)
CONDITION:

Appear serviceable.

CONDUCTOR /
ENTRANCE CABLE
TYPE:

Aluminum- OK.

I noted the entrance cable from the meter to the panel is located in the attic area. I recommend the cable not be covered with insulation if / when its added in the attic (*could overheat cables, causing fire*).



CONDUCTOR
BRANCH WIRING
TYPE:

Copper, Aluminum (220 volt OK).

CONDUCTOR
BRANCH WIRING
CONDITION:

Some abandoned or disconnected wiring noted, basement (*above the ceiling*). A box (or fitting) should be installed wherever there are splices, outlets, switches, or other junction points.



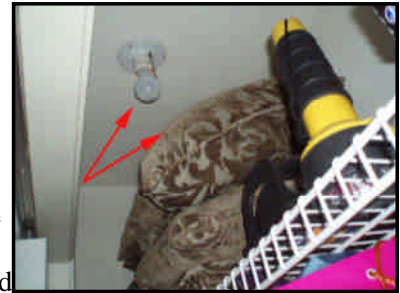
SWITCHES &
OUTLETS
CONDITION:

Reverse polarity noted, basement workout room (front wall, left side). Listed or labeled equipment shall be installed and used in accordance with any instructions included in the listing or labeling. *Note: Not all the outlets were tested, because of furniture and storage items.*



LIGHT FIXTURES
CONDITION:

1. Lights are not operational in some areas, back left bedroom, possibly due to bad bulbs or no bulbs, have them checked.
2. Bare incandescent lamps noted in some of the closets (check all). Clothing, boxes, and other material normally stored in clothes closets are a potential fire hazard. Have these fixtures replaced with surface mounted incandescent fixture with completely enclosed lamps, recessed incandescent fixture with completely enclosed lamps, surface fluorescent fixture, or recessed fluorescent fixture. This upgrade is recommended for safety enhancement.



DOORBELL
CONDITION:
EXTERIOR OUTLET
CONDITION:

Doorbell operational.

Although older homes were not required to have Ground Fault Circuit Interrupters (GFCI), for safety reasons it is recommended that they be installed at the exterior (see page 43 in the Home Maintenance book). These upgrades are recommended for safety enhancement.

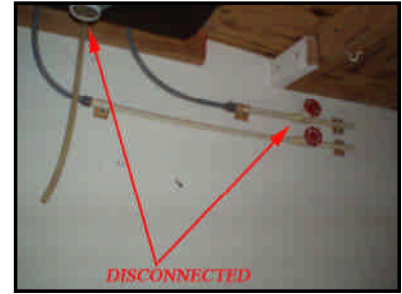
PLUMBING

MAIN LINE, SUPPLY LINES:

MATERIAL:	Plastic, <i>however the entire line is not visible.</i>
MAIN LINE CONDITION:	Appears serviceable, <i>however the entire line is not visible.</i>
SHUTOFF VALVE LOCATION:	Located in the Basement.
SHUT OFF VALVE CONDITION:	No leakage noted, but monitor in the future.
SUPPLY LINE MATERIAL:	Copper, Plastic.

SUPPLY LINE
CONDITION:

1. See laundry comments.
2. The sink has been disconnected in the basement (*drain line supply lines*).



WASTE LINE
MATERIAL:
WASTE LINE
CONDITION:

Cast Iron, Plastic.

Some of the cleanouts in the basement have been tapped into (*dehumidifier*). Cleanouts are required should the waste line become clogged by an accumulation of waste or tree roots.



PLUMBING VENTS:
HOSE FAUCET
OPERATION:

Appears serviceable, *however all vents are not fully visible.*

No vacuum breakers installed on the outdoor faucets. Sillcocks, hose bibbs, wall hydrants and other openings with a hose connection should be protected by an atmospheric-type or pressure -type vacuum breaker or a permanently attached hose connection vacuum breaker. *Note: This is only recommended.*

HOSE FAUCET
SHUT OFF VALVE
LOCATION:

The garden hose faucets shutoff valves are located, basement area.

WATER HEATER:

WATER HEATER
MODEL(S):

Noritz (tankless).

TYPE:

Gas.

WATER HEATER(S)
AGE:

Approximate age, 2005.

WATER HEATER
LOCATION:

Basement.

WATER HEATER
CONDITION:

Appears serviceable.

WATER HEATER
SHUTOFF VALVE:

A water shutoff valve is installed but not tested.

WATER HEATER
VENT FLUE:

Visible sections appear serviceable.

WATER HEATER
 COMBUSTION AIR: Appears serviceable.
 TEMPERATURE
 AND PRESSURE
 RELIEF VALVE
 CONDITION: Visible sections appear serviceable (see pages 43-44 in the Home Maintenance book).

HEATING

HEATING SYSTEM DESCRIPTION:

LOCATION OF
 UNIT/ UNITS: Basement.
 MODEL(S): Trane.
 SYSTEM TYPE: High efficiency forced air (see pages 27, 28, 29 in the Home Maintenance book).
 FUEL TYPE: Natural Gas.
 CAPACITY OF
 UNIT: Approximate BTU's, 100,000.
 APPROXIMATE
 AGE / YEAR: Approximate age, 2006.

HEATING SYSTEM CONDITION:

UNIT/UNITS
 HEATING NOTES: 1. I recommend having both furnaces cleaned and serviced by a Licensed Heat/Air Contractor. Obtain a work-order showing this service has been performed.
 Note: Heating and cooling system should be service annually.
 2. No visible heating and air conditioning dampers present to balance the heating and air conditioning. A two story home with a single heating and air conditioning system, will find it difficult to balance the heat and cooling. A readily accessible manual or automatic damper system should be provided to partially restrict or shut off the heating and / or cooling input to each zone or floor. *See service comments. This should have been upgraded when the new furnace was installed.*

BURNERS/HEAT
 EXCHANGERS: Closed System - Unable to visually inspect the heat exchanger. *See service comments above.*
 PUMP/BLOWER
 FAN: Appears serviceable.
 COMBUSTION AIR: Appears serviceable.
 FURNACE
 VENTING: Appears serviceable.

AIR PLENUM: No insulation installed on the return air plenum(s) and ductwork in the basement. All ductwork installed in non-conditioned areas should be insulated. *See service comments. This should have been upgraded when the new furnace was installed.*



AIR FILTERS TYPE / CONDITION: Disposable, Appear serviceable.
 AIR FILTER LOCATION(S): In the return plenum next to the furnace.
 AIR FILTER SIZE: Aprilaire, High Efficiency, Model # 2200.



NORMAL CONTROLS: Appear serviceable.
 GENERAL SUGGESTIONS: I recommend having your system service annually (indoor / outdoor units) by a licensed Heating and Air Conditioning contractor - change filter(s) every 30 to 60 days. For more information on filters (see page 28, in the Home Maintenance book).

AIR CONDITIONING

AIR CONDITIONING:

LOCATION(S): Left side.
 MODEL: Trane.
 TYPE: Central, Electric.
 A/C CONDITION: I recommend having both units serviced by a Licensed Heat/Air Contractor. Obtain a work-order showing this service has been performed. *Note: Heating and cooling system should be service annually.*
 POWER SOURCE: 240 Volt.
 ELECTRICAL DISCONNECT TYPE / CONDITION: Electrical disconnect present, pull fuse, appears serviceable.
 COMPRESSOR AGE: Approximate age, 2005.
 CAPACITY OF UNIT: 4 Ton.

REFRIGERANT LINE(S) CONDITION: Appears serviceable, however entire lines are not visible.

RETURN AIR TEMPERATURE: Unit 1, 74 Degrees.

SUPPLY AIR TEMPERATURE: Unit 1, 60 Degrees.

AIR TEMPERATURE DROP: Unit 1, 14 Degrees.

AIR TEMPERATURE DROP CONDITION: Appears serviceable.

CONDENSATE LINE(S): Condensate pump line is installed but it is connected to the laundry drain line, this condition does not comply with the plumbing code. *See service comments.*



DUCTWORK:

DUCTWORK TYPE: Insulated sheet metal.

DUCTWORK CONDITION:

1. ASBESTOS-LIKE material noted on some of the joints of the ductwork.
 2. Air leaks noted.
- All of the ductwork needs proper sealing to prevent air



leakage in nonconditioned areas (*supply / return*). All joints should be securely fastened and sealed with welds, gaskets, mastic adhesives, mastic-plus-embedded-fabric systems or tapes. *See service comments. This should have been upgraded when the new furnace was installed.*

REGISTERS / AIR SUPPLY:

Loose register noted, basement (*workout room*), repair as needed.



ATTIC AND INSULATION

ATTIC & INSULATION:

ATTIC ENTRANCE LOCATION:	Hallway, upstairs.
ACCESSIBILITY:	Pull down stairs.
METHOD USED TO OBSERVE:	Entered Accessible areas, attic insulation restricted viewing.
ATTIC FRAMING TYPE:	Conventional framing, Rafter Framing, 2X6 @ 16" O/C, Joist Framing, 2X8 @ 16" O/C.
FRAMING CONDITION:	Appears serviceable.
PURLIN CONDITION:	Appears serviceable.
ROOF SHEATHING:	Loose section of plywood noted, front right above the master. Insufficient fastening, especially at panel ends, permits excessive panel movement and flexure. Panels should be fastened 6" O.C along panel ends and 12" O.C along intermediate framing members. <i>See roof shingle comments.</i>
FIRE STOPPING:	<ol style="list-style-type: none">1. Inadequate pipe clearance from combustible material (<i>fireplace vent pipe</i>). Appliances should be installed with the clearances from unprotected combustible materials as indicated on the appliance label and in the manufacturer's installation instructions.2. No firestopping (<i>open chase</i>) noted, area around the chimney vent. A chase is an opening in the attic floor area that could allow a fire, from the story below, to enter the attic area. Firestopping is required at each floor, at the attic floor and at all roof penetrations. <i>Note: Open chases also affect the heating and cooling of the home.</i>



ATTIC VENTILATION / INSULATION:

VENT TYPE:	Soffit vent, Gable louvers, Ridge vent, Power ventilator.
VENT CONDITION:	Appears serviceable.
INSULATION TYPE:	Fiberglass batts, Cellulose- Blown.
DEPTH:	5 to 6 inches.

INSULATION
CONDITION:

1. Sections of insulation missing, area around the skylight.
2. The insulation has been disturbed and good coverage is no longer present in several areas.



3. I recommend additional insulation in the attic area, depending on the type of insulation, 8.11 inches to 14 inches is recommended for R-30. (*see entrance cable comments / recommendations*). **Note: Before adding insulation above the bonus area make sure the recessed light fixtures are rated for insulation contact.**

OTHER
OBSERVATIONS:

Storage items restrict viewing of the attic area.

GARAGE - CARPORT

GARAGE/CARPORT:

TYPE/LOCATION:

Drive under garage, Two car (see page 58 in the Home Maintenance book).

FLOOR
CONDITION:

Cracks noted in the exposed floor area. I recommend cracks be sealed and monitored for further movement. If cracks reappear or get larger, consult with a structural engineer.



CEILING TYPE &
CONDITION:

Drywall, General condition appears serviceable.

WALL TYPE &
CONDITION:

Drywall. Some holes noted in the drywall, repair any openings with approved materials to restore its fire rating.



SWITCHES/
FIXTURES/
OUTLETS:

1. Missing faceplate noted. Faceplates for switches and receptacles should be installed so as to completely cover the opening.
2. Although older homes were not required to have Ground Fault Circuit Interrupters (GFCI), for safety reasons its recommended that they be installed in the garage. These upgrades are recommended for safety enhancement.

DOOR TO LIVING SPACE:

The door between the garage and the living space is not fire-rated. The door between the garage and residence should be equipped with either a solid wood door not less than 1 3/8 inch in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors. This upgrade is recommended for safety enhancement.

VEHICLE DOOR:

The bottom panel of the "back" door is damage / bowed, replace as needed.



AUTOMATIC OPENER:

Automatic door opener(s)- operational.

AUTOMATIC REVERSE:

The automatic reverse features did not respond. There were no photoelectric eyes installed for the new garage doors. Federal law states that all residential garage door openers manufactured after 1992 must be equipped with photoelectric eyes, further evaluation is needed by a qualified contractor.

GARAGE GIRDERS/BEAMS MEMBERS:

GIRDERS/BEAM

TYPE: Not Visible.

TOP PLATES: Not Visible.

SILL PLATE

ANCHORS: Not Visible.

HEADER TYPE: Not Visible.

VERTICAL

SUPPORTS TYPE: Steel.

V. SUPPORT

CONDITION: Appear serviceable.

OTHER

OBSERVATIONS: Storage Items restrict viewing of the garage area.

GARAGE MOISTURE:

GARAGE

MOISTURE

CONDITION: There was no moisture noted at time of inspection.

FOUNDATION

SLAB ON GRADE:

FOUNDATION PERIMETER CONDITION: Visible areas appears serviceable.

BASEMENT

BASEMENT:

ACCESSIBILITY: Basement is fully accessible, Basement is partially finished.

METHOD USED TO OBSERVE: Entered Accessible areas. Viewing was restricted by, wall covering, ductwork.

FINISHED WALL MATERIAL: Drywall.

FINISHED WALL CONDITION: General condition appears serviceable.

CEILING TYPE: Suspended ceiling.

CEILING CONDITION: General condition appears serviceable.

HEADER TYPE: Not Visible.

GIRDERS/BEAM TYPE: Steel.

BEAM CONDITION: Appears serviceable.

VERTICAL SUPPORTS TYPE: Steel.

V. SUPPORT CONDITION: The vertical supports are not secured at the top where they are connected to the deck. Vertical supports should be restrained to prevent lateral displacement at the top.



FLOOR JOISTS/TYPE: Conventional framing with, 2X10 @ 16" O/C.

JOISTS CONDITION: Visible areas, appear serviceable.

FOUNDATION WALLS: TYPE: Concrete Block.

FOUNDATION WALLS: CONDITION: Appears serviceable. However, monitor for cracks in the future.

BASEMENT
INSULATION:

No insulation installed in the floor joist area, below the conditioned spaces above, recommend insulation be installed.

BASEMENT FLOOR
CONDITION:

Cracks noted in the exposed floor area. I recommend cracks be sealed and monitored for further movement. If cracks reappear or get larger, consult with a structural engineer.

OTHER
OBSERVATIONS:

Storage Items restrict viewing of the basement area.

BASEMENT
MOISTURE
CONDITION:

There was no moisture noted at time of inspection.

SUMP PUMP:

CONDITION:

None.

REPORT SUMMARY

This report summary is provided as a tool to aid the client in reviewing some findings of the home inspection. This summary is not meant to provide detailed findings from the actual report. This summarized list is not presented in any priority of significance for acceptable or unacceptable findings noticed during the inspection. It is not a stand alone document and should only be viewed in the context for which it was written - to summarize some findings of the home inspection. This report summary should always be accompanied by the full home inspection report.

PRIORITY ITEMS:

(ITEMS THAT NEED ATTENTION / CORRECTION).

DRIVEWAY:

DRIVE CONDITION:

Some sections of the driveway have cracked and raised or settled (*trip hazard*), repair or replace as necessary to eliminate the trip hazard. This is a good indication the soil was not compacted under the concrete before it was installed.

RETAINING WALLS:

RETAINING WALL CONDITION:

Some section of the retaining wall have collapsed (*right side, back corner*), and most of the members in other areas are decayed, replace the entire retaining wall as needed.

GRADING:

REAR GRADE:

Voids noted in the back yard area (*under the deck, area around old tree stump*), repair as needed to prevent water from collecting.

FRONT PATIO/PORCH:

VERTICAL SUPPORT CONDITION:

The vertical supports are not secured at the base. Vertical supports should be restrained to prevent lateral displacement at the bottom.

DECKS:

DECK CONDITION:

1. Some of the deck boards and joist area decayed.
2. The back section of the deck overhangs the beam more than 2 feet (*some settlement noted, should not be more than 2 feet*).
3. There were no joist hangers / ledger installed (*some areas*). Joist framing into the side of a wood girder / beam should be supported by approved framing anchors or on ledger strips not less than 2x2.
4. Overall the deck is in poor condition and should be replaced. *See other deck comments below.*

DECK BOLTS:

The deck is not secured to the house with bolts. Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. The deck should be bolted with 1/2" hex thru-bolts with flat washers on both sides and spaced 12" to 24" (see Deck Detail).

EXTERIOR STAIRS/STOOPS:

STAIRS/STOOP CONDITION:

Some of the stones are loose (*check all areas*), repair as needed.

WALLS:

SIDING CONDITION:

1. Loose, missing or damaged shingles noted, right wall (*above master window*), right gable wall (*above the master bedroom, front and back, check all areas around the home*).
2. Shingles missing, back right dormer outside the master bedroom (*right side, top edge of flashing not covered*). All exterior

walls should be covered with approved materials designed and installed to provide a barrier against the weather and insects to enable environmental control of the interior spaces.

STUCCO CONDITION:

1. Evidence of prior patching (*chimney area, inquire with the homeowner*).
2. Adequate caulking is needed, where the corner boards come in contact with the stucco (*daylight visible in the attic*). All the seams / penetrations in the building envelope, that are sources of moisture entry or air leakage, should be sealed.
3. Cracks noted in the stucco (*seal as needed*). Be aware when cracks are sealed / patched in stucco it is not always possible to match the existing finish. I recommend consulting with a stucco contractor as to the best method for sealing the cracks. *See moisture comments interior section of the report.*

TRIM:

TRIM CONDITION:

Damage / Decay noted, left wall (*trim above the dining room window*), back wall (*window sill outside the master bedroom*), replace all damaged / decayed sections of trim around the home.

EAVES, SOFFITS, FACIA:

1. Some carpenter bee activity noted.
2. Section of fascia board missing, left wall (*back corner*), install as needed.

CHIMNEY:

CHIMNEY CONDITION:

1. *See stucco comments.*
2. The back section of the chimney cap is kinked and make sure it's properly attached to the chimney.

ROOF SYSTEM:

ROOF COVERING STATUS:

Some of the shingles are buckled / raised (*front right above the master*), repair as needed. *See attic roof sheathing comments.*

GUTTERS & DOWNSPOUTS:

GUTTER CONDITION:

1. Damaged downspout(s) noted, left side (*back corner*), replace as needed.
2. I recommend routing **all** the downspouts away from the building. This will help with drainage around the foundation.

LAUNDRY:

PIPING (WATER AND WASTE):

Water leak noted at the supply line (*2nd floor, hall bathroom*), further evaluation and repairs are needed. *Note: I turned the water off at the time of the inspection to prevent water damage.*

DRYER VENTING:

1. *Unable to view 2nd floor unit. NOTE: Lint can built-up in the dryer vent over time, recommend it be cleaned on a yearly basis.*
2. Incorrect type of venting material used (*basement*). The dryer exhaust duct should be constructed of rigid metal (aluminum or galvanized steel). The interior of the duct should be smooth surface with the joints running in the direction of the airflow. There should be no sheet-metal screws, rivets or any other fastener used to connect the duct joints. Fasteners that extend into the airway will catch lint and obstruct airflow. Clamps or foil duct tape should be used to secure the joints.

WASHER AND DRYER:

WASHER & DRYER CONDITION:

1. Part of the 2nd floor washer is damaged, repair / replace as needed.
2. Testing the washer / dryer is beyond the scope of the inspection, I recommend having both checked to make sure they run a full cycle. *Unable to view behind the units.*

BATHROOM AREA:

BATH VENTILATION:

1. The vent cover has been removed, install as needed.
2. The backdraft damper will not open (*exterior section, back wall*). All exhaust vents should be equipped with a backdraft

damper.

BATHROOM DOOR(S):

Adjustments needed, half bath, repair as needed.

BATHROOM AREA:

DRAIN LINE:

Incorrect section of drain line used (*hall bathroom*), replace as needed.

FIXTURES AND OUTLETS:

GFCI did not respond to test button, upstairs hall bathroom (*power on after it was tripped*). All 125-volt, single-phase, 15- and 20-ampere receptacles installed in bathrooms should have ground-fault circuit-interrupter protection for personnel.

BATHROOM AREA:

DRAIN LINE:

Incorrect section of drain line used (*master, both sinks*), replace as needed.

TUB/SHOWER PLUMBING FIXTURES:

The shower valve is not operating properly (*master bathroom*), allows water to flow to the tub faucet and the shower head at the same time, repair as needed.

BATHROOM DOOR(S):

Adjustments needed, master bathroom door, repair as needed.

STAINS/WATER DAMAGE:

STAIN ATTIC:

Moisture stains noted in the attic (*wood framing around the fireplace vent*). These areas tested dry at the time of the inspection. However, the stains are an indication that there was a leak in the past, I recommend inquiring with the homeowner regarding the stain. *See stucco comments / recommendations.*

FIREPLACE/WOOD BURNING DEVICES:

FIREPLACE CONDITION:

1. The hole around the gas pipe has not been sealed, where it comes through the fire brick. The space between the gas pipe and the sleeve should be sealed with a high-temperature compound to prevent hot embers from endangering adjacent combustible surfaces.
2. The flue needs cleaning. I recommend having the chimney cleaned and serviced by a CSIA Certified Chimney Sweep. Obtain a work-order showing this service has been performed.

SMOKE / FIRE DETECTOR:

COMMENTS:

1. No visible smoke detector installed in the basement.
2. Two battery operated smoke detector installed on the first and second floors. Smoke detectors should be installed outside of each sleeping area in the immediate vicinity of the bedroom and on each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings with split levels, a smoke detector need be installed only in the upper level, provided the lower level is less than one full story below the upper level, except that if there is a door between levels, then a smoke detector is required on each level. All detectors should be interconnected such that the actuation of one alarm will actuate all the alarms in the individual unit and should provide an alarm which is audible in all sleeping areas (*Note: having the smoke detectors "hard wired" and "interconnected" became a requirement in the 90's*).

ELECTRICAL SERVICE:

INSPECTION NOTES:

1. The panel(s) is without the benefit of complete labeling. The use or purpose of all panelboard circuits should be legible marked and identified on a circuit directory located on the face or inside the door of the enclosure.
2. The breaker(s) is oversized for of the Air Conditioning unit(s), 60 amp installed, should be 45 amp max or 40 amp min. Heating and cooling equipment should be installed in accordance with the manufacturer's installation instructions.

CONDUCTOR BRANCH WIRING CONDITION:

Some abandoned or disconnected wiring noted, basement (*above the ceiling*). A box (or fitting) should be installed wherever there are splices, outlets, switches, or other junction points.

SWITCHES & OUTLETS CONDITION:

Reverse polarity noted, basement workout room (*front wall, left side*). Listed or labeled equipment shall be installed and used in accordance with any instructions included in the listing or labeling. *Note: Not all the outlets were tested, because of furniture and storage items.*

LIGHT FIXTURES CONDITION:

1. Lights are not operational in some areas, back left bedroom, possibly due to bad bulbs or no bulbs, have them checked.
2. Bare incandescent lamps noted in some of the closets (*check all*). Clothing, boxes, and other material normally stored in clothes closets are a potential fire hazard. Have these fixtures replaced with surface mounted incandescent fixture with completely enclosed lamps, recessed incandescent fixture with completely enclosed lamps, surface fluorescent fixture, or recessed fluorescent fixture. This upgrade is recommended for safety enhancement.

HEATING SYSTEM CONDITION:

UNIT/UNITS HEATING NOTES:

1. I recommend having both furnaces cleaned and serviced by a Licensed Heat/Air Contractor. Obtain a work-order showing this service has been performed. *Note: Heating and cooling system should be serviced annually.*
2. No visible heating and air conditioning dampers present to balance the heating and air conditioning. A two story home with a single heating and air conditioning system, will find it difficult to balance the heat and cooling. A readily accessible manual or automatic damper system should be provided to partially restrict or shut off the heating and / or cooling input to each zone or floor. *See service comments. This should have been upgraded when the new furnace was installed.*

AIR PLENUM:

No insulation installed on the return air plenum(s) and ductwork in the basement. All ductwork installed in non-conditioned areas should be insulated. *See service comments. This should have been upgraded when the new furnace was installed.*

AIR CONDITIONING:

A/C CONDITION:

I recommend having both units serviced by a Licensed Heat/Air Contractor. Obtain a work-order showing this service has been performed. *Note: Heating and cooling system should be serviced annually.*

CONDENSATE LINE(S):

Condensate pump line is installed but it is connected to the laundry drain line, this condition does not comply with the plumbing code. *See service comments.*

DUCTWORK:

DUCTWORK CONDITION:

1. ASBESTOS-LIKE material noted on some of the joints of the ductwork.
2. Air leaks noted. All of the ductwork needs proper sealing to prevent air leakage in nonconditioned areas (*supply / return*). All joints should be securely fastened and sealed with welds, gaskets, mastic adhesives, mastic-plus-embedded-fabric systems or tapes. *See service comments. This should have been upgraded when the new furnace was installed.*

ATTIC & INSULATION:

ROOF SHEATHING:

Loose section of plywood noted, front right above the master. Insufficient fastening, especially at panel ends, permits excessive panel movement and flexure. Panels should be fastened 6" O.C along panel ends and 12" O.C along intermediate framing members. *See roof shingle comments.*

FIRE STOPPING:

1. Inadequate pipe clearance from combustible material (*fireplace vent pipe*). Appliances should be installed with the clearances from unprotected combustible materials as indicated on the appliance label and in the manufacturer's installation instructions.
2. No firestopping (*open chase*) noted, area around the chimney vent. A chase is an opening in the attic floor area that could allow a fire, from the story below, to enter the attic area. Firestopping is required at each floor, at the attic floor and at all roof penetrations. *Note: Open chases also affect the heating and cooling of the home.*

GARAGE/CARPORT:

VEHICLE DOOR:

The bottom panel of the "back" door is damage / bowed, replace as needed.

AUTOMATIC REVERSE:

The automatic reverse features did not respond. There were no photoelectric eyes installed for the new garage doors. Federal law states that all residential garage door openers manufactured after 1992 must be equipped with photoelectric eyes, further evaluation is needed by a qualified contractor.

SUPPLEMENTARY ITEMS:

(ADDITIONAL OBSERVATIONS).

DRIVEWAY:

FOOTPATH CONDITION:

Some sections of the footpath have cracked and are now raised. Tripping hazard, remove or repair as necessary to eliminate the trip hazard.

FRONT PATIO/PORCH:

PORCH , STAIR(S) CONDITION:

Settlement, separation and rotation noted, this is a good indication the soil was not compacted under the concrete before it was installed, repair / replace as needed.

DECKS:

RAILING CONDITION:

The horizontal spacing between the vertical members of the guard rail exceeds the recommended spacing of 4 inches. Upgrades are recommended for safety enhancement.

BEAM CONDITION:

The back beam members are only nailed to the vertical supports. Generally, the supports are notched at the top to accept the single members. *See comments regarding replacing the deck.*

VERTICAL SUPPORT CONDITION:

Damage / Decay noted at the base of the posts (*back left, check all*). *See comments regarding replacing the deck.*

SCREENS:

SCREEN CONDITION:

No screens installed at the time of the inspection.

EXTERIOR / INTERIOR DOORS:

MAIN ENTRY DOOR:

Gaps / Daylight noted in the weather stripping (*center, top and bottom*). Adjustments needed to prevent Air Penetration.

INTERIOR DOORS:

1. Adjustments needed, back "left" bedroom (*closet door*), repair as needed.
2. The paint finish is peeling off some of the doors (*upstairs hall bathroom, check all areas*). The doors may not have been properly primed before the finish coat was installed.

DOOR TO BASEMENT:

No threshold / weather stripping installed. Unconditioned air can enter the conditioned space. Any opening from a conditioned space to a non-conditioned space should be weather-stripped or sealed.

STAIRS & HANDRAILS/GUARDRAILS:

STAIR CONDITION:

1. The handrail is not continuous the full length of the stairs, all handrails should be the full length of the stairs and the ends should return into the wall or a newel post.
2. The sturdiness of the handrail / guardrail needs further evaluated for safety (*bottom*). Guardrails and handrails should be able to withstand 200 pounds per square foot in any direction at any point along the top.

3. The openings in the rails are too wide (*balusters exceed the required 4 inches*), and the top of the guardrail is less than 36" above the floor surface. Guardrails should be 36" above the top of the floor area. These upgrades are recommended for safety enhancement.

BASEMENT STAIRS:

1. The handrail is not continuous the full length of the stairs, all handrails should be the full length of the stairs and the ends should return into the wall or a newel post.
2. No guardrail(s). Open side(s) of stairs with a total rise of more than 30 inches above the floor or grade below should have guardrail(s) having minimum and maximum heights of 30 inches and 38 inches respectively, measured vertically from the nosing of the treads. Upgrades are recommended for safety enhancement.

ELECTRICAL SERVICE:

CONDUCTOR / ENTRANCE CABLE TYPE:

I noted the entrance cable from the meter to the panel is located in the attic area. I recommend the cable not be covered with insulation if / when its added in the attic (*could overheat cables, causing fire*).

MAIN LINE, SUPPLY LINES:

SUPPLY LINE CONDITION:

1. See laundry comments.
2. The sink has been disconnected in the basement (*drain line supply lines*).

WASTE LINE CONDITION:

Some of the cleanouts in the basement have been tapped into (*dehumidifier*). Cleanouts are required should the waste line become clogged by an accumulation of waste or tree roots.

HOSE FAUCET OPERATION:

No vacuum breakers installed on the outdoor faucets. Sillcocks, hose bibbs, wall hydrants and other openings with a hose connection should be protected by an atmospheric-type or pressure -type vacuum breaker or a permanently attached hose connection vacuum breaker. *Note: This is only recommended.*

DUCTWORK:

REGISTERS / AIR SUPPLY:

Loose register noted, basement (*workout room*), repair as needed.

ATTIC VENTILATION / INSULATION:

INSULATION CONDITION:

1. Sections of insulation missing, area around the skylight.
2. The insulation has been disturbed and good coverage is no longer present in several areas.
3. I recommend additional insulation in the attic area, depending on the type of insulation, 8.11 inches to 14 inches is recommended for R-30. (*see entrance cable comments / recommendations*). *Note: Before adding insulation above the bonus area make sure the recessed light fixtures are rated for insulation contact.*

GARAGE/CARPORT:

FLOOR CONDITION:

Cracks noted in the exposed floor area. I recommend cracks be sealed and monitored for further movement. If cracks reappear or get larger, consult with a structural engineer.

WALL TYPE & CONDITION:

Some holes noted in the drywall, repair any openings with approved materials to restore its fire rating.

SWITCHES/FIXTURES/OUTLETS:

1. Missing faceplate noted. Faceplates for switches and receptacles should be installed so as to completely cover the opening.
2. Although older homes were not required to have Ground Fault Circuit Interrupters (GFCI), for safety reasons its recommended that they be installed in the garage. These upgrades are recommended for safety enhancement.

DOOR TO LIVING SPACE:

The door between the garage and the living space is not fire-rated. The door between the garage and residence should be equipped with either a solid wood door not less than 1 3/8 inch in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors. This upgrade is recommended for safety enhancement.

BASEMENT:

BASEMENT INSULATION:

No insulation installed in the floor joist area, below the conditioned spaces above, recommend insulation be installed.

BASEMENT FLOOR CONDITION:

Cracks noted in the exposed floor area. I recommend cracks be sealed and monitored for further movement. If cracks reappear or get larger, consult with a structural engineer.

I recommend that all repairs be performed by qualified, licensed contractors in their particular disciplines.

I would like to thank you for choosing my Home Inspection Service to perform the inspection on your new home. I hope that the enclosed information is helpful to you. And I would also like to wish you happiness, peace and joy in your new home.

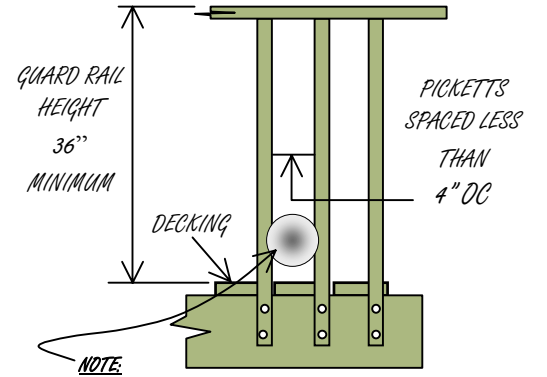
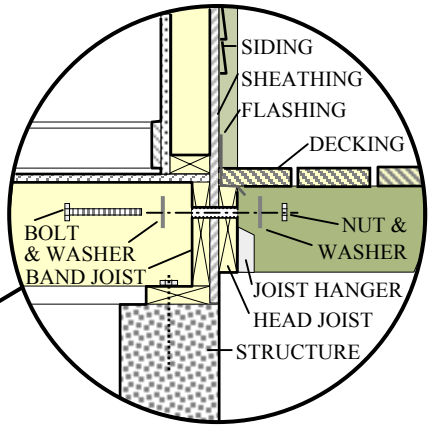
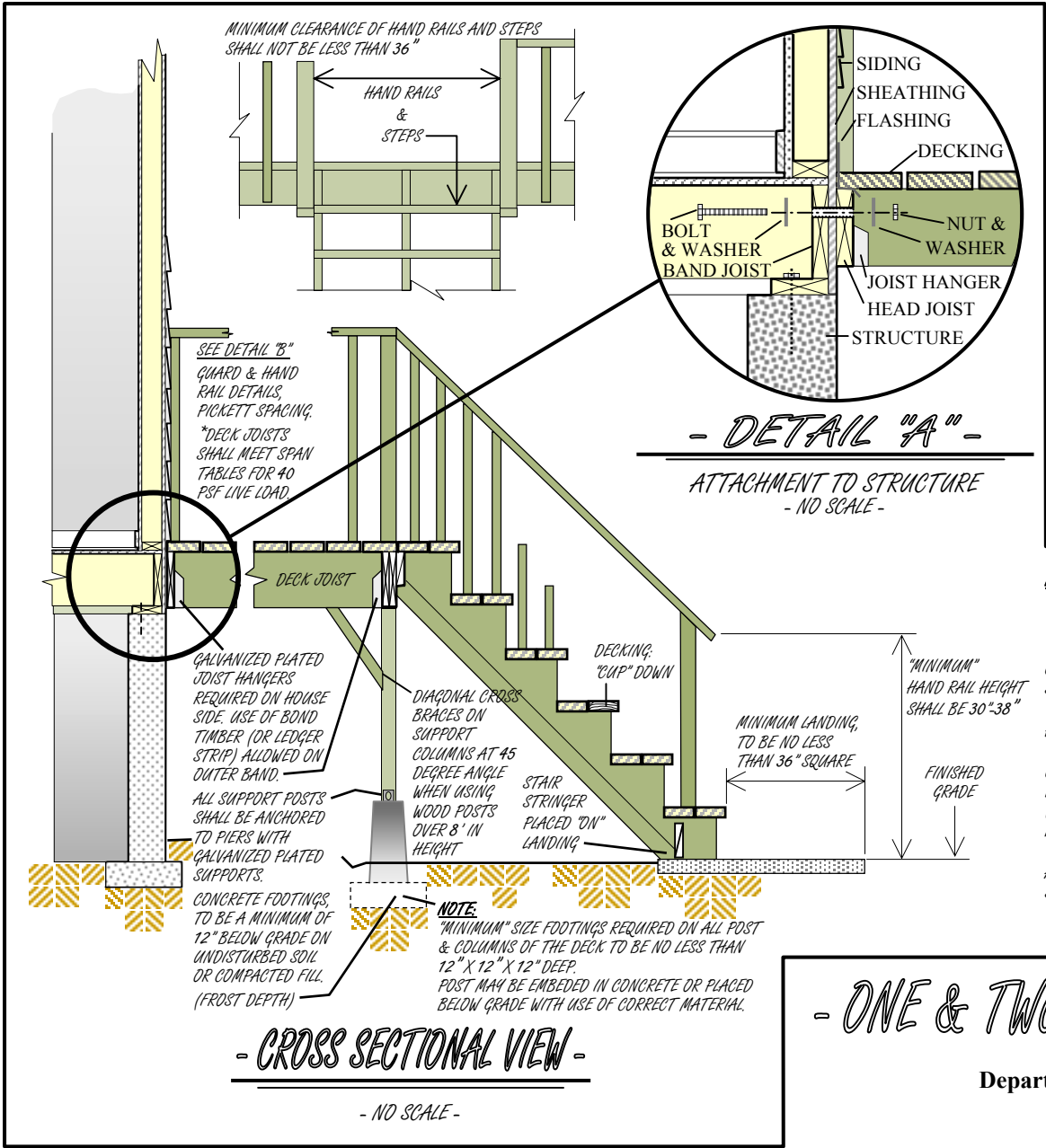
If there are any questions regarding the report or if I can be of any assistance, please feel free to call me.

Sincerely,

Duffy Home Inspection Service, Inc.

Eugene Duffy

Inspector



- NOTES:**
- ALL WOOD USED IN CONSTRUCTION OF DECK SHALL BE PRESSURE TREATED OR DECAY RESISTANT SPECIES.
 - SUPPORT POSTS USED, 4" X 4" WOOD, AND / OR 3" STEEL COLUMN, SHALL NOT EXCEED 8'-0" IN HEIGHT AND MUST BE SECURED AT TOP AND BOTTOM OF POSITION PLACEMENT.
 - DECKS LOCATED MORE THAN 30" ABOVE FINISHED GRADE SHALL HAVE GUARDRAILS NOT LESS THAN 36" IN HEIGHT.
 - ATTACHMENT BOLTS TO STRUCTURE, TO BE 1/2" DIAMETER, GALVANIZED HEX HEAD, OR ROUND BOX HEAD, DESIGN, WITH TWO FLAT WASHERS PER BOLT. BOLTS TO BE PLACED 12" O.C. OF BAND, WITH ONE WASHER PLACED ON EACH SIDE AND SECURED WITH NUT.
 - IF CHIPPENDALE, STARBURST, ETC. STYLED PICKETS ARE USED, A PROTECTIVE SCREENING MUST BE INSTALLED ON THE WALKWAY SIDE OF THE DECK HANDRAIL TO PREVENT A "LADDER" EFFECT.
 - AS PER INTERNATIONAL RESIDENTIAL CODE.

- ONE & TWO FAMILY DWELLINGS ONLY -

Approved by: Gwinnett County
 Department of Planning & Development
 -No Scale-

Revision Date: June 2003

STAIR, LANDING AND RAILING DESIGN REQUIREMENTS

HAND & GUARDRAILS

CABO E & TWO FAMILY DWELLING CODE

INTERIOR HANDRAIL REQUIREMENTS:

Handrails having minimum and maximum heights of 30 inches and 38 inches (762 mm and 965 mm) respectively, measured vertically from the nosing of the treads, shall be provided on at least one side of stairways of 30 inches (762 mm) or more in height. Spiral stairways and winders shall have the required handrail located on the outside radius. All required handrails shall be continuous the full length of the stairs excluding the landings. Ends shall be returned or shall terminate in newel posts or safety terminals. Handrails projecting from a wall shall have a space of not less than 1-1/2" inches (38 mm) between the wall and the handrail.

Exceptions:

1. Handrails shall be permitted to be interrupted by a newel post at a turn.
2. The use of a volute, turnout or starting easing shall be allowed over the lowest tread.
3. Handrails may be interrupted within the width of a tread where the wall configuration changes.

Handrail grip size. Handrail shall have either a circular cross section with a diameter of 1-1/4 (32 mm) to 2 inches (51 mm), or a noncircular cross section with a perimeter dimension of at least 4 inches (102 mm) but not more than 6-1/4 inches (159 mm) and a largest cross section dimension not exceeding 2-3/4 inches (69.9 mm). Edges shall have a minimum radius of 1/8 inch (32 mm).

Porches, Balconies or raised floor surfaces located more than 30 inches (762 mm) above the floor or grade below shall have guardrails not less than 36 inches (914 mm) in height. Open sides of stairs with a total rise of more than 30 inches (726 mm) above the floor or grade below, shall have guardrails not less than 34 inches (864 mm) in height measured vertically from the nosing of the treads.

Exceptions:

1. Interior open stairways that are equal to or less than 12 feet in height, the guardrails shall not be less than 30 inches (762 mm) in height measured vertically from the nosing of the treads.

Required guardrails on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures which do not allow passage of an object 4 inches (102 mm) or more in diameter. (See Figure 1.)

Exceptions:

1. The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway, may be of such a size that a sphere 6 inches (153 mm) cannot pass through.

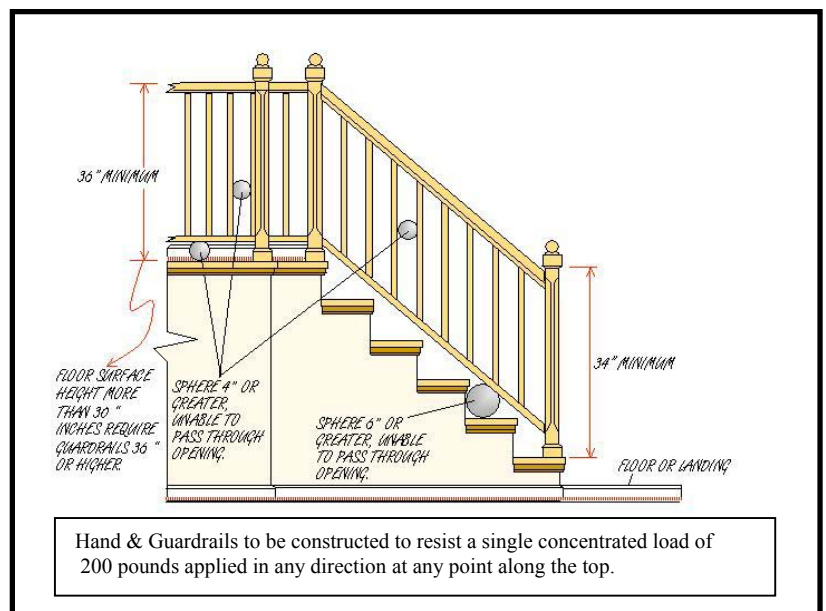


Figure 1. Handrail and Pickett Spacing.