


Following is the Inspection Report Summary from the Home Inspection. The items that are highlighted have been addressed. Contact Steve Slocumb at 478-957-4283 if you have any questions.

REPORT SUMMARY

EXTERIOR		
Page 4 Item: 1	Exterior Stairs Condition	✓ 1.1. The loose / flimsy railing to the bonus room, should be reinforced and secured.
Page 4 Item: 2	Exterior Doors Condition	2.1. Front & rear sliding glass doors are not functional 2.2. Adjust the rear left exterior door so has to latch properly ✓ 2.3. Repair the water damaged door jambs at the rear left exterior door opening and I recommend installing a storm door to prevent future water damage to the jamb & sub-floor below.
		
Repair the water damaged door jambs at the rear left exterior door opening and I recommend installing a storm door to prevent future water damage to the jamb & sub-floor below.		
Page 4 Item: 3	Exterior Siding Condition	3.1. Minor water damage noted to the siding where setting on the roof at the rear left area repair as necessary
Page 5 Item: 4	Exterior Windows Condition	4.1. Replace the rotted window sill, sash and mulls at the rear left den triple window unit. 4.2. Replace water damaged sashes and window sills on the right side windows of the front middle bedroom. paint ✓ 4.3. Replace rotted window sills at the front right 1/4 round windows to the left and right of the chimney.
Page 5 Item: 5	Exterior Trim Condition	5.1. Replace all rotted wood components on the left upper arched window unit 5.2. Replace rotted fascia board at the upper right side eve, rear eve as well as the left side upper eve 5.3. Replace the rotted window sash and seal on the rear breakfast area window unit 5.4. Replace the rotted window sill on the left side, lower living room window 5.5. Replace the rotted trim at the rear sloped area of the chimney where siding meets the brick. ✓ 5.6. Replace the rotted fascia boards on the front & rear bonus room eves. ✓ 5.7. Replace all water damaged soffit and fascia boards as necessary across the front eve. 5.8. Replace water damaged fascia and soffit at the front left side of the

		<p>master bedroom</p> <p>5.9. Replace the rotted window sill & mull at the front upper bonus room window.</p>
Page 6 Item: 6	Exterior Electrical Condition	<p>6.1. Provide <u>GFCI</u> protection for the exterior electric outlets.</p> <p>6.2. Replace all spent bulbs at the exterior light fixtures and re-test fixtures for proper function.</p>
GARAGE/CARPORT		
Page 7 Item: 2	Garage Vehicle Door Condition	<p>✓ 2.1. The right garage overhead door safety beam bracket is bent call for repair</p>
Page 7 Item: 3	Garage Electrical Condition	<p>3.1. Provide GFCI protection for the garage and exterior electric outlets</p>
FOUNDATION		
Page 8 Item: 1	Crawlspace Condition	<p>1.1. Areas of wood fungus growth were noted through out the crawl space, from periodic water intrusion during rain fall, extend the down spouts as far from the base of the home as possible and monitor for the need of taking further steps to mitigate moisture level in the crawl space, such as closing off the foundation vents and installing 2 dehumidifiers in the main and master suite crawl space areas.</p>
Page 8 Item: 2	Crawlspace Under Floor Support System Condition	<p>✓ 2.1. It should be noted that all of the floor structure bridging was left un-nailed since construction, I recommend having all of the loose bridging properly secured to the floor joists to strengthen the floor structure.</p> <p>✓ 2.2. Reinforce the over notched floor joist below the master shower using a full length 2x8" bearing on both ends or a vertical post setting on a poured concrete footing.</p>
Page 8 Item: 3	Crawlspace Insulation Condition	<p>3.1. There were signs of rodent activity in the crawl space mainly in the master suite crawl space where the floor insulation has been pulled down through out the crawl space, call for further evaluation by a pest control company for the need of extermination and replace all damaged & missing floor insulation.</p>
ROOF		
Page 10 Item: 1	Roof Condition	<p>✓ 1.2. Have the heavy layer of pine straw removed from the bonus room roof & check for possible damage to the decking.</p> <p>1.3. Because of the sharp bend in the shingles where laying on the gutter across the front eave rain water appears to be seeping through the shingles and running behind the gutter, damaging the fascia boards, some type of flashing is recommended to be installed under the shingles at the edge of the roof.</p> <p>✓ 1.4. Replace all rotted roof decking and related framing damage at the rear porch roof.</p>
Page 10 Item: 2	Flashing Condition?	<p>2.1. A kick-out flashing should be installed where the front right lower roof eave abuts the master front bedroom exterior wall & check for possible water damage to the substraight in the process.</p>
Page 11 Item: 3	Roof Penetration Condition	<p>3.1. The plumbing vent boot above the master bath room is deteriorated around the fastener areas and should be replaced.</p> <p>3.2. All of the fasteners in the plumbing vent boot flanges on the roof should be caulked.</p>
Page 11 Item: 4	Roof Drainage System Condition	<p>4.1. Replace the rusted out rear left gutter system and any related fascia board damage.</p> <p>4.2. The front gutter down spouts should be extended to the left and right lower elevations of the lot using drain pipes to reduce water intrusion into the crawl space.</p>

Page 12 Item: 5	Chimney Condition ✓	<p>5.1. The chimney flashing fasteners should be re-caulked at both chimneys</p> <p>5.2. Cracks in the chimney cement rain cap need to be repaired because it is allowing water to penetrate down through the matrix of the chimney material which is causing deterioration of the mortar and other bonding materials. Have cracks repaired by a qualified masonry contractor.</p>
ATTIC		
Page 13 Item: 1	Attic Condition	1.1. No access was found to the attic area above the master suite, the area was not entered for inspection.
INTERIOR		
Page 14 Item: 1	Interior Window Condition	<p>1.1. Multiple condensed sashes were noted throughout the home, call for and exact count and cost to replace failed sashes by a window specialist.</p> <p>✓ 1.2. The majority of the windows in the home were painted shut and should be made to open properly.</p>
Page 14 Item: 2	Interior Wall Condition	✓ 2.1. Openings around drain pipes in walls under sinks should be sealed.
Page 14 Item: 3	Interior Ceiling Condition	3.1. Minor water damage noted on the kitchen area ceiling, check for possible roof leak & repair as necessary.
Page 15 Item: 4	Interior Stair/Handrail Condition	4.1. Be advised the weak railing at the upper rear balcony area should be reinforced and the spindles are over-spaced, gap between the spindles should not exceed 4"
BATHROOM #1		
Page 18 Item: 8	Bathroom Electrical Condition	8.1. Provide GFCI protection for the upstairs bath electric outlet
BATHROOM #2		
Page 19 Item: 4	Bathroom Tub and Surround Condition ✓	4.1. Repair the lower main bathtub trip lever stopper so as to function properly
Page 19 Item: 7	Bathroom Floor Condition	7.1. Caulk the bathtub to the tile floor in the lower main bathroom
Page 19 Item: 8	Bathroom Electrical Condition	8.1. Provide GFCI protection
BATHROOM #3		
Page 20 Item: 3	Bathroom Sink Condition ✓	3.2. The right sink faucet in the master bath drips constantly, repair
Page 20 Item: 4	Bathroom Tub and Surround Condition	4.2. Jetted tub was functioning during the inspection, however GFCI protection was not confirmed due to access door being sealed shut with duct tape, GFCI protection is required for the jetted tub motor.
Page 20 Item: 5	Bathroom Shower and Surround Condition ✓	5.2. Master bath shower head leaks, repair
Page 20 Item: 6	Bathroom Venting Condition ✓	6.1. Replace the missing cover on the master bathroom exhaust fan
Page 21 Item: 8	Bathroom Electrical Condition	8.1. Provide GFCI protection
HEATING SYSTEM(S)		
Page 22 Item: 2	Distribution System Condition ✓	2.1. Replace the damaged branch HVAC duct in the front left crawls space, to the front living room HVAC vent

COOLING SYSTEM(S)

Page 23 Item: 1	Cooling System Condition	<p>1.1. The over-flow pan under the HVAC unit in the attic is rust damaged and should be replaced.</p> <p>1.2. The refrigerant suction line was completely iced over as well as the evaporative coil in the upstairs air handling unit upon arrival to the home, the system may be low on refrigerant, call for repair by a licensed HVAC contractor.</p> <p>✓ 1.3. The condensate drain from the air handler in the crawl space was very slow draining, have the line cleaned out by an HVAC contractor and evaluated for the need of installing a condensate pump.</p>
-----------------	--------------------------	--

Clean out PVC

PLUMBING

Page 24 Item: 2	Waste Line Condition	2.1. The septic tank and sewage disposal system was not inspected, as it does not lend itself to a visual inspection. No attempt has been made to reach any conclusions concerning the adequacy of the system for this property, I recommend consulting with a septic system installation contractor before closing
Page 24 Item: 3	Hose Faucets Condition	3.1. Secure the loose rear left hose spigot to the foundation wall.

ELECTRICAL

Page 26 Item: 4	Sub Panel Condition	4.1. The wires that are doubled up on one breaker should be separated to individual breakers at the bottom right of the sub-panel.
Page 27 Item: 6	Smoke Detector Condition	6.1. Install smoke detectors as needed.