



Inspection Report

Prepared For:
James Slone

Property Address:
79 North Lake Drive
Santee Nacoochee, GA 30571



Superior Home Inspections

Matthew A Thoroman
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Date: 8/27/2009	Time: 10:00 AM	Report ID: jsslone092709
Property: 79 North Lake Drive Santee Nacoochee, GA 30571	Customer: James Slone	Real Estate Professional:

Comment Key, and Definitions

This inspection is for wood destroying organisms (mold) and moisture related items only. No other items were inspected during this inspection. Excessive amounts of moisture can be harmful to a home and is also known to lead to mold growth. It is common to find previous water leaks/damage in older homes from leaks that no longer exists. If mold is found during the inspection we recommend further evaluation and repairs by a certified remediation company. It is possible that hidden damage may be present inside and outside the home. Any other items noted should also have further evaluation by licensed contractors.

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered. Any recommendations by the inspector to repair, or replace suggests a second opinion, and further inspection by a licensed contractors. All costs associated with further inspection fees, repairs, replacement of items, components, or units should be considered.

Inspected (IN) = I visually observed the item, component, or unit. If no other comments were made then it appeared to be functioning as intended allowing for normal wear, and tear.

Not Inspected (NI) = We did not inspect this item, component, or unit. We made no representations of whether is, or was not functioning as intended, and will state a reason for not inspecting.

Not Present (NP) = This item, component, or unit is not in this home.

Repair or Replace (RR) = The item, component, or unit is not functioning as intended, and needs further inspection by a qualified contractor. Items, components, or units that can be repaired to satisfactory condition may not need replacement.

Style of Home:
Ranch

Age Of Home:
Over 10 Years

Client Is Present:
Yes

Weather:
Cloudy

Temperature:
Over 65

Rain in last 3 days:
Unknown

Water Test:
No

Radon Test:
No

Mold Test:
Yes

Lead Test:
No

1. Structural Components

Styles & Materials

FOUNDATION:
POURED CONCRETE

WALL STRUCTURE:
2 X 4 WOOD

ROOF STRUCTURE:
ENGINEERED WOOD TRUSS
2X4 RAFTERS
PLYWOOD
SHEATHING

ATTIC INFO:
SCUTTLE HOLE
NO STORAGE

METHOD USED TO OBSERVE CRAWLSPACE:
NO CRAWLSPACE

COLUMNS OR PIERS:
SUPPORTING WALLS

ROOF-TYPE:
GABLE
SHED

FLOOR STRUCTURE:
ENGINEERED FLOOR TRUSS

CEILING STRUCTURE:
ENGINEERED WOOD TRUSS

METHOD USED TO OBSERVE ATTIC:
FROM ENTRY
LIMITED ACCESS

Inspection Items

1.0 FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Repair or Replace

(1) Foundation drain line was not found at right side of home facing rear. Foundation drain lines are designed to relieve moisture buildup along the foundation wall. Further damage from moisture can occur if not corrected. Recommend further evaluation and repairs by a qualified contractor.



1.0 Picture 1

(2) White efflorescence (powder like substance) on block wall indicates moisture is in contact with masonry. Moisture meter indicated excessive levels at storage/mechanical room. Recommend checking gutters and downspout drain lines for proper operation, also the A/C condensation drain line is located at this area. Further damage from moisture can occur if not repaired properly. Recommend repairs by a qualified water proofing contractor or foundation specialist.



1.0 Picture 2



1.0 Picture 3

2. Exterior

Styles & Materials

SIDING STYLE:
LAP

SIDING MATERIAL:
WOOD

EXTERIOR ENTRY DOORS:
STEEL
HOLLOW CORE
INSULATED GLASS

APPURTENANCE:
COVERED PORCH

GARAGE DOOR MATERIAL:
NONE

GARAGE DOOR TYPE:
NO GARAGE

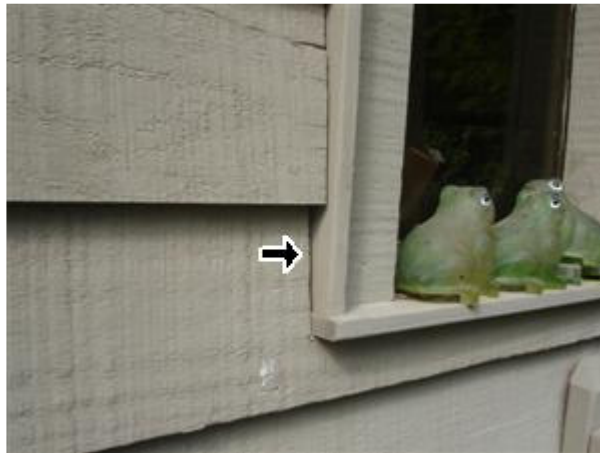
DRIVEWAY:
GRAVEL

Inspection Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Repair or Replace

Wood siding at "All of exterior in areas" needs sealant at joints and hairline cracks. Further deterioration can occur from moisture entering behind these areas if not corrected. Recommend repairs by a qualified contractor.



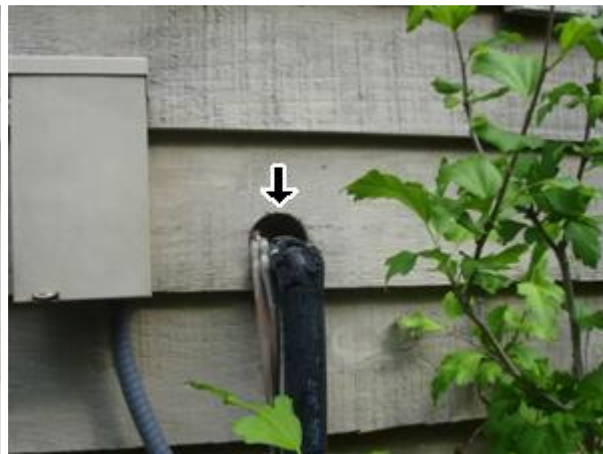
2.0 Picture 1



2.0 Picture 2



2.0 Picture 3



2.0 Picture 4



2.0 Picture 5

2.1 DOORS (Exterior)

Comments: Inspected

2.2 WINDOWS

Comments: Inspected

**2.3 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS
(With respect to their effect on the condition of the building)**

Comments: Inspected

2.4 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

3. Roofing

Styles & Materials

ROOF COVERING:
 3-TAB
 ASPHALT/ FIBERGLASS
CHIMNEY (exterior):
 ROCK AND MORTAR
 METAL FLUE PIPE

VIEWED ROOF COVERING FROM:
 WALKED ROOF

SKY LIGHT (S):
 NONE

Inspection Items

3.0 ROOF COVERINGS

Comments: Repair or Replace

(1) Roof shingles have excessive debris build up at rear of home. Further damage can occur from moisture if not corrected. Recommend repair by a qualified roofing contractor.

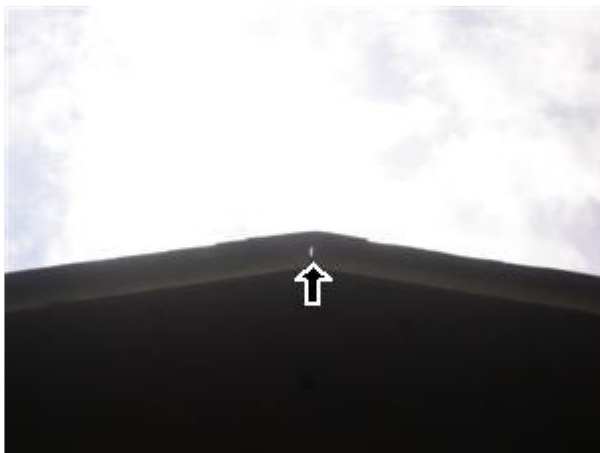


3.0 Picture 1



3.0 Picture 2

(2) Roof shingle is damaged/torn at right side of home facing front. Further damage can occur from moisture if not corrected. Recommend repair by a qualified roofing contractor



3.0 Picture 3

3.1 FLASHINGS

Comments: Inspected

3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

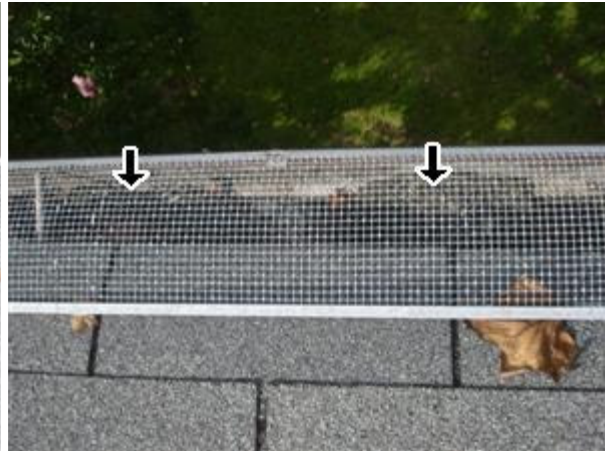
3.3 ROOFING DRAINAGE SYSTEMS

Comments: Repair or Replace

(1) Gutters are clogged at most areas where installed. Clogged gutters can cause deterioration of the fascia, soffit, and roof edge if not corrected. Recommend repair by a qualified contractor.



3.3 Picture 1



3.3 Picture 2

(2) Gutter down spout is clogged and overflowing at front of home. Erosion, and harmful water penetration is occurring and can continue occur to the home if not corrected. Recommend repairs by a qualified contractor.



3.3 Picture 3

(3) Gutter down spout drain extensions at front/rear of home were not found at the time of inspection. Recommend further evaluation and repairs by a qualified contractor.



3.3 Picture 4



3.3 Picture 5



3.3 Picture 6

4. Plumbing System

Styles & Materials

WATER SOURCE:
SHARED WELL

PLUMBING WASTE:
PVC

MANUFACTURER:
RELIANCE

MAIN FUEL VALVE LOCATION:
NONE

PLUMBING SUPPLY:
NOT VISIBLE

WATER HEATER POWER SOURCE:
ELECTRIC

AGE OF WATER HEATER:
2003

PLUMBING DISTRIBUTION:
CPVC

CAPACITY:
50 GAL (2-3 PEOPLE)

PLUMBING VENTING:
PVC

Inspection Items

4.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Comments: Repair or Replace

Water hose at front of home leaks at connection when turned on. A leaking hose can cause harmful water build up along the foundation wall leading to excessive moisture in the basement. Recommend repair by a qualified person.



4.0 Picture 1

4.1 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

4.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected

5. Heating

Styles & Materials

HEAT TYPE: FORCED AIR	ENERGY SOURCE: ELECTRIC	NUMBER OF HEAT SYSTEMS (excluding wood): ONE
HEAT SYSTEM BRAND: BRYANT	AGE OF HEAT SYSTEM: 2002	DUCTWORK: INSULATED METAL
FILTER TYPE: WASHABLE	TYPES OF FIREPLACES: SOLID FUEL	OPERABLE FIREPLACES: ONE
NUMBER OF WOODSTOVES: NONE		

Inspection Items

5.0 HEATING EQUIPMENT

Comments: Inspected

6. Central Air Conditioning

Styles & Materials

COOLING EQUIPMENT TYPE:
AIR CONDITIONER UNIT

COOLING EQUIPMENT ENERGY SOURCE:
ELECTRICITY

NUMBER OF A/C UNITS:
ONE

CENTRAL AIR MANUFACTURER:
PURON

AGE OF COOLING SYSTEM:
2002

Inspection Items

6.0 COOLING AND AIR HANDLER EQUIPMENT

Comments: Repair or Replace

A/C condensation line is draining next to the foundation. This can cause excessive moisture build up along the foundation wall leading to excessive moisture build up in the basement. Recommend repairs by a licensed HVAC contractor.

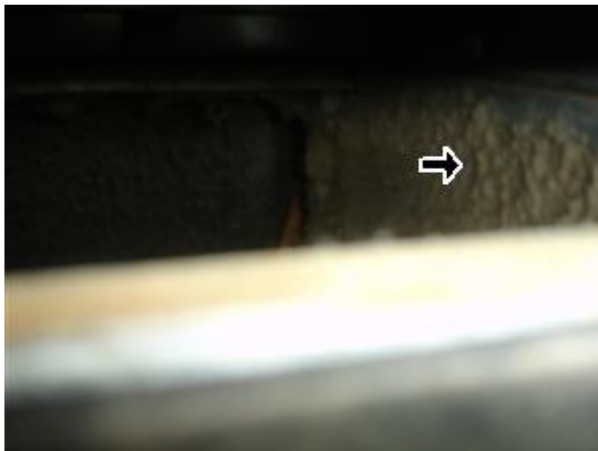


6.0 Picture 1

6.1 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Repair or Replace

HVAC duct work is full of dust/debris. A thorough duct cleaning will help with the indoor air quality of your home. Recommend repair by a qualified duct cleaning company.



6.1 Picture 1

7. Interiors

Styles & Materials

CEILING MATERIALS:
SHEETROCK
CEILING TILE

WALL MATERIAL:
SHEETROCK
WOOD

FLOOR COVERING(S):
CARPET
HARDWOOD T&G
VINYL

INTERIOR DOORS:
RAISED PANEL
WOOD

WINDOW TYPES:
THERMAL/INSULATED
DOUBLE-HUNG

WINDOW MANUFACTURER:
UNKNOWN

CABINERY:
WOOD

COUNTERTOP:
LAMINATE

Inspection Items

7.0 CEILINGS

Comments: Inspected

7.1 WALLS

Comments: Repair or Replace

Signs of a mold like substance are present on walls at basement storage/mechanical room and guest bedroom. A mold swab was taken to determine if this is or is not a mold substance. Recommend contacting a mold remediation company for proper removal and repairs.



7.1 Picture 1



7.1 Picture 2



7.1 Picture 3

7.2 FLOORS

Comments: Inspected

7.3 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

7.4 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

7.5 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

8. Insulation and Ventilation

Styles & Materials

ATTIC INSULATION:
BLOWN
FIBERGLASS

R- VALUE:
BELOW R-19

VENTILATION:
GABLE VENTS
RIDGE VENTS
SOFFIT VENTS

EXHAUST FAN TYPES:
NONE

UNFINISHED BASEMENT INSULATION:
NOT VISABLE
NONE

Inspection Items

8.0 INSULATION AND VAPOR RETARDERS (in unfinished spaces)

Comments: Repair or Replace

It appears that no air gap or vapor barrier is present with wall framing at basement guest bedroom. This issue can promote mold growth on the back side of sheetrock. Recommend further evaluation and any repairs by a certified mold remediation specialist.



8.0 Picture 1

8.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

8.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Repair or Replace

Bathroom exhaust vent fans were not present at all 3 bathrooms. Exhaust vent fans help remove the excessive moisture that is known to build up in bathroom areas. Excessive moisture can lead to mold growth if not corrected. Recommend repairs by a qualified contractor.



8.2 Picture 1



8.2 Picture 2

8.3 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Not Present

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INVOICE

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Inspected By: Matthew A Thoroman

Inspection Date: 8/27/2009
Report ID: jsslone092709

Customer Info:	Inspection Property:
James Slone 79 North Lake Drive Sautee Nacoochee GA 30571 Customer's Real Estate Professional:	79 North Lake Drive Sautee Nacoochee, GA 30571

Inspection Fee:

	Service	Price	Amount	Sub-Total
Mold Screen		250.00	1	250.00
Mold Sample		75.00	3	225.00
Mold Swab		75.00	1	75.00
Discount		-50.00	1	-50.00

Tax \$0.00
Total Price \$500.00

Payment Method:Check
Payment Status:Paid At Time Of Inspection
Note:



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