

Client Advisory

752 Mockingbird Lane Brighton, CO

Prepared exclusively for Shannon Killeen

08/25/2004

This Advisory is not a summary of the inspection report. It is a listing of the items which, in my professional opinion, currently require additional attention. I strongly recommend that you read the entire inspection report before reviewing this addendum.

STRUCTURAL COMPONENTS

ATTIC AND INSULATION:

ATTIC OBSERVATIONS:

The temperature on the underside of the roof sheathing was measured at 138 degrees at the time of the inspection. Temperatures this high will shorten the life of the roof covering and will make it more difficult to cool the upstairs bedrooms. Installation of a thermostatically controlled exhaust fan should be considered. NOTE - There is no air conditioning in this unit. The addition would be relatively easy and very effective because of the ductwork configuration associated with the upstairs furnace.

HEATING SYSTEM

PRIMARY HEATING SYSTEM:

BURNERS:

Gas pressure at the furnace appears to be too high (should be between 5-7 in. WC). I recommend adjustment by a competent technician.

GENERAL COMMENTS:

I recommend that a licensed heating contractor be retained to service, clean and tune the furnace and certify that it is safe and dependable.

PLUMBING SYSTEM

WATER HEATER

INSTALLATION CONDITIONS:

There is no pan under the water heater, which is installed on top of a wood frame floor. I suggest installing a metal pan with a drain to direct any water leakage to a safe location.

EXTERIOR & GROUNDS

EXTERIOR WALLS:

HARDBOARD SIDING CONDITION:

Some of the nail heads are set too deep in the hardboard siding. All manufacturers recommend that the nails be set flush with the surface to prevent moisture penetration and damage to the siding. I recommend that the affected areas be properly caulked and sealed.

EAVES/SOFFITS & FASCIA:

CONDITION:

There is a wasps' nest under the eaves on the front of the house. I recommend that it be removed.

EXTERIOR DOORS:

SLIDING GLASS DOORS:

There is condensation or residue caused from condensation between the panes of glass in the stationary panel on sliding door. This condition indicates that the seals have failed. For cost estimates and replacement or repair as necessary, I recommend consulting a qualified glazing contractor.

WINDOWS:

WINDOW GLAZING:

There is evidence of moisture between the panes of glass in one of the front bedroom windows. This condition indicates a failed seal. I recommend consulting a qualified glazing contractor for cost estimates and repair or replacement as needed.

As with most other aspects of your purchase, I recommend consultation with your Real Estate Professional, Builder, or Attorney with regard to the items listed above.

Robert Case
Case Inspection Services, Inc.
ASHI Member #201688

RADON TEST RESULTS

752 Mockingbird Lane Brighton, CO

INSPECTION INFORMATION

CLIENT NAME: Shannon Killeen

At your request, a radon screening test was performed at the above referenced property. The test was performed by placing two E-Perm electrets in the lowest *habitable* level of the home. This includes areas below grade that are not currently finished, but could potentially be converted to finished living space.

DEVICE SERIAL NUMBERS:	SBA795 SBA866
DATE / TIME PLACED:	8/23/04 @ 09:00
DATE / TIME REMOVED:	8/25/04 @ 13:30
TIME IN PLACE:	2 Days, 4.5 Hours
TEST AREA CLOSED PRIOR TO TEST?	Yes
TEST AREA CLOSED DURING TEST?	Yes

WEATHER CONDITIONS DURING TEST

WIND:	Light
RAIN/SNOW:	None
SOIL CONDITIONS:	Dry

TEST RESULTS

RADON LEVEL SBA795:	2.7 pCi/L
RADON LEVEL SBA866:	2.8 pCi/L
AVERAGE RADON LEVEL:	2.8 pCi/L

Each of these results, and the average are **below** the 4.0 pCi/L action level set by the U.S. EPA. EPA recommends that follow up testing be made where initial test results indicate levels over 4.0 pCi/L. Because initial screening tests are performed over a period of only two days, indications of the average annual exposure are limited, due to the short testing period. Follow up testing is done with lengthened testing periods, in order to obtain a more reliable indication of the average exposure. The EPA routinely recommends testing in each of the four seasons, in order to obtain average annual exposure and seasonal variation data. Results are then averaged to obtain an annual exposure result.

I appreciate this opportunity to be of service to you, and if I can be of further assistance, please call.

Sincerely,

Robert Case
Case Inspection Services, Inc.
ASHI Member #201688
NEHA NRPP ID #102925 RT