



Inspection Report

Prepared for:
Gil Turiel

Property Address:
2694 Hickory Valley Drive
Snellville, GA 30083



Date:
May 31, 2011

Inspector:
Charles Mann
Edifice Inspections, Inc.
(770) 594-2222

www.edificeinspections.com

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: May 31, 2011.
TIME OF INSPECTION: 11:00 am.
CLIENT NAME: Gil Turiel.
INSPECTION LOCATION: 2694 Hickory Valley Drive.
CITY/STATE/ZIP: Snellville, GA 30083.

CLIMATIC CONDITIONS:

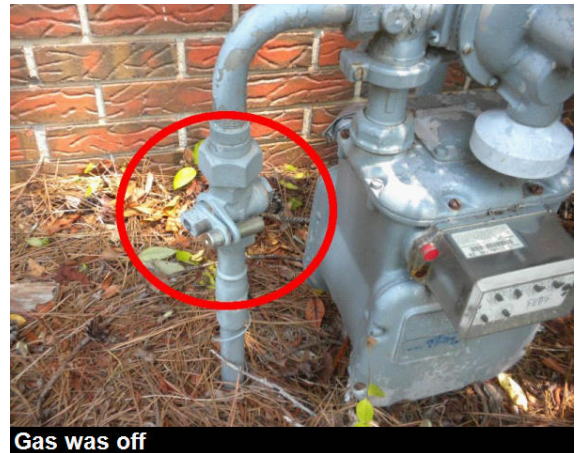
WEATHER: Partly Cloudy.
SOIL CONDITIONS: Dry.
APPROXIMATE OUTSIDE TEMPERATURE IN DEGREES F. 84.

BUILDING CHARACTERISTICS:

BUILDING TYPE: 1 family, Ranch.
STORIES: 1
SPACE BELOW GRADE: Crawl space.
ORIENTATION: House oriented left to right facing it from the front yard.

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Private.
UTILITIES STATUS: Gas service was off at time of inspection. The water heater and furnace could not be operated.



Gas was off

LOCATION OF GAS METER: The gas meter is located on the right side of the property.

OTHER INFORMATION:

HOUSE OCCUPIED? No.
CLIENT PRESENT: No.
PEOPLE PRESENT: No one.

GROUNDS & APPURTENANCES

DRIVEWAY:

TYPE: Concrete.

CONDITION: Cracking and displacement was noted from tree roots.



Cracking/displacement @ driveway

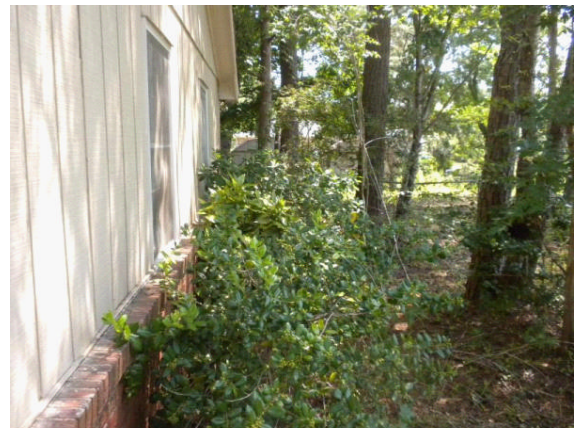
WALKWAYS:

TYPE: Concrete.

CONDITION: Cracks noted are typical.

GROUND COVER & VEGETATION:

CONDITION: There are trees/bushes in contact with the house at the right side. Trimming of all trees/bushes away from the house is recommended to avoid damage to siding, trim or roofing.



Trim trees/bushes away from house

GRADING & SURFACE DRAINAGE:

DESCRIPTION & CONDITION: Flat site.

PORCHES:

DESCRIPTION & CONDITION: Acceptable.

DECKS & BALCONIES:

TYPE: Wood.

CONDITION: Recommend re-painting the metal support posts under the deck.

EXTERIOR STAIRS/STOOPS:

DESCRIPTION & CONDITION: The front entry porch slab has sunk. Some additional movement can be expected over time. Repairs can be made by a qualified contractor.



ROOF & GUTTERS

ROOF:

STYLE & PITCH:	Gable.
ROOFING TYPE:	Asphalt composition shingles.
ROOF ACCESS:	Walked on roof.
ROOF COVERING CONDITION:	The roof is covered with pine straw. Removing all debris from the roof is recommended. General condition appears serviceable with signs of weathering/curling and aging. Regular maintenance and inspections are advised. Expected 4 to 5 years of life from the roof.



Remove debris from the roof

EXPOSED FLASHINGS:

TYPE AND CONDITION:	Metal, Rubber, Acceptable.
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GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:	Metal, The gutters are partially full of leaves and debris. The gutters and downspouts should be cleaned out to properly channel roof water away from the house.
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EXTERIOR

INSPECTION METHOD:

Visually from the ground.

WALLS COVERINGS:

MATERIAL: Plywood, Brick.

CONDITION: Cracks noted are typical in the brick at the left side of the house. Periodic monitoring for additional movement is recommended.

FASCIA AND SOFFITS:

MATERIAL: Wood.

CONDITION: Loose or deteriorated material was noted in the following location(s): above the front left corner of the front porch. Recommend repairs be made by a qualified general contractor.



Damage above front porch

TRIM:

MATERIAL: Wood.

CONDITION: Damaged/missing drip edge trim was noted at the front right corner of the house. Condition(s) should be repaired/replaced as necessary by a qualified general contractor.



Missing drip edge trim

PAINT CONDITION:

Due to observed conditions the exterior of the house should be repainted in the near future to avoid decay.

SCREENS & CONDITION:

Some screens are missing and/or not installed. Installation of screens on all windows is recommended.

EXTERIOR DOORS:

CONDITION: Acceptable.

CHIMNEY:

MATERIAL: Masonry.

CONDITION:

The masonry chimney cap is deteriorated. Recommend installing a metal chimney cap. Repairs can be made by a qualified chimney sweep.



Masonry cap is deteriorated

GARAGE - CARPORT

TYPE:

Carport.

LOCATION:

Attached, Two car.

ROOF:

CONDITION:

See main roof report.

FLOOR:

CONDITION:

Typical cracks noted.

ELECTRICAL SYSTEM

INCOMING SERVICE:

TYPE AND CONDITION:	Overhead, Enters on the left side of the house, Acceptable.
MATERIAL:	Aluminum.
AMPERAGE:	150 AMPS.
VOLTAGE:	120/240 Volts.

OVERCURRENT PROTECTION:

DESCRIPTION:	Circuit breakers.
MAIN PANEL LOCATION:	Laundry room.
240V CONDUCTOR MATERIAL:	Copper, Aluminum.
120V CONDUCTOR MATERIAL:	Copper.
WIRING METHOD:	Non-metallic cable (Romex)
MAIN PANEL CONDITION:	<p>One panel cover screw is missing. Replacing the missing screw is recommended.</p> <p>The air conditioner breaker is too large. The maximum allowable breaker size for the air conditioner is 30 amps. A 40 amp breaker is installed. Replacing the 40 amp breaker with a 30 amp breaker is recommended. Further evaluation and correction of all electrical problems as necessary by a qualified, licensed electrician is recommended.</p>

SWITCHES & OUTLETS:

TESTING:	A representative sampling of switches and outlets were tested.
CONDITION:	<p>Grounded type (3 prong) outlets are not properly grounded in the following locations: outlet at the rear deck.</p> <p>The family room light fixture is missing and should be replaced. Further evaluation and correction of all electrical problems as necessary by a qualified, licensed electrician is recommended.</p>

GROUND FAULT CIRCUIT INTERRUPTORS:

LOCATIONS PRESENT:	None.
GFCI CONDITION:	<p>Installation of GFCI protection in all currently required locations is recommended.</p> <p>See the section of GFCI in the Report Supplement.</p>

GROUNDING:

LOCATION & CONDITION:	Water pipe, Acceptable.
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SMOKE DETECTORS:

CONDITION:	<p>Installing a new detector in the hallway by the bedrooms is recommended. See the section on smoke detectors in the Report Supplement. Consider the installation of carbon monoxide detector(s) in addition to the smoke detector(s).</p>
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FOUNDATION & STRUCTURE

CRAWL SPACE:

ACCESSIBILITY:	Crawl space entered.
CRAWL SPACE FLOOR:	Dirt.
CRAWL SPACE FLOOR CONDITION:	A partial vapor barrier is installed on the crawl space floor. Installation of a complete vapor barrier is recommended.
CRAWL SPACE VENTILATION:	Acceptable.
VISIBLE FOUNDATION WALLS:	Concrete block.
FOUNDATION CONDITION:	Acceptable.
FLOOR STRUCTURE:	Conventional wood joists.
FLOOR STRUCTURE CONDITION:	Acceptable.
WATER PENETRATION:	No water entry was noted at the time of the inspection.

PEST INFESTATION:

CONDITION:	None observed.
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PLUMBING

WATER SUPPLY:

CONDITION: Acceptable.

WASTE DISPOSAL SYSTEM:

TYPE: Private (septic)

CONDITION: If the septic tank has not been pumped recently, it is recommended to do so. This will give you the condition of the tank and identify a basis for when to schedule future septic tank pumping. Typically septic tanks should be pumped every five to seven years.

MAIN SUPPLY PIPE:

MATERIAL: Copper.

CONDITION: Acceptable.

MAIN SHUT OFF LOCATION: Crawl space, Enters the front of the house.

VISIBLE SUPPLY PIPING:

MATERIAL: Copper.

CONDITION: Acceptable.

VISIBLE WASTE PIPING:

MATERIAL: Combination cast iron and plastic.

CONDITION: Acceptable.

VENT STACKS:

DESCRIPTION & CONDITION: Typical to exterior of house, Acceptable.

HOSE FAUCETS:

OPERATION: Acceptable.

WATER HEATER:

TYPE: Gas.

SIZE: 40 Gallons.

VENTING: Acceptable.

APPROXIMATE AGE IN YEARS: 9

LOCATION: Laundry room.

CONDITION:

The unit could not be operated. The gas was off. **The pipe on the temperature pressure relief valve discharges in an upward direction. The valve manufacturer requires that the valve discharge downward or be able to be drained after the valve is tested.** Repairs should be made by a qualified, licensed plumber.



WATER FLOW:

CONDITION:

Functional flow.

PLUMBING FIXTURES:

SINKS:

The hall bathroom sink is missing. Replacing the sink and vanity is recommended.

COMMODES:

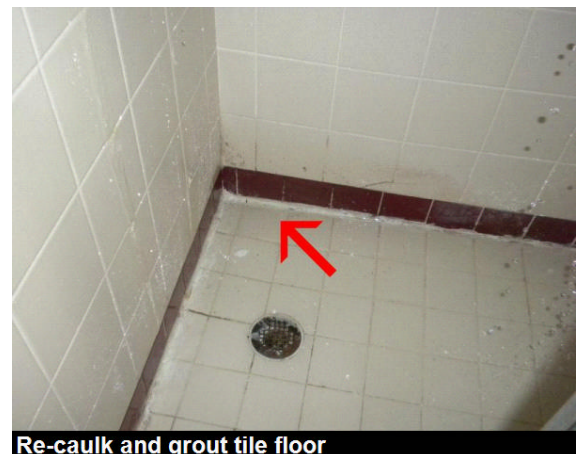
Acceptable.

BATHTUBS:

Acceptable.

SHOWERS:

Leaking was noted from the shower stem valves. Re-caulking and grouting the tile floor in the shower is recommended. Conditions should be further evaluated and repaired as necessary by a qualified, licensed plumber.



VENTILATION TYPE AND CONDITION:

Window. **There is not ventilation fan installed in the hall bathroom. Installation of a ventilation fan is recommended. Repairs should be made**

by a qualified contractor.

HEATING - AIR CONDITIONING

HVAC LOCATION & AREA SERVICED:

LOCATION OF FURNACE: Crawl Space.
AREA CONDITIONED: Entire House.

HEATING SYSTEM:

FUEL TYPE & CONDITION: Natural Gas, Improper flexible gas connectors have been used inside the furnace. A solid pipe should be run to the outside of the furnace where a flexible gas connector can be used. Repairs should be made by a qualified, licensed HVAC contractor.

DISTRIBUTION TYPE AND CONDITION: Forced Air. Some loose duct work insulation was noted in the crawl space. Re-attaching the insulation is recommended.

COMBUSTION AIR: Acceptable.

VENTING: Acceptable.

AIR FILTERS: Disposable, The furnace filter(s) are dirty and should be changed/cleaned.

INPUT BTU/HR RATINGS: 100,000.

APPROXIMATE AGE IN YEARS: 17.

MANUFACTURER: Air Quest.

CONDITION: Could not operate. The gas was off.

AIR CONDITIONING:

SYSTEM TYPE: Central.

POWER SOURCE: Electric, 240 Volt.

CONDENSATE LINES: Condensate line installed.

NORMAL CONTROLS: Acceptable.

MANUFACTURER: Tempstar.

APPROXIMATE AGE IN YEARS: 18.

APPROX. CAPACITY IN TONS: 3

CONDITION: The condensing unit is near the end of its life expectancy. Replacement should be budgeted for.

ATTIC

ACCESS:

- TYPE:** Pull down stairway.
- CONDITION:** The pull down stairs will not fully close. Adjustment or repairs are needed by a qualified contractor.
- INSPECTION METHOD:** Walked through attic.

INSULATION:

- TYPE:** Fiberglass loose fill.
- APPROXIMATE DEPTH IN INCHES:** 4 to 5.
- CONDITION:** The insulation depth does not meet the current standard of R-30. Installing additional insulation is recommended.

VENTILATION:

- TYPE:** Soffit, Gable vents, Roof vents.
- CONDITION:** Acceptable.
- WHOLE HOUSE FAN PRESENT:** No.

VISIBLE ROOF AND CEILING FRAMING:

- STYLE:** Conventional frame.
- CONDITION:** Acceptable.

LEAKS:

- EVIDENCE OF LEAKAGE:** None observed.

PESTS:

- EVIDENCE OF INFESTATION:** No.

MISCELLANEOUS:

Some debris, boxes and old lamps were in the attic.



KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK:

CONDITION: The hot water valve at the kitchen sink drips/leaks. A qualified, licensed plumber should be called to make further evaluation and repairs as needed.

COOK TOP/RANGE:

TYPE/CONDITION: Electric, Older model appliance. The following burner(s) did not operate/ignite: front right, Repairs can be made by a qualified appliance repair contractor.

OVENS:

TYPE AND CONDITION: Electric. Older model appliance.

VENTILATION:

TYPE AND CONDITION: Recirculating, Fan/Hood operational.

REFRIGERATOR:

TYPE AND CONDITION: None.

DISHWASHER:

CONDITION: Older model appliance. Unit is near the end of its useful life.

GARBAGE DISPOSAL:

CONDITION: None.

CABINETS:

TYPE AND CONDITION: Wood, with minor wear or cracking.

COUNTERTOPS:

TYPE AND CONDITION: Laminate, with minor wear.

LAUNDRY:

LOCATION: Laundry Room.

CONDITION: The washing machine drain pipe is not properly connected to the plumbing box. Further evaluation and repairs will be needed by a qualified, licensed plumber.



INTERIOR

DOORS:

INTERIOR DOORS: Representative number tested, Acceptable.

WINDOWS:

TYPE & CONDITION: Wood, Broken/cracked glass panes were noted in the following locations: front left bedroom window. Repairs should be made by a qualified contractor.



Broken glass

INTERIOR WALLS:

MATERIAL & CONDITION: Drywall. Damage was noted to the drywall and framing in the laundry room under the washing machine plumbing connections. Repairs can be made by a qualified contractor.



Damaged framing in laundry room

CEILINGS:

TYPE & CONDITION: Drywall, Moisture staining noted in the following locations: master bedroom. Stains tested dry with a moisture meter at the time of the inspection.

FLOORS:

TYPE & CONDITION: Carpet, Wood, Tile. Some damage from a previous water leak was noted to the wood flooring in the kitchen near the refrigerator area.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE - CONDITION: Masonry. The damper does not close. Repairs should be made by a qualified chimney sweep.

May 31, 2011

Gil Turiel

RE: 2694 Hickory Valley Drive
Snellville, GA 30083

At your request, an inspection of the above referenced property was conducted on May 31, 2011. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects or deficiencies are not a part of this inspection or report. This inspection and report are neither an insurance policy or a warranty. Please take time to review limitations contained in the inspection agreement.

REPORT SUMMARY

In the opinion of the inspector, the following items constitute a defect/deficiency in the property. These items may pose a significant health or safety risk or are not, at the time of the inspection, in good condition or working order. Attention to these items immediately is recommended.

EXTERIOR

FASCIA AND SOFFITS:

CONDITION:

1. Loose or deteriorated material was noted in the following location(s): above the front left corner of the front porch. Recommend repairs be made by a qualified general contractor.

TRIM:

CONDITION:

2. Damaged/missing drip edge trim was noted at the front right corner of the house. Condition(s) should be repaired/replaced as necessary by a qualified general contractor.

PAINT CONDITION:

3. Due to observed conditions the exterior of the house should be repainted in the near future to avoid decay.

CHIMNEY:

CONDITION:

4. The masonry chimney cap is deteriorated. Recommend installing a metal chimney cap. Repairs can be made by a qualified chimney sweep.

ELECTRICAL SYSTEM

OVERCURRENT PROTECTION:

MAIN PANEL CONDITION:

5. One panel cover screw is missing. Replacing the missing screw is recommended. The air conditioner breaker is too large. The maximum allowable breaker size for the air conditioner is 30 amps. A 40 amp breaker is installed. Replacing the 40 amp breaker with a 30 amp breaker is recommended. Further evaluation and correction of all electrical problems as necessary by a qualified, licensed electrician is recommended.

SWITCHES & OUTLETS:

CONDITION:

6. Grounded type (3 prong) outlets are not properly grounded in the following locations: outlet at the rear deck. The family room light fixture is missing and should be replaced. Further evaluation and correction of all electrical problems as necessary by a qualified, licensed electrician is recommended.

FOUNDATION & STRUCTURE

CRAWL SPACE:

CRAWL SPACE FLOOR CONDITION:

7. A partial vapor barrier is installed on the crawl space floor. Installation of a complete vapor barrier is recommended.

PLUMBINGWATER HEATER:CONDITION:

8. The pipe on the temperature pressure relief valve discharges in an upward direction. The valve manufacturer requires that the valve discharge downward or be able to be drained after the valve is tested.

Repairs should be made by a qualified, licensed plumber.

PLUMBING FIXTURES:SHOWERS:

9. Leaking was noted from the shower stem valves.

Re-caulking and grouting the tile floor in the shower is recommended.

Conditions should be further evaluated and repaired as necessary by a qualified, licensed plumber.

VENTILATION TYPE AND CONDITION:

10. There is not ventilation fan installed in the hall bathroom. Installation of a ventilation fan is recommended. Repairs should be made by a qualified contractor.

KITCHEN - APPLIANCES - LAUNDRYKITCHEN SINK:CONDITION:

11. The hot water valve at the kitchen sink drips/leaks. A qualified, licensed plumber should be called to make further evaluation and repairs as needed.

LAUNDRY:CONDITION:

12. The washing machine drain pipe is not properly connected to the plumbing box. Further evaluation and repairs will be needed by a qualified, licensed plumber.

INTERIORINTERIOR WALLS:MATERIAL & CONDITION:

13. Damage was noted to the drywall and framing in the laundry room under the washing machine plumbing connections.

Repairs can be made by a qualified contractor.

FIREPLACE/WOOD BURNING DEVICES:LOCATION - TYPE - CONDITION:

14. The damper does not close. Repairs should be made by a qualified chimney sweep.

In the opinion of the inspector the following items will require maintenance in the near future. Failure to do so may result in future health or safety risks or additional damage to the property.

GROUNDS & APPURTENANCESGROUND COVER & VEGETATION:CONDITION:

1. There are trees/bushes in contact with the house at the right side. Trimming of all trees/bushes away from the house is recommended to avoid damage to siding, trim or roofing.

ROOF & GUTTERSGUTTERS & DOWNSPOUTS:TYPE & CONDITION:

2. The gutters are partially full of leaves and debris. The gutters and downspouts should be cleaned out to properly channel roof water away from the house.

ATTICACCESS:

CONDITION:

3. The pull down stairs will not fully close. Adjustment or repairs are needed by a qualified contractor.

KITCHEN - APPLIANCES - LAUNDRY

COOK TOP/RANGE:

TYPE/CONDITION:

4. The following burner(s) did not operate/ignite: front right, Repairs can be made by a qualified appliance repair contractor.

INTERIOR

WINDOWS:

TYPE & CONDITION:

5. Broken/cracked glass panes were noted in the following locations: front left bedroom window. Repairs should be made by a qualified contractor.

Thank you for selecting us to do your home inspection. If you have any questions regarding the inspection report or the home, please feel free to call me at (770) 594-2222.

Sincerely,

Charles Mann
Edifice Inspections, Inc.