



Inspection Report

Prepared for:
Tonia Mann

Property Address:
1707 Summit Creek Way
Loganville, GA 30052



Date:
February 22, 2012

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

www.edificeinspections.com

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: February 22, 2012.
TIME OF INSPECTION: 10:00 am.
CLIENT NAME: Tonia Mann.
INSPECTION LOCATION: 1707 Summit Creek Way.
CITY/STATE/ZIP: Loganville, GA 30052.

CLIMATIC CONDITIONS:

WEATHER: Overcast.
SOIL CONDITIONS: Damp.
APPROXIMATE OUTSIDE TEMPERATURE IN DEGREES F. 52.

BUILDING CHARACTERISTICS:

ESTIMATED AGE IN YEARS: 12.
BUILDING TYPE: 1 family, Ranch.
STORIES: 1
SPACE BELOW GRADE: Ground floor living area.
ORIENTATION: Oriented left to right facing it from the front of the building.

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Public.
UTILITIES STATUS: All utilities on.
LOCATION OF GAS METER: None.

OTHER INFORMATION:

HOUSE OCCUPIED? No.
CLIENT PRESENT: No.

GROUNDS & APPURTENANCES

DRIVEWAY:

TYPE: Concrete.

CONDITION: Oil stains were noted on the driveway. Pressure washing and cleaning the driveway is recommended.



Clean oil stains

WALKWAYS:

TYPE: Concrete.

CONDITION: Acceptable.

GROUND COVER & VEGETATION:

CONDITION: Maintenance needed.

RETAINING WALLS:

TYPE: Railroad tie.

CONDITION: Acceptable.

GRADING & SURFACE DRAINAGE:

DESCRIPTION & CONDITION: Flat site, Grade(s) are not properly sloped away from the house in the following location(s): front of the house left and right of the front entry door. Construction standards in effect at the time the house was constructed required grades to slope away from the building 6" in the first 10'. No problems resulting from this condition were noted at the time of the inspection.

PATIO:

TYPE: Concrete.

CONDITION: Acceptable.

ROOF & GUTTERS

ROOF:

STYLE & PITCH:	Gable. High.
ROOFING TYPE:	Asphalt composition shingles.
ROOF ACCESS:	Visually from ground.
ROOF COVERING CONDITION:	A raised area of shingles was noted at the rear of the house near the chimney. Condition(s) should be repaired as necessary by a qualified roofing contractor.



Raised area of shingles

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:

Vinyl siding.

CONDITION:

Damaged siding was noted in the following location(s):
above the garage door.
Replacing the damaged piece of siding is recommended.
Mildew growth was noted on the siding. Pressure washing the siding is recommended.



Damaged siding above the garage



Pressure wash the siding

FASCIA AND SOFFITS:

MATERIAL:

Vinyl, Aluminum.

CONDITION:

Acceptable.

TRIM:

MATERIAL:

Wood, Vinyl.

CONDITION:

Damage noted in the following location(s): vinyl trim near the front entry door. Condition(s) should be repaired/replaced as necessary by a qualified general contractor.



PAINT CONDITION:

Repainting the wood trims around the entry doors is recommended.

SCREENS & CONDITION:

Damaged screens were noted in the following location(s): rear kitchen window.

EXTERIOR DOORS:

CONDITION:

Acceptable.

CHIMNEY:

MATERIAL:

Metal.

CONDITION:

There is a build up of creosote in the chimney. The chimney should be cleaned and further evaluated by a qualified chimney sweep prior to use.

GARAGE - CARPORT

TYPE:

Garage.

LOCATION:

Attached, Two car.

ROOF:

CONDITION:

See main roof report.

FLOOR:

CONDITION:

Typical cracks noted.

FIRE WALL:

CONDITION:

Acceptable.

GARAGE DOOR(S):

GARAGE DOORS PRESENT: Yes.

CONDITION:

Acceptable, Automatic reverse feature is operational.

ELECTRICAL SYSTEM

INCOMING SERVICE:

TYPE AND CONDITION:	Underground, 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:	Garage.
240V CONDUCTOR MATERIAL:	Copper, Aluminum.
120V CONDUCTOR MATERIAL:	Copper.
WIRING METHOD:	Non-metallic cable (Romex)
MAIN PANEL CONDITION:	Acceptable.

SWITCHES & OUTLETS:

TESTING:	A representative sampling of switches and outlets were tested.
CONDITION:	The front exterior light fixture is broken and should be replaced. The rear right bedroom light fixture is broken and should be replaced. Further evaluation and correction of all electrical problems as necessary by a qualified, licensed electrician is recommended.

GROUND FAULT CIRCUIT INTERRUPTORS:

LOCATIONS PRESENT:	Bathrooms, Garage, Exterior, Kitchen.
GFCI CONDITION:	Operating properly, See the section of GFCI in the Report Supplement.

GROUNDING:

LOCATION & CONDITION:	Driven Rod, Acceptable.
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SMOKE DETECTORS:

PRESENT:	Yes.
CONDITION:	New batteries should be installed in the smoke detectors. See the section on smoke detectors in the Report Supplement.

FOUNDATION & STRUCTURE

SLAB:

SLAB CONDITION:

Acceptable, Areas of the slab under finished flooring could not be observed.

PEST INFESTATION:

CONDITION:

An active infestation by wood destroying insects was observed in the following location(s): under the dining room windows, at the rear kitchen bay. Further evaluation and treatment is recommended by a qualified pest control contractor. Repairs to the trim and framing are recommended by a qualified contractor.



Damage @ dining room window



Damage @ rear kitchen bay

PLUMBING

WATER SUPPLY:

CONDITION: Acceptable.

WASTE DISPOSAL SYSTEM:

TYPE: Public.

CONDITION: Acceptable.

MAIN SUPPLY PIPE:

MATERIAL: Plastic.

CONDITION: Acceptable.

MAIN SHUT OFF LOCATION: Garage, Next to water heater.

VISIBLE SUPPLY PIPING:

MATERIAL: Plastic.

CONDITION: Acceptable.

VISIBLE WASTE PIPING:

MATERIAL: Plastic.

CONDITION: Acceptable.

VENT STACKS:

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

HOSE FAUCETS:

OPERATION: Acceptable.

WATER HEATER:

TYPE: Electric.

SIZE: 50 Gallons.

APPROXIMATE AGE IN YEARS: 12.

LOCATION: Garage.

CONDITION: The water heater did not produce hot water. Repairs should be made by a qualified, licensed plumber.

WATER FLOW:

CONDITION: Functional flow.

PLUMBING FIXTURES:

SINKS: Acceptable.

COMMODES:

Commode(s) run continuously in the following locations: Hall bathroom.
The inlet/fill valve at the master bathroom commode is leaking and should be replaced.
Condition(s) should be repaired by a qualified, licensed plumber.



BATHTUBS:

The hall bathroom tub stopper is broken and should be replaced.

SHOWERS:

Acceptable.

VENTILATION TYPE AND CONDITION:

Fan, Acceptable.

HEATING - AIR CONDITIONING

HVAC LOCATION & AREA SERVICED:

LOCATION OF FURNACE: Attic.
AREA CONDITIONED: Entire House.

HEATING SYSTEM:

FUEL TYPE & CONDITION: Electric Heat Pump, Acceptable.
DISTRIBUTION TYPE AND CONDITION: Forced Air, Acceptable.
NORMAL CONTROLS: Acceptable.
AIR FILTERS: Disposable, The furnace filter(s) are dirty and should be changed/cleaned.
APPROXIMATE AGE IN YEARS: 12.
CONDITION: Acceptable.

AIR CONDITIONING:

SYSTEM TYPE: Central.
POWER SOURCE: Electric, 240 Volt.
CONDENSATE LINES: The condensation drain pipe is broken in the attic near the air handler. This condition has caused the ceiling stains in the kitchen. Repairs should be made by a qualified, licensed HVAC contractor.



Drain pipe is broken

NORMAL CONTROLS: Acceptable.
APPROXIMATE AGE IN YEARS: 12.
APPROX. CAPACITY IN TONS: 2 1/2.
CONDITION: Due to the cool exterior temperatures only the function of the air conditioning system(s) could be tested. Adequacy of cooling could not be determined.

ATTIC

ACCESS:

TYPE: Pull down stairway.
INSPECTION METHOD: Walked through attic.

INSULATION:

TYPE: Fiberglass loose fill, Fiberglass batts.
APPROXIMATE DEPTH IN INCHES: 6 to 10.
CONDITION: Acceptable.

VENTILATION:

TYPE: Soffit, Roof vents, Gable vents.
CONDITION: Acceptable.

VISIBLE ROOF AND CEILING FRAMING:

STYLE: Conventional frame.
CONDITION: Acceptable.

LEAKS:

EVIDENCE OF LEAKAGE: None observed.

PESTS:

EVIDENCE OF INFESTATION: No.

KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK:

CONDITION: The sink faucet and drain are leaking. A qualified, licensed plumber should be called to make further evaluation and repairs as needed.

COOK TOP/RANGE:

TYPE/CONDITION: Electric. The burner pans are missing and should be replaced.



Replace burner pans

VENTILATION:

TYPE AND CONDITION: Recirculating, Fan/Hood operational.

REFRIGERATOR:

TYPE AND CONDITION: None.

DISHWASHER:

CONDITION: The dishwasher is leaking during operation. Repairs should be made by a qualified contractor.



Dishwasher is leaking

GARBAGE DISPOSAL:

CONDITION: None.

CABINETS:

TYPE AND CONDITION: Wood, Acceptable.



COUNTERTOPS:

TYPE AND CONDITION: Laminate, with minor wear.

LAUNDRY:

LOCATION: Laundry Room.

CONDITION: Plumbing appears serviceable.

INTERIOR

DOORS:

INTERIOR DOORS:

Adjustments needed to the following doors: hall bathroom door. The master bedroom entry door has two holes in the door slab. Repairing or replacing the door is recommended. Repairs can be made by a qualified contractor.

WINDOWS:

TYPE & CONDITION:

Aluminum, Windows are generally operational.

INTERIOR WALLS:

MATERIAL & CONDITION:

Drywall. Minor damage was noted. Some drywall will need to be replaced due to termite damage.

CEILINGS:

TYPE & CONDITION:

Drywall, Moisture staining noted in the following locations: kitchen. See the HVAC section for more information.



FLOORS:

TYPE & CONDITION:

Carpet, Vinyl, Wood. All interior flooring should be replaced.

FIREPLACE/WOOD BURNING DEVICES:

**LOCATION - TYPE -
CONDITION:**

Prefabricated metal, Acceptable.

February 22, 2012

Tonia Mann

RE: 1707 Summit Creek Way
Loganville, GA 30052

At your request, an inspection of the above referenced property was conducted on February 22, 2012. 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 pre-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

CHIMNEY:

CONDITION:

1. There is a build up of creosote in the chimney. The chimney should be cleaned and further evaluated by a qualified chimney sweep prior to use.

FOUNDATION & STRUCTURE

PEST INFESTATION:

CONDITION:

2. An active infestation by wood destroying insects was observed in the following location(s): under the dining room windows, at the rear kitchen bay.

Further evaluation and treatment is recommended by a qualified pest control contractor.

Repairs to the trim and framing are recommended by a qualified contractor.

PLUMBING

WATER HEATER:

CONDITION:

3. The water heater did not produce hot water. Repairs should be made by a qualified, licensed plumber.

HEATING - AIR CONDITIONING

AIR CONDITIONING:

CONDENSATE LINES:

4. The condensation drain pipe is broken in the attic near the air handler. This condition has caused the ceiling stains in the kitchen.

Repairs should be made by a qualified, licensed HVAC contractor.

KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK:

CONDITION:

5. The sink faucet and drain are leaking. A qualified, licensed plumber should be called to make further evaluation and repairs as needed.

DISHWASHER:

CONDITION:

6. The dishwasher is leaking during operation. Repairs should be made by a qualified contractor.

In the opinion of the inspector the following items will require maintenance, repair and/or replacement to improve efficiency, protect

health and safety or avoid additional damage to the property or systems.

GROUNDS & APPURTENANCES

DRIVEWAY:

CONDITION:

1. Oil stains were noted on the driveway. Pressure washing and cleaning the driveway is recommended.

ROOF & GUTTERS

ROOF:

ROOF COVERING CONDITION:

2. A raised area of shingles was noted at the rear of the house near the chimney. Condition(s) should be repaired as necessary by a qualified roofing contractor.

EXTERIOR

WALLS COVERINGS:

CONDITION:

3. Damaged siding was noted in the following location(s): above the garage door. Replacing the damaged piece of siding is recommended.

Mildew growth was noted on the siding. Pressure washing the siding is recommended.

TRIM:

CONDITION:

4. Damage noted in the following location(s): vinyl trim near the front entry door. Condition(s) should be repaired/replaced as necessary by a qualified general contractor.

PLUMBING

PLUMBING FIXTURES:

COMMUNES:

5. Commode(s) run continuously in the following locations: Hall bathroom.
The inlet/fill valve at the master bathroom commode is leaking and should be replaced.
Condition(s) should be repaired by a qualified, licensed plumber.

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.