



## Inspection Report

**Prepared for:**  
Tonia Mann

**Property Address:**  
3412 Summit Creek Lane  
Loganville, GA 30052



**Date:**  
June 08, 2012

**Inspector:**  
Charles Mann  
Edifice Inspections, Inc.  
(770) 594-2222  
[www.edificeinspections.com](http://www.edificeinspections.com)

## INSPECTION CONDITIONS

### Client & Site Information:

#### Rear View of Property:



**Date:** June 08, 2012.  
**Time:** 4:00 pm.  
**Client:** Tonia Mann.  
**Inspection Location:** 3412 Summit Creek Lane.  
**City, State, Zip:** Loganville, GA 30052.

### Climatic Conditions:

<b>Weather:</b> Partly Cloudy.	<b>Soil Conditions:</b> Dry.	<b>Outside Temperature (f):</b> 82.
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### Building Characteristics:

<b>Estimated Age In Years:</b> 13.	<b>Building Type:</b> 1 family, Ranch.	<b>Stories:</b> 1
<b>Space Below Grade:</b> Ground floor living area.	<b>Orientation:</b> Oriented left to right facing it from the front of the building.	

### Utilities Services:

<b>Water Source:</b> Public.	<b>Sewage Disposal:</b> Public.	<b>Utilities Status:</b> All utilities on.
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### Other Information:

<b>House Occupied?:</b> No.	<b>Client Present:</b> No.	<b>Comments:</b> Overall this home is in good condition and needs very few repairs.
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## GROUNDS & APPURTENANCES

### DRIVEWAY:

**TYPE:** Concrete.  
**CONDITION:** Acceptable.

### WALKWAYS:

**TYPE:** Concrete.  
**CONDITION:** Acceptable.

### GROUND COVER & VEGETATION:

**CONDITION:** Maintained, Acceptable.

### GRADING & SURFACE DRAINAGE:

**DESCRIPTION & CONDITION:** Gentle slope, Grade at foundation is acceptable.

### PATIO:

**TYPE:** Concrete.  
**CONDITION:** A crack was noted in the patio near the house. No problems were noted as a result of this condition. Some additional cracking may occur.



## ROOF & GUTTERS

### ROOF:

<b>STYLE &amp; PITCH:</b>	Combination Gable/Hip, High.
<b>ROOFING TYPE:</b>	Asphalt composition shingles.
<b>ROOF ACCESS:</b>	Visually from ground.
<b>ROOF COVERING CONDITION:</b>	<p>Previous repairs and loose shingles were noted at the right side of the house. Additional repairs are needed. All loose shingles should be removed and new shingles installed. A torn/damaged shingle was noted near the ridge above the front entry door. Replacing the affected shingles is recommended.</p> <p>Condition(s) should be further evaluated and repaired as necessary by a qualified roofing contractor.</p>



Loose shingles @ right side of the house

### EXPOSED FLASHINGS:

<b>TYPE AND CONDITION:</b>	Metal, Rubber, Acceptable.
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### GUTTERS & DOWNSPOUTS:

<b>TYPE &amp; CONDITION:</b>	Metal, Acceptable.
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## EXTERIOR

### INSPECTION METHOD:

Visually from the ground.

### WALLS COVERINGS:

**MATERIAL:** Vinyl siding.

**CONDITION:** Acceptable.

### FASCIA AND SOFFITS:

**MATERIAL:** Vinyl, Metal.

**CONDITION:** Acceptable.

### TRIM:

**MATERIAL:** Wood, Vinyl.

**CONDITION:** Acceptable.

### PAINT CONDITION:

Acceptable.

### SCREENS & CONDITION:

No screens were installed at the time of the inspection.

### EXTERIOR DOORS:

**CONDITION:** Acceptable.

### CHIMNEY:

**MATERIAL:** Metal.

**CONDITION:** Acceptable.

## 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:**

Minor damage was noted to the bottom panel of the garage door. This damage does not affect the operation of the door.



Minor damage @ garage door

## ELECTRICAL SYSTEM

### INCOMING SERVICE:

<b>TYPE AND CONDITION:</b>	Underground, Enters on the right side of the house, Acceptable.
<b>MATERIAL:</b>	Aluminum.
<b>AMPERAGE:</b>	200 AMPS.
<b>VOLTAGE:</b>	120/240 Volts.

### OVERCURRENT PROTECTION:

<b>DESCRIPTION:</b>	Circuit breakers.
<b>MAIN PANEL LOCATION:</b>	Garage.
<b>240V CONDUCTOR MATERIAL:</b>	Copper, Aluminum.
<b>120V CONDUCTOR MATERIAL:</b>	Copper.
<b>WIRING METHOD:</b>	Non-metallic cable (Romex)
<b>MAIN PANEL CONDITION:</b>	Acceptable.

### SWITCHES & OUTLETS:

<b>TESTING:</b>	A representative sampling of switches and outlets were tested.
<b>CONDITION:</b>	Acceptable.

### GROUND FAULT CIRCUIT INTERRUPTORS:

<b>LOCATIONS PRESENT:</b>	Bathrooms, Garage, Exterior, Kitchen.
<b>GFCI CONDITION:</b>	<b>GFCI protection did not trip when tested with plug tester in the following locations: garage GFCI outlet. Replacing the outlet is recommended. These condition(s) should be repaired by a qualified, licensed electrician. See the section of GFCI in the Report Supplement.</b>

### GROUNDING:

<b>LOCATION &amp; CONDITION:</b>	Driven Rod, Acceptable.
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### SMOKE DETECTORS:

<b>PRESENT:</b>	Yes.
<b>TESTING METHOD:</b>	Pushed testing button.
<b>CONDITION:</b>	Acceptable, 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).

## FOUNDATION & STRUCTURE

**SLAB:**

**SLAB CONDITION:** Acceptable, Areas of the slab under finished flooring could not be observed.

**PEST INFESTATION:**

**CONDITION:** None observed.



## PLUMBING

### WATER SUPPLY:

**CONDITION:** Acceptable. The water meter was on at the time of the inspection.



Water meter was on

### WASTE DISPOSAL SYSTEM:

**TYPE:** Public.

**CONDITION:** Acceptable.

### MAIN SUPPLY PIPE:

**MATERIAL:** Unable to determine. Appears to be copper.

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

### VISIBLE SUPPLY PIPING:

**MATERIAL:** Copper.

**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:** 13.

**LOCATION:** Garage.

**CONDITION:** The water heater is near the end of its expected life. Replacement should be budgeted for in the next two years.

### WATER FLOW:

**CONDITION:** Functional flow.

**PLUMBING FIXTURES:**

<b>SINKS:</b>	Acceptable.
<b>COMMODES:</b>	Acceptable.
<b>BATHTUBS:</b>	Acceptable.
<b>SHOWERS:</b>	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, Acceptable - Clean.  
**APPROXIMATE AGE IN YEARS:** 13.  
**MANUFACTURER:** Carrier.  
**CONDITION:** Acceptable.

### AIR CONDITIONING:

**SYSTEM TYPE:** Central.  
**POWER SOURCE:** Electric, 240 Volt.  
**CONDENSATE LINES:** Condensate line installed.  
**NORMAL CONTROLS:** Acceptable.  
**MANUFACTURER:** Carrier.  
**APPROXIMATE AGE IN YEARS:** 13.  
**APPROX. CAPACITY IN TONS:** 2 1/2.  
**CONDITION:** The insulation on the large refrigerant line between the compressor and the exterior wall is worn/missing and should be replaced.  
Expect replacement of the A/C unit in the next 2 to 3 years.



## ATTIC

### ACCESS:

**TYPE:** Pull down stairways.  
**INSPECTION METHOD:** Walked through attic.

### INSULATION:

**TYPE:** Fiberglass loose fill.  
**APPROXIMATE DEPTH IN INCHES:** 7 to 8.  
**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.

### VISIBLE ROOF AND CEILING FRAMING:

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

### LEAKS:

**EVIDENCE OF LEAKAGE:** Staining on roof decking was noted in the following areas: over the garage area. This is under the area of previously repaired shingles. The area was dry at the time of the inspection.

### PESTS:

**EVIDENCE OF INFESTATION:** No.

## KITCHEN - APPLIANCES - LAUNDRY

### KITCHEN SINK:

**CONDITION:** Acceptable.

### COOK TOP/RANGE:

**TYPE/CONDITION:** Electric, Acceptable.

### VENTILATION:

**TYPE AND CONDITION:** Recirculating, Fan/Hood operational.

### REFRIGERATOR:

**TYPE AND CONDITION:** None.

### DISHWASHER:

**CONDITION:** Acceptable.

### GARBAGE DISPOSAL:

**CONDITION:** None.

### OTHER BUILT-INS:

**MICROWAVE:** Functional.

### CABINETS:

**TYPE AND CONDITION:** Wood, Acceptable.



View of the kitchen

### COUNTERTOPS:

**TYPE AND CONDITION:** Laminate, Acceptable.

### LAUNDRY:

**LOCATION:** Laundry Room.

**CONDITION:** Plumbing appears serviceable.

## INTERIOR

### DOORS:

**INTERIOR DOORS:** Representative number tested, Acceptable.

### WINDOWS:

**TYPE & CONDITION:** Aluminum, Windows are generally operational.

### INTERIOR WALLS:

**MATERIAL & CONDITION:** Drywall, General condition is acceptable.

### CEILINGS:

**TYPE & CONDITION:** Drywall, General condition is acceptable.

### FLOORS:

**TYPE & CONDITION:** Carpet, Vinyl. All of the flooring has been recently replaced. The wood flooring at the rear entry door is slightly higher than the carpeting. This may be a tripping hazard.

### FIREPLACE/WOOD BURNING DEVICES:

**LOCATION - TYPE - CONDITION:** Prefabricated metal, Acceptable.



June 08, 2012

Tonia Mann

RE: 3412 Summit Creek Lane  
Loganville, GA 30052

At your request, an inspection of the above referenced property was conducted on June 08, 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.

### ROOF & GUTTERS

#### ROOF:

##### *ROOF COVERING CONDITION:*

1. Previous repairs and loose shingles were noted at the right side of the house. Additional repairs are needed. All loose shingles should be removed and new shingles installed.

A torn/damaged shingle was noted near the ridge above the front entry door. Replacing the affected shingles is recommended.

Condition(s) should be further evaluated and repaired as necessary by a qualified roofing contractor.

### ELECTRICAL SYSTEM

#### GROUND FAULT CIRCUIT INTERRUPTORS:

##### *GFCI CONDITION:*

2. GFCI protection did not trip when tested with plug tester in the following locations: garage GFCI outlet. Replacing the outlet is recommended.

These condition(s) should be repaired by a qualified, licensed electrician.

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.

### HEATING - AIR CONDITIONING

#### AIR CONDITIONING:

##### *CONDITION:*

1. The insulation on the large refrigerant line between the compressor and the exterior wall is worn/missing and should be replaced.

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.