



Inspection Report

Prepared for:
Gil Turiel

Property Address:
545 Briar Run Court
Loganville, GA 30052



Date:
July 17, 2011

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

www.edificeinspections.com

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: July 17, 2011.
TIME OF INSPECTION: 9:30 am.
CLIENT NAME: Gil Turiel.
INSPECTION LOCATION: 545 Briar Run Court.
CITY/STATE/ZIP: Loganville, GA 30052.

CLIMATIC CONDITIONS:

WEATHER: Partly Cloudy.
SOIL CONDITIONS: Dry.
APPROXIMATE OUTSIDE TEMPERATURE IN DEGREES F. 83.

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF HOUSE IN YEARS: 14.
BUILDING TYPE: 1 family.
STORIES: 2
SPACE BELOW GRADE: Ground floor living area.
ORIENTATION: House oriented left to right facing it from the front yard.

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Could not determine.
UTILITIES STATUS: All utilities on.
LOCATION OF GAS METER: The gas meter is located on the right side of the property.

OTHER INFORMATION:

HOUSE OCCUPIED? No.
CLIENT PRESENT: No.

GROUNDS & APPURTENANCES

DRIVEWAY:

TYPE: Concrete.
CONDITION: Cracks noted are typical.

GROUND COVER & VEGETATION:

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



Trim bushes away from the house

GRADING & SURFACE DRAINAGE:

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

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: | The roof is nearing the end of its life expectancy. Expect replacement of the roof in the next 3 years. |

EXPOSED FLASHINGS:

| | |
|----------------------------|----------------------------|
| TYPE AND CONDITION: | Metal, Rubber, Acceptable. |
|----------------------------|----------------------------|

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. |
|------------------------------|--|

EXTERIOR

INSPECTION METHOD:

Visually from the ground.

WALLS COVERINGS:

MATERIAL: Brick, Fiber cement siding.

CONDITION: Acceptable.

FASCIA AND SOFFITS:

MATERIAL: Wood.

CONDITION: Acceptable.

TRIM:

MATERIAL: Wood.

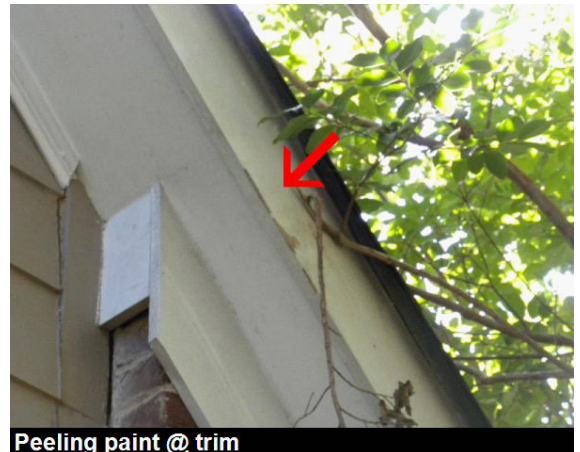
CONDITION: Damage noted in the following location(s): rear vertical trim boards on the chimney, window trim at the left side rear window. Condition(s) should be repaired/replaced as necessary by a qualified general contractor.



Damaged trim @ left window

PAINT CONDITION:

Peeling paint observed at the fascia, soffits and trims. Repainting the exterior trim is needed. The siding can also be repainted but the siding paint is not in as bad of shape as the trim.



Peeling paint @ trim

INSULATED/STORM DOORS & WINDOWS:

Insulated windows and doors present.

CONDITION: Acceptable.

SCREENS & CONDITION:

Damaged screens were noted in the following location(s): front dining room window.

Repairs can be made by a qualified contractor.

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:

The automatic opener has been removed. Installing a new opener is recommended. Recommend further evaluation and repairs by a qualified overhead door contractor.

MISCELLANEOUS:

The barrier in front of the water heater has been removed. A post or barrier should be installed to prevent a vehicle from damaging the water heater.



Install barrier in front of water heater

ELECTRICAL SYSTEM

INCOMING SERVICE:

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|----------------------------|---|
| TYPE AND CONDITION: | Underground, Enters on the right side of the house, Acceptable. |
| MATERIAL: | Aluminum. |
| AMPERAGE: | 200 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: | Three panel cover screws were missing. Replacing the missing screws is recommended. |

SWITCHES & OUTLETS:

| | |
|-------------------|---|
| TESTING: | A representative sampling of switches and outlets were tested. |
| CONDITION: | The front and rear exterior outlets weatherproof covers are broken and should be replaced. The flood light fixture at the rear right corner of the house is missing and should be replaced. The upstairs right rear bedroom ceiling fan 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, Exterior, Garage, Kitchen. |
| GFCI CONDITION: | Operating properly, Installation of GFCI protection in all currently required locations is recommended. |

GROUNDING:

| | |
|----------------------------------|-------------------------|
| LOCATION & CONDITION: | Driven Rod, Acceptable. |
|----------------------------------|-------------------------|

SMOKE DETECTORS:

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|-------------------|---|
| CONDITION: | The batteries need to be replaced in all detectors. 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.

WASTE DISPOSAL SYSTEM:

TYPE: Could not be determined.

CONDITION: It could not be determined if the house is connected to a public sewer system or a private septic system. Recommended contacting the local water and sewer department to make this determination.

MAIN SUPPLY PIPE:

MATERIAL: Copper.

CONDITION: Acceptable.

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

VISIBLE SUPPLY PIPING:

MATERIAL: Copper, 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: Leaking was noted from the hose faucet cut off valve near the water heater. Recommend further evaluation and repairs by a qualified, licensed plumber.



Leaking from cut off valve

WATER HEATER:

TYPE: Gas.

SIZE: 40 Gallons.

VENTING: Acceptable.

APPROXIMATE AGE IN YEARS: 14.

LOCATION: Garage.

CONDITION: Acceptable.

WATER FLOW:

CONDITION: Functional flow.

PLUMBING FIXTURES:

SINKS: Acceptable.

COMMODES: **Commode(s) run continuously in the following locations: Hall bathroom. Condition(s) should be repaired by a qualified, licensed plumber.**

BATHTUBS: Acceptable.

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:

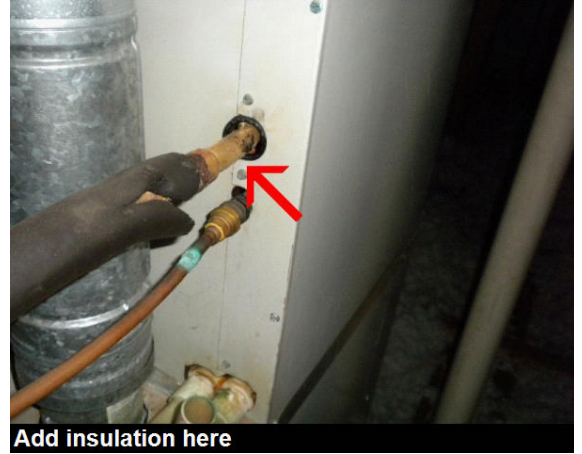
FUEL TYPE & CONDITION: Natural Gas, Acceptable.
DISTRIBUTION TYPE AND CONDITION: Forced Air, A multiple story residence is served by a single HVAC system. This may result in temperature differences between stories.
NORMAL CONTROLS: Acceptable.
COMBUSTION AIR: Acceptable.
VENTING: Acceptable.
AIR FILTERS: No filter is installed. Installation of a properly sized filter is recommended.
INPUT BTU/HR RATINGS: 100,000.
APPROXIMATE AGE IN YEARS: 15.
MANUFACTURER: Comfortmaker.
CONDITION: The unit has been run for some time with no filter installed. Due to conditions observed, it is recommended that the furnace be cleaned, serviced and further inspected, including the heat exchanger and evaporator coil, by a qualified, licensed HVAC contractor.

AIR CONDITIONING:

SYSTEM TYPE: Central.
POWER SOURCE: Electric, 240 Volt.
CONDENSATE LINES: Condensate line installed.
NORMAL CONTROLS: Acceptable.
MANUFACTURER: Comfortmaker.
APPROXIMATE AGE IN YEARS: 14.
APPROX. CAPACITY IN TONS: 3 1/2.
CONDITION: The insulation on the large refrigerant line between the compressor and the exterior wall and in several places in the attic is worn/missing and should be replaced. Rusting was noted inside the furnace as a result of prolonged exposure to condensation. The condensing unit is near the end of its life expectancy. Replacement should be budgeted for. These units have an average life expectancy of 15 years.



Replace worn insulation



ATTIC

ACCESS:

TYPE: Pull down stairway, Knee wall access doors.
INSPECTION METHOD: Walked through attic.

INSULATION:

TYPE: Fiberglass loose fill, Fiberglass batts.
APPROXIMATE DEPTH IN INCHES: 5 to 10.
CONDITION: Insulation is missing in the following areas: knee wall space at the front right bedroom area. Replacing the missing insulation is recommended.



Missing insulation

VENTILATION:

TYPE: Soffit, Roof 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: Acceptable.

COOK TOP/RANGE:

TYPE/CONDITION: Gas, Acceptable.

VENTILATION:

TYPE AND CONDITION: Recirculating, Fan/Hood operational.

REFRIGERATOR:

TYPE AND CONDITION: None.

DISHWASHER:

CONDITION: Acceptable.

GARBAGE DISPOSAL:

CONDITION: Acceptable.

CABINETS:

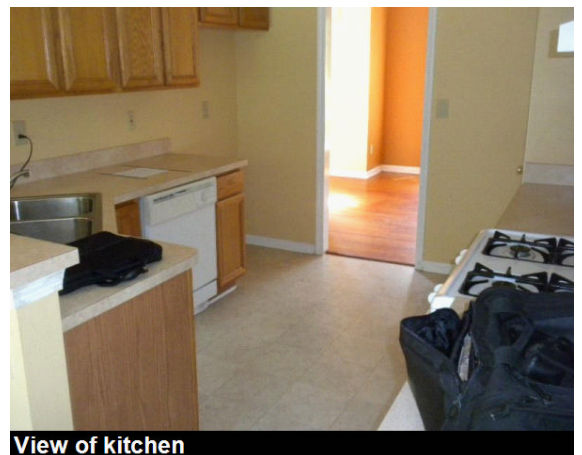
TYPE AND CONDITION: Wood. A damaged cabinet door was noted next to the range.



Damaged cabinet door

COUNTERTOPS:

TYPE AND CONDITION: Laminate, Acceptable.



View of kitchen

LAUNDRY:

LOCATION: Laundry Room.

CONDITION: Plumbing appears serviceable.

INTERIOR

DOORS:

INTERIOR DOORS: Adjustments needed to the following doors: kitchen pantry door, upstairs left bedroom entry door.
Repairs can be made by a qualified contractor.

WINDOWS:

TYPE & CONDITION: Aluminum, Windows are generally operational.

INTERIOR WALLS:

MATERIAL & CONDITION: Drywall, General condition is acceptable.

CEILINGS:

TYPE & CONDITION: Drywall **Moisture staining noted in the following locations: upstairs ceiling in several areas. These stains are the result of condensation leaks from the HVAC system. See the HVAC section of this report for more information.**
Staining and some mold growth was also noted at the garage ceiling. Removing the affected area of drywall at the garage ceiling is recommended. This appears to be the result of a previous leak in the upstairs hall bathroom.

FLOORS:

TYPE & CONDITION: Carpet, Vinyl, Wood. The carpet has man stains in the family room and 2nd floor hallway.

STAIRS & HANDRAILS:

CONDITION: The railings at the 2nd floor hallway are loose. Repairs can be made by a qualified contractor.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE - CONDITION: Prefabricated metal, Acceptable.

July 17, 2011

Gil Turiel

RE: 545 Briar Run Court
Loganville, GA 30052

At your request, an inspection of the above referenced property was conducted on July 17, 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

TRIM:

CONDITION:

1. Damage noted in the following location(s): rear vertical trim boards on the chimney, window trim at the left side rear window.

Condition(s) should be repaired/replaced as necessary by a qualified general contractor.

PAINT CONDITION:

2. Peeling paint observed at the fascia, soffits and trims. Repainting the exterior trim is needed.

The siding can also be repainted but the siding paint is not in as bad of shape as the trim.

GARAGE - CARPORT

GARAGE DOOR(S):

CONDITION:

3. The automatic opener has been removed. Installing a new opener is recommended.

Recommend further evaluation and repairs by a qualified overhead door contractor.

MISCELLANEOUS:

4. The barrier in front of the water heater has been removed. A post or barrier should be installed to prevent a vehicle from damaging the water heater.

PLUMBING

HOSE FAUCETS:

OPERATION:

5. Leaking was noted from the hose faucet cut off valve near the water heater.

Recommend further evaluation and repairs by a qualified, licensed plumber.

PLUMBING FIXTURES:

COMMUNES:

6. Commode(s) run continuously in the following locations: Hall bathroom.

Condition(s) should be repaired by a qualified, licensed plumber.

HEATING - AIR CONDITIONING

HEATING SYSTEM:

CONDITION:

7. The unit has been run for some time with no filter installed. Due to conditions observed, it is recommended that the furnace be cleaned, serviced and further inspected, including the heat exchanger and evaporator coil, by a qualified, licensed HVAC contractor.

AIR CONDITIONING:CONDITION:

8. The insulation on the large refrigerant line between the compressor and the exterior wall and in several places in the attic is worn/missing and should be replaced. Rusting was noted inside the furnace as a result of prolonged exposure to condensation.

ATTICINSULATION:CONDITION:

9. Insulation is missing in the following areas: knee wall space at the front right bedroom area. Replacing the missing insulation is recommended.

INTERIORCEILINGS:TYPE & CONDITION:

10. Moisture staining noted in the following locations: upstairs ceiling in several areas. These stains are the result of condensation leaks from the HVAC system. See the HVAC section of this report for more information. Staining and some mold growth was also noted at the garage ceiling. Removing the affected area of drywall at the garage ceiling is recommended. This appears to be the result of a previous leak in the upstairs hall bathroom.

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. Trimming of all trees/bushes away from the house is recommended to avoid damage to siding, trim or roofing.

HEATING - AIR CONDITIONINGHEATING SYSTEM:AIR FILTERS:

2. No filter is installed. Installation of a properly sized filter is recommended.

INTERIORDOORS:INTERIOR DOORS:

3. Adjustments needed to the following doors: kitchen pantry door, upstairs left bedroom entry door. Repairs can be made by a qualified contractor.

STAIRS & HANDRAILS:CONDITION:

4. The railings at the 2nd floor hallway are loose. Repairs can 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.