



Inspection Report

Prepared for:
Tonia Mann

Property Address:
56 Riverview Place
Douglasville, GA 30134



Date:
September 19, 2012

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

INSPECTION CONDITIONS

Client & Site Information:

Rear View of Property:



Date: September 19, 2012.
Time: 9:30 am.
Client: Tonia Mann.
Inspection Location: 56 Riverview Place.
City, State, Zip: Douglasville, GA 30134.

Climatic Conditions:

Weather: Partly Cloudy.	Soil Conditions: Dry.	Outside Temperature (f): 65.
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Building Characteristics:

Estimated Age In Years: 13.	Building Type: 1 family.	Stories: 2
Space Below Grade: Basement.	Orientation: Oriented left to right facing it from the front of the building.	

Utilities Services:

Water Source: Public.	Sewage Disposal: Public.	Utilities Status: All utilities on.	Location of Gas Meter: Left side of the building.
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Other Information:

Building Occupied?: No.	Client Present: No.
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GROUNDS & APPURTENANCES

Driveway:

Type: Concrete.
Condition: Cracks noted are typical.

Walkways:

Type: Concrete.
Condition: Cracking and vertical displacement were noted. Repairs can be made by a qualified contractor.



Vertical displacement @ front walkway

Ground Cover & Vegetation:

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

Grading & Surface Drainage:

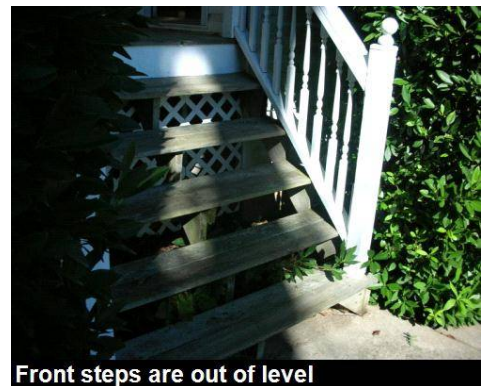
Description: Steep slope.
Condition: Grade at foundation is acceptable.

Decks & Balconies:

Type: Wood.
Condition: The front deck is out of level at the front left corner of the house. Installing an additional post under this corner of the deck is recommended to prevent additional movement. Repairs should be made by a licensed general contractor.

Exterior Stairs/Stoops:

Description: Wood.
Condition: The front wooden steps are out of level. Installing additional concrete under the bottom of the stair stringers is recommended to re-level the stairs. Recommend repairs be made by a licensed general contractor.



Front steps are out of level

ROOF & GUTTERS

Roof:

Style & Pitch:	Gable, High.
Roofing Type:	Asphalt composition shingles.
Roof Access:	Viewed from ground with binoculars.
Roof Condition:	General condition appears serviceable with signs of typical weathering and aging. Regular maintenance and inspections are advised.

Exposed Flashings:

Type:	Metal, Rubber.
Condition:	Acceptable.

Gutters & Downspouts:

Type:	Metal.
Condition:	The rear right corner downspout is missing its bottom elbow. Replacing the missing elbow is recommended.

EXTERIOR

Inspection Method:

Visually from the ground.

Walls Coverings:

Material: Vinyl siding.

Condition: Cleaning and/or pressure washing the vinyl is recommended.



Clean mildew from vinyl

Fascia & Soffits:

Material: Vinyl, Metal.

Condition: Acceptable.

Trim:

Material: Wood, Vinyl.

Condition: Acceptable.

Screens & Condition:

No screens were installed at the time of the inspection.

Exterior Doors:

Condition: Acceptable.

Chimney:

Material: Metal.

Condition: Acceptable.

Miscellaneous:

A large hornet or wasp nest was noted at the front gable. Removing this nest is recommended.



Remove nest

GARAGE - CARPORT

Type:

Garage.

Location:

Under house, Two car.

Floor:

Condition:

Typical cracks noted.

Fire Wall:

Condition:

Fire sprinklers have been installed in the garage.

Garage Door(s):

Door(s) Present:

Yes.

Condition:

The right side door does not have an automatic opener installed.

ELECTRICAL SYSTEM

Incoming Service:

Type & Condition:	Overhead, Enters the front of the house, Acceptable.
Material:	Aluminum.
Amperage:	150 AMPS.
Voltage:	120/240 Volts.

Overcurrent Protection:

Description:	Circuit breakers.
Primary Panel Location:	Garage.
240V Conductor Material:	Copper, Aluminum.
120V Conductor Material:	Copper.
Wiring Method:	Non-metallic cable (Romex)
Primary Panel Condition:	Acceptable.
Subpanel #1 Location:	Garage by water heater.
Subpanel #1 Condition:	The Panel is not completely labeled. Having the panel properly labeled is recommended. Further evaluation and correction of all electrical problems as necessary by a qualified, licensed electrician is recommended.

Switches & Outlets:

Testing:	A representative sampling of switches and outlets were tested.
Condition:	Loose electrical wiring was noted next to the sub panel in the garage. All loose wires should be enclosed within an electrical box with a proper cover attached. The upstairs rear left bedroom and light fixture at the basement stairs need to be replaced. The rear exterior light fixture also needs to be replaced. Further evaluation and correction of all electrical problems as necessary by a licensed electrician is recommended.

FOUNDATION & STRUCTURE

Basement:

Accessibility:	Fully accessible.
Visible Foundation Walls:	Concrete block.
Foundation Condition:	Acceptable.
Basement Floor:	Concrete.
Basement Floor Condition:	Typical cracking noted.
Floor Structure:	Conventional wood joists.
Floor Structure Condition:	Acceptable, Areas of the floor structure hidden behind finished floors and ceilings could not be observed.
Columns/Piers:	Steel.
Column/Pier Condition:	Acceptable.
Water Penetration:	Suspected mold/mildew was observed in the following locations: drywall near the water heater. See www.epa.gov/mold for more information. Repairs can be made by a qualified contractor.



Mold growth on garage drywall

Pest Infestation:

Condition:	None observed.
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PLUMBING

WATER SUPPLY:

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



WASTE DISPOSAL SYSTEM:

TYPE: Public.

CONDITION: Acceptable.

MAIN SUPPLY PIPE:

MATERIAL: Copper.

CONDITION: Acceptable.

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

VISIBLE SUPPLY PIPING:

MATERIAL: Copper.

CONDITION: Water hammering of pipes is noted in the garage near the water heater. Conditions should be repaired by a qualified, licensed plumber.

VISIBLE WASTE PIPING:

MATERIAL: 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: 13.

LOCATION: Garage.

CONDITION: Acceptable.

WATER FLOW:

CONDITION: Functional flow.

PLUMBING FIXTURES:

SINKS: Acceptable.

COMMODES: The master bathroom commode flush handle is broken.
Condition(s) should be repaired by a qualified, licensed plumber.

BATHTUBS: The upstairs bathroom tub drain is leaking (visible from master bathroom closet).
Condition(s) should be repaired by a qualified, licensed plumber.



Upstairs tub drain is leaking

SHOWERS: The master bathroom shower head is missing and should be replaced.

VENTILATION TYPE AND CONDITION: Fan, Window, Acceptable.

JETTED TUBS: Acceptable, Cleaning of the whirlpool tub prior to use is recommended.
See the Report Supplement for additional instructions on care of jetted tubs.

HEATING - AIR CONDITIONING

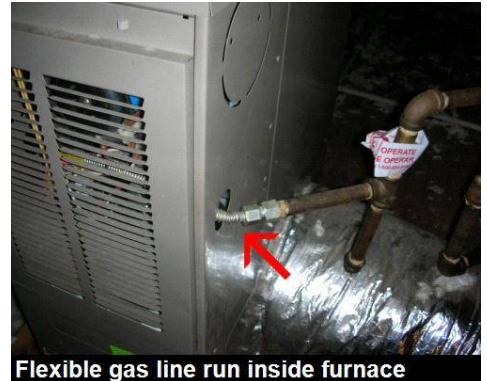
HVAC LOCATION & AREA SERVICED:

LOCATION OF FURNACE: Attic.

AREA CONDITIONED: 2nd Floor.

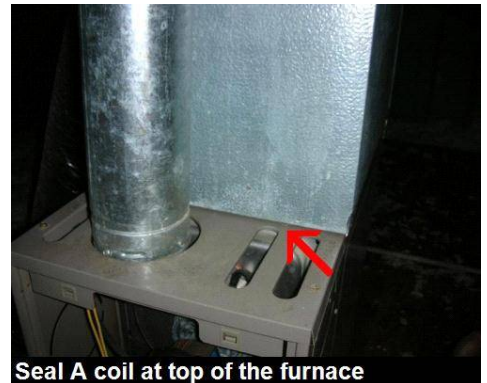
HEATING SYSTEM:

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.**



Flexible gas line run inside furnace

DISTRIBUTION TYPE AND CONDITION: Forced Air. **The A coil is not properly sealed at the top of the furnace. Conditioned air is leaking into the attic. Repairs should be made by a qualified, licensed HVAC contractor.**



Seal A coil at top of the furnace

NORMAL CONTROLS: Acceptable.

COMBUSTION AIR: Acceptable.

VENTING: Acceptable.

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

INPUT BTU/HR RATINGS: 75,000.

APPROXIMATE AGE IN YEARS: 13.

MANUFACTURER: Goodman.

CONDITION: Acceptable.

AIR CONDITIONING:

SYSTEM TYPE: Central.

POWER SOURCE: Electric, 240 Volt.

CONDENSATE LINES: Condensate line installed.

NORMAL CONTROLS: Acceptable.

MANUFACTURER: Goodman.

APPROXIMATE AGE IN YEARS: 13.

APPROX. CAPACITY IN 1 1/2.

TONS:

CONDITION:

The A/C did not operate (2nd floor unit). The service panel has been removed from the A/C unit indicating that it has been previously worked on. Further evaluation and repair or replacement by a qualified HVAC contractor is recommended.



Service panel removed from A/C unit

HVAC LOCATION & AREA SERVICED:

LOCATION OF FURNACE: Garage.

AREA CONDITIONED: 1st Floor.

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, Acceptable.

NORMAL CONTROLS: Acceptable.

COMBUSTION AIR: Acceptable.

VENTING: Acceptable.

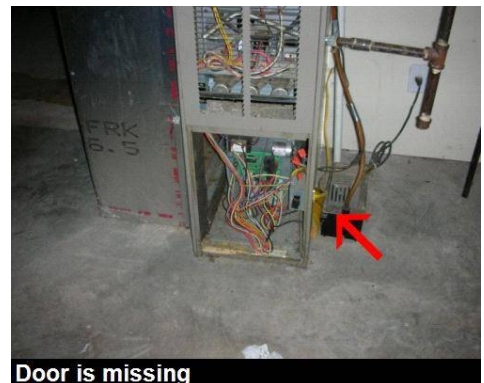
AIR FILTERS: Disposable, The furnace filter(s) are dirty and should be changed/cleaned.

INPUT BTU/HR RATINGS: 75,000.

APPROXIMATE AGE IN YEARS: 13.

MANUFACTURER: Goodman.

CONDITION: The unit did not operate. The blower compartment door is missing. The unit will not operate without this door in place. Contact a qualified, licensed heating contractor for further evaluation and repairs as needed.



Door is missing

AIR CONDITIONING:

SYSTEM TYPE: Central.

POWER SOURCE: Electric, 240 Volt.

CONDENSATE LINES: Condensate line installed.

NORMAL CONTROLS: Acceptable.

MANUFACTURER: Goodman.

APPROXIMATE AGE IN YEARS: 13.

APPROX. CAPACITY IN TONS: 1 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.
Approximate Depth in Inches: 8
Condition: Insulation depth is normal for the age of the house.

Ventilation:

Type: Soffit, Gable vents.
Condition: Acceptable.

Visible Roof & 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 cold water cut off valve handle is missing under the kitchen sink. A qualified, licensed plumber should be called to make further evaluation and repairs as needed.



COOK TOP/RANGE:

TYPE/CONDITION: Gas. One of the control knobs is missing. Replacing the missing knob is recommended.

VENTILATION:

TYPE AND CONDITION: No fan/hood present. Installation of a fan/hood is recommended.

REFRIGERATOR:

TYPE AND CONDITION: None.

DISHWASHER:

CONDITION: The dishwasher door latch is broken. The dishwasher makes a very loud grinding noise during operation. Replacing the dishwasher is recommended.

GARBAGE DISPOSAL:

CONDITION: None.

CABINETS:

TYPE AND CONDITION: Wood, with minor wear.



COUNTERTOPS:

TYPE AND CONDITION: Laminate, with minor wear.

LAUNDRY:

LOCATION: Laundry Room.

CONDITION: Plumbing appears serviceable.

INTERIOR

Doors:

Interior Doors: Some of the doors were removed and in the basement.

Windows:

Type: Clad-Metal/Vinyl.

Condition: Broken/cracked glass panes were noted in the following locations: rear left basement window. Repairs should be made by a qualified contractor.



Broken basement window

Interior Walls:

Type & Condition: Drywall. Minor damage was noted in the bedrooms.

Ceilings:

Type & Condition: Drywall, Moisture staining noted in the following locations: upstairs hallway and kitchen ceilings. Stains tested dry with a moisture meter at the time of the inspection.

Floors:

Type & Condition: Carpet, Wood, Vinyl. All interior flooring is heavily worn and should be replaced.

Stairs & Handrails:

Condition: One of the pickets is missing from the stairs to the 2nd floor. Repairs can be made by a qualified contractor.



Replace missing picket

Fireplace/Wood Burning Device(s):

Location & Type: Prefabricated metal.

Condition:

Some of the stones are missing from the front of the fireplace. Repairs can be made by a qualified contractor.



View of family room



Stones missing from front of fireplace

Miscellaneous:

Door trims are damaged at the 1st and 2nd floor from pets.



Pet damage to door trims

September 19, 2012

Tonia Mann

RE: 56 Riverview Place
Douglasville, GA 30134

At your request, an inspection of the above referenced property was conducted on September 19, 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.

GROUNDS & APPURTENANCES

Decks & Balconies:

Condition:

1. The front deck is out of level at the front left corner of the house. Installing an additional post under this corner of the deck is recommended to prevent additional movement.
Repairs should be made by a licensed general contractor.

Exterior Stairs/Stoops:

Condition:

2. The front wooden steps are out of level. Installing additional concrete under the bottom of the stair stringers is recommended to re-level the stairs.
Recommend repairs be made by a licensed general contractor.

FOUNDATION & STRUCTURE

Basement:

Water Penetration:

3. Suspected mold/mildew was observed in the following locations: drywall near the water heater. See www.epa.gov/mold for more information.
Repairs can be made by a qualified contractor.

PLUMBING

VISIBLE SUPPLY PIPING:

CONDITION:

4. Water hammering of pipes is noted in the garage near the water heater.
Conditions should be repaired by a qualified, licensed plumber.

PLUMBING FIXTURES:

BATHTUBS:

5. The upstairs bathroom tub drain is leaking (visible from master bathroom closet).
Condition(s) should be repaired by a qualified, licensed plumber.

HEATING - AIR CONDITIONING

HEATING SYSTEM:

FUEL TYPE & CONDITION:

6. 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:

7. The A coil is not properly sealed at the top of the furnace. Conditioned air is leaking into the attic. Repairs should be made by a qualified, licensed HVAC contractor.

AIR CONDITIONING:

CONDITION:

8. The A/C did not operate (2nd floor unit). The service panel has been removed from the A/C unit indicating that it has been previously worked on.

Further evaluation and repair or replacement by a qualified HVAC contractor is recommended.

HEATING SYSTEM:

FUEL TYPE & CONDITION:

9. 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.

CONDITION:

10. The unit did not operate. The blower compartment door is missing. The unit will not operate without this door in place. Contact a qualified, licensed heating contractor for further evaluation and repairs as needed.

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.

PLUMBING

PLUMBING FIXTURES:

COMMUNES:

1. The master bathroom commode flush handle is broken.
Condition(s) should be repaired by a qualified, licensed plumber.

KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK:

CONDITION:

2. The cold water cut off valve handle is missing under the kitchen sink. A qualified, licensed plumber should be called to make further evaluation and repairs as needed.

COOK TOP/RANGE:

TYPE/CONDITION:

3. One of the control knobs is missing. Replacing the missing knob is recommended.

INTERIOR

Windows:

Condition:

4. Broken/cracked glass panes were noted in the following locations: rear left basement window.
Repairs should be made by a qualified contractor.

Stairs & Handrails:

Condition:

5. One of the pickets is missing from the stairs to the 2nd floor. 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.