



Inspection Report

Prepared for:
Darren Owens

Property Address:
1884 Valley View Rd.
Snellville, GA 30078



Date:
November 20, 2012

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

INSPECTION CONDITIONS

Client & Site Information:

Date: November 20, 2012.
Time: 10:00 am.
Client: Darren Owens.
Inspection Location: 1884 Valley View Rd.
City, State, Zip: Snellville, GA 30078.

Climatic Conditions:

Weather: Partly Cloudy.	Soil Conditions: Dry.	Outside Temperature (f): 60.
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Building Characteristics:

Estimated Age In Years: 40.	Building Type: 1 family, Split Level.	Stories: 3
Space Below Grade: Crawl space.	Orientation: Oriented left to right facing it from the front of the building.	

Utilities Services:

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

Area: Suburb.	Building Occupied?: No.	Client Present: No.	People Present: No one.
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GROUNDS & APPURTENANCES

Driveway:

Type: Concrete.

Condition: Cracks noted are typical.
The driveway slopes towards the house. This condition will tend to channel water into the finished garage area. See the Interior section of this report.

Walkways:

Type: Concrete.

Condition: Cracks noted are typical.

Ground Cover & Vegetation:

Condition: There are trees/bushes in contact with the left side of 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: Flat site.

Condition: Exterior grades are generally flat. This is typical for a building of this age.

Exterior Stairs/Stoops:

Description: Brick. Wood.

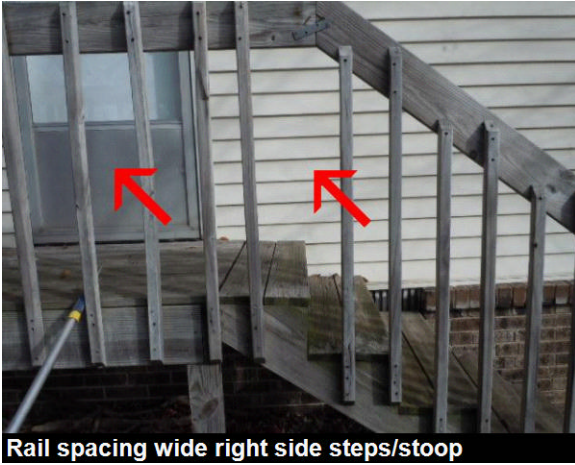
Condition: The spacing of the guardrails are wider than allowable by contemporary standards. Recommend repairs be made by a licensed general contractor for safety.
The right side wood stoop is not flashed at its connection to the house. This condition has resulted in decay of the original wood siding under the stoop. The decayed siding should be replaced and the stoop flashed by a licensed general contractor.



Wide rail spaces.



Decayed siding under stoop



ROOF & GUTTERS

Roof:

- Style & Pitch:** Gable, Medium.
- Roofing Type:** Asphalt composition shingles.
- Roof Access:** Walked on roof.
- Roof Condition:** Acceptable.

Exposed Flashings:

- Type:** Metal, Rubber.
- Condition:** Acceptable.

Gutters & Downspouts:

- Type:** Metal.
- Condition:** **The gutter on the front of the right side of the upper roof has pulled loose from the house, is holding water and has rusted out on the bottom. This section of gutter should be replaced. Repairs should be made by a qualified contractor.**
Splash blocks were missing/not installed. Installation of splash blocks is recommended.



Rusted gutter



Gutter holding water/pulling off of house



Missing splash blocks

EXTERIOR

Inspection Method:

Visually from the ground.

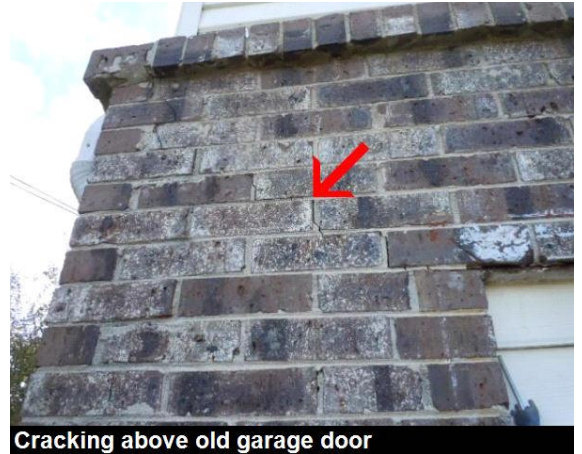
Walls Coverings:

Material:

Brick, Fiber cement horizontal lap, Aluminum Re-siding.

Condition:

Some minor brick cracking was noted above the left upper corner of the garage door, under the front double windows and in the middle of the rear of the house. Periodic monitoring for additional movement is recommended.



Cracking above old garage door

Fascia & Soffits:

Material:

Wood.

Condition:

The corners of the fascia are loose and/or decayed at the right front corner of both the lower and upper roofs and the left rear corner of the upper roof.

There is a cracked piece of fascia at the right front of the house.

Recommend repairs be made by a licensed general contractor.



Fascia pulling loose



Fascia pulling loose



Fascia decayed



Damaged fascia

Trim:

Material: Wood.

Condition: A piece of rake molding has warped at the rear upper gable. The bottom of the brick molding is decayed on the right side door. Conditions should be repaired/replaced as necessary by a licensed general contractor.



Warped rake molding

**Paint Condition:**

The paint on exterior wood surfaces is generally faded and peeling. Due to observed conditions the exterior wood surfaces of the house should be repainted as soon as possible. Due to the age of the house both the interior and exterior paint may contain lead.

Insulated/Storm Doors & Windows:

Type: Storm doors present.

Condition: Acceptable.

Screens & Condition:

Acceptable.

Exterior Doors:

Condition: Acceptable.

GARAGE - CARPORT

Type:

The garage has been turned into a room.

ELECTRICAL SYSTEM

INCOMING SERVICE:

TYPE AND CONDITION:	Overhead, Acceptable.
MATERIAL:	Aluminum.
AMPERAGE:	150 AMPS.
VOLTAGE:	120/240 Volts.

OVERCURRENT PROTECTION:

DESCRIPTION:	Circuit breakers.
PRIMARY PANEL LOCATION:	Finished garage.
240V CONDUCTOR MATERIAL:	Copper. Aluminum.
120V CONDUCTOR MATERIAL:	Copper.
WIRING METHOD:	Non-metallic cable (Romex)
PRIMARY PANEL CONDITION:	<p>The panel box is a split bus panel. Some of the ports intended for 240v breakers have been replaced with 120v breakers. This has resulted in more than 6 hand motions being necessary to turn off all of the power. This condition is a violation of electrical standards.</p> <p>The Panel is not completely labeled.</p> <p>The panel box is not bonded to ground.</p> <p>The dryer breaker was turned off. The reason for this condition was not determined.</p> <p>Further evaluation and correction of all electrical problems as necessary by a qualified, licensed electrician is recommended.</p>

SWITCHES & OUTLETS:

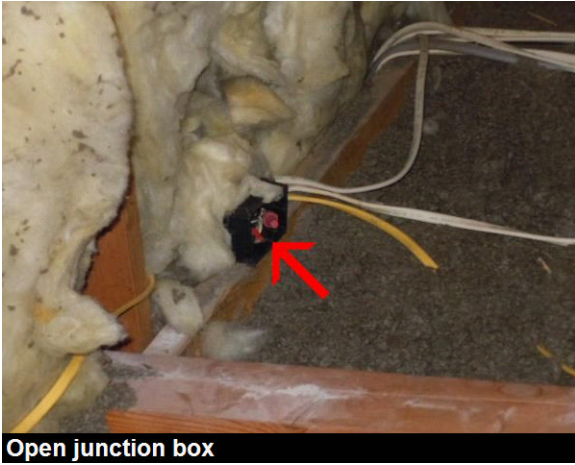
TESTING:	A representative sampling of switches and outlets were tested.
CONDITION:	<p>There is an open wire splice at the bath fan in the front master bathroom area. (in the attic)</p> <p>There are open junction boxes in the rear of the upper attic and the rear left wall of the lower attic.</p> <p>The rear left wall receptacle in the finished garage area is loose in the wall.</p> <p>The main master bathroom light and two fixtures in the master sink area did not turn on.</p> <p>The number of receptacles in the finished garage area does not comply with construction standards.</p> <p>Further evaluation and correction of all electrical problems as necessary by a licensed electrician is recommended.</p>



Open wire splices



Open junction box



Open junction box



Loose receptacle

GROUND FAULT CIRCUIT INTERRUPTORS:

GFCI CONDITION: Operating properly.

GROUNDING & BONDING:

CONDITION: No grounding was located, recommend verification of proper grounding by a qualified, licensed electrician.

SMOKE DETECTORS:

PRESENT: Yes, Battery powered.

TESTING METHOD: Pushed testing button (on hardwired and battery operated detectors)

CONDITION: Acceptable.

FOUNDATION & STRUCTURE

CRAWL SPACE:

- ACCESSIBILITY:** Crawl space entered.
- CRAWL SPACE FLOOR:** Dirt.
- CRAWL SPACE FLOOR CONDITION:** A full vapor barrier is installed.
- CRAWL SPACE VENTILATION:** Acceptable.
- VISIBLE FOUNDATION WALLS:** Concrete block.
- FOUNDATION CONDITION:** Typical cracking was noted.
- FLOOR STRUCTURE:** Conventional wood joists, There is some suspected fungus growth on the floor framing in the crawl space. If the purchaser has any concerns about mold additional testing by a certified mold technician is recommended.



Suspected fungus on framing

- FLOOR STRUCTURE CONDITION:** Acceptable.
- BEAMS/GIRDERS:** Conventional wood frame.
- BEAM/GIRDER CONDITION:** Acceptable.
- COLUMNS/PIERS:** Block.
- COLUMN/PIER CONDITION:** Acceptable
Adjustable screw jacks (posts) have been installed. Recommend installation of permanent columns by a qualified general contractor.

- WATER PENETRATION:** There is water staining on the right front foundation wall indicating some water entry into the crawl space. Further evaluation of this condition by a qualified water proofing contractor is recommended.



Moisture on foundation wall

SLAB:

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

PEST INFESTATION:

CONDITION: Evidence of rodent activity was noted. Droppings were noted in the following location: above the lower level suspended ceiling. Further evaluation and treatment is recommended by a qualified pest control contractor.

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: Enters the front of the house, Crawl space.

VISIBLE SUPPLY PIPING:

MATERIAL: Copper.

CONDITION: Acceptable.

VISIBLE WASTE PIPING:

MATERIAL: Plastic.

CONDITION: Acceptable.

VENT STACKS:

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

HOSE FAUCETS:

OPERATION: The rear hose faucet leaks when under back pressure. Recommend further evaluation and repairs by a qualified, licensed plumber.
There are no vacuum breakers on the hose faucets. Installation of vacuum breakers is recommended.

WATER HEATER:

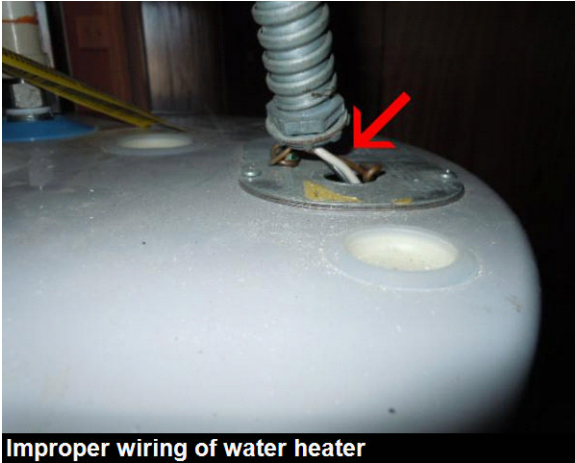
TYPE: Electric.

SIZE: 40 Gallons.

APPROXIMATE AGE IN YEARS: 3

LOCATION: Finished garage.

CONDITION: The wiring is improperly attached to the top of the water heater. There is no expansion device for the water heater. Repairs should be made by a qualified, licensed plumber.



Improper wiring of water heater

WATER PRESSURE:

TESTING METHOD: Gauge.

APPROXIMATE PRESSURE, PSI: 82.

CONDITION: The house water pressure is higher than the maximum allowable 80 psi. Recommended water pressure should be between 40 and 80 psi. Due to the excessively high water pressure we recommend the installation of a PRV (pressure reducing valve) by a qualified, licensed plumber.



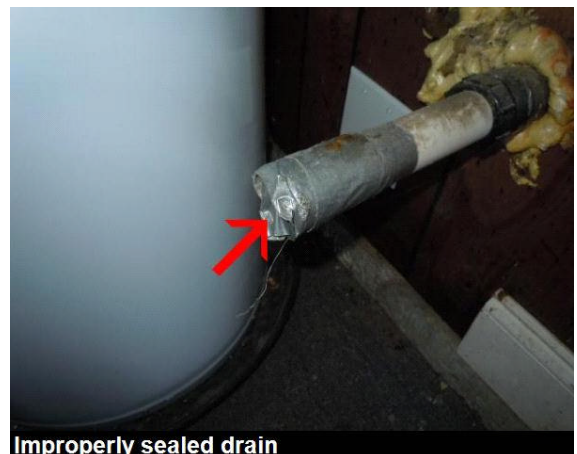
High water pressure

WATER FLOW:

CONDITION: Water flow drop noted when multiple fixtures are operated simultaneously. Further evaluation and repairs should be made by a qualified, licensed plumber.

PLUMBING FIXTURES:

SINKS: The drain pipe for a sink in the finished garage area has been improperly sealed with duct tape. Further evaluation and repair by a qualified, licensed plumber is recommended.



Improperly sealed drain

COMMODES: The lower level commode does not fill with water. Condition should be repaired by a qualified, licensed plumber.

BATHTUBS:

Acceptable.

SHOWERS:

There is some delamination of the wall paneling in the hall outside the lower level shower. The delaminated area tested wet with a moisture meter indicating leaking from the shower pan adjacent to this wall. The handle is off of the master tub valve. The lower floor shower head leaks. Conditions should be further evaluated and repaired as necessary by a qualified, licensed plumber.



VENTILATION TYPE AND CONDITION:

Window, Fan, The bathroom fans vent into the attic instead of the exterior of the house. Extending of the bathroom vent pipes to discharge to the exterior of the house is recommended.

MISCELLANEOUS:

There is no guest bathroom on the upper floor.

HEATING - AIR CONDITIONING

HVAC LOCATION & AREA SERVICED:

LOCATION OF FURNACE: Crawl Space.

AREA CONDITIONED: Entire House.

HEATING SYSTEM:

FUEL TYPE & CONDITION: Natural Gas, Acceptable
The gas was turned off to the furnace at the time of the inspection. The gas was turned on to test the furnace and turned back off.

DISTRIBUTION TYPE AND CONDITION: Forced Air

There is a partially crushed duct to the front of the furnace.

A return duct is disconnected in the left side of the crawl space.

The supply duct for the lower level bedroom is in a closet.

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

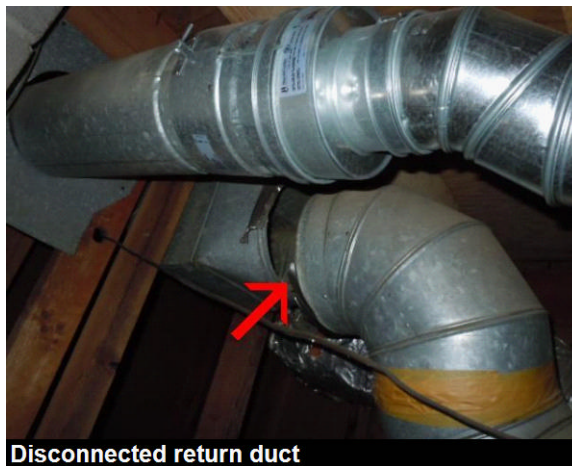
There is asbestos type tape installed on the ductwork joints

The return ducts are not insulated. Insulating of all ductwork is recommended for energy efficiency.

A multiple story residence is served by a single HVAC system. This may result in temperature differences between stories.



Crushed duct/asbestos tape



Disconnected return duct

NORMAL CONTROLS: Acceptable.

COMBUSTION AIR: Acceptable.

VENTING: Acceptable.

AIR FILTERS: Disposable, **The furnace filter is dirty and should be changed.**

INPUT BTU/HR RATINGS: 80,000.

APPROXIMATE AGE IN YEARS: 6

MANUFACTURER: Goodman.

CONDITION: Acceptable.

AIR CONDITIONING:

SYSTEM TYPE: Central.

POWER SOURCE: Electric, 240 Volt.

CONDENSATE LINES: Condensate line installed.

The end of the condensate drain is buried. The drain should be opened at the end for proper drainage.

NORMAL CONTROLS: Acceptable.

MANUFACTURER: Goodman.

APPROXIMATE AGE IN YEARS: 19.

APPROX. CAPACITY IN TONS: 3

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

MISCELLANEOUS:

There is no central air or heat to the finished garage area.

ATTIC

ACCESS:

TYPE: Scuttle holes.
INSPECTION METHOD: Walked through attics.

INSULATION:

TYPE: Fiberglass loose fill.
APPROXIMATE DEPTH IN INCHES: 4-6.
CONDITION: The insulation depth does not meet the current standard of R-30. Installing additional insulation is recommended. The area over the bathrooms is not insulated. Installation of insulation to current standards is recommended. Some insulation has fallen off of the left wall in the lower attic. the insulation should be replaced.



Uninsulated area of attic



Insulation off of wall

VENTILATION:

TYPE: Gable vents, Soffit.
CONDITION: Acceptable.

VISIBLE ROOF AND CEILING FRAMING:

STYLE: Wooden trusses.

CONDITION:

The bottom cord of a truss has been cut for the upper attic scuttle hole. This condition compromises the structural integrity of the truss. Further evaluation by a qualified, registered engineer is recommended. No plywood clips installed in roof sheathing.

**LEAKS:**

EVIDENCE OF LEAKAGE: None observed.

KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK:

CONDITION: Leaking at sprayer was noted, A qualified, licensed plumber should be called to make further evaluation and repairs as needed.

COOK TOP/RANGE:

TYPE/CONDITION: Electric, Acceptable.

Ovens:

TYPE AND CONDITION: Electric, Acceptable.

VENTILATION:

TYPE AND CONDITION: Recirculating, Fan/Hood operational.

REFRIGERATOR:

TYPE AND CONDITION: Electric, Acceptable.

DISHWASHER:

CONDITION: Acceptable.

GARBAGE DISPOSAL:

CONDITION: None.

CABINETS:

TYPE AND CONDITION: Wood, Acceptable.

COUNTERTOPS:

TYPE AND CONDITION: Ceramic Tile, Acceptable.

LAUNDRY:

LOCATION: Laundry Room.

CONDITION: Plumbing appears serviceable.

INTERIOR

DOORS:

INTERIOR DOORS: The door to the master bathroom is less than the minimum allowable 24 inches. Repairs should be made by a qualified contractor.

WINDOWS:

TYPE & CONDITION: Wood, Double hung, Windows are generally operational.

INTERIOR WALLS:

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

CEILINGS:

TYPE & CONDITION: Drywall, Suspended Tile. General condition is acceptable.

FLOORS:

TYPE & CONDITION: Carpet, Vinyl, Tile.
There are some cracked tiles in the front foyer and the kitchen entrance. Repair/replacement of cracked tile is recommended.

STAIRS & HANDRAILS:

CONDITION: Interior stairs acceptable.

MISCELLANEOUS:

Water staining on the base molding in the front of the finished garage indicates water entry. Repair of this condition to prevent water entry by a licensed general contractor is recommended.



November 20, 2012

Darren Owens

RE: 1884 Valley View Rd.
Snellville, GA 30078

At your request, an inspection of the above referenced property was conducted on November 20, 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.

GROUND & APPURTENANCES

Exterior Stairs/Stoops:

Condition:

The right side wood stoop is not flashed at its connection to the house. This condition has resulted in decay of the original wood siding under the stoop. The decayed siding should be replaced and the stoop flashed by a licensed general contractor.

ROOF & GUTTERS

Gutters & Downspouts:

Condition:

The gutter on the front of the right side of the upper roof has pulled loose from the house, is holding water and has rusted out on the bottom. This section of gutter should be replaced. Repairs should be made by a qualified contractor.

EXTERIOR

Fascia & Soffits:

Condition:

The corners of the fascia are loose and/or decayed at the right front corner of both the lower and upper roofs and the left rear corner of the upper roof.

Recommend repairs be made by a licensed general contractor.

Trim:

Condition:

A piece of rake molding has warped at the rear upper gable.

The bottom of the brick molding is decayed on the right side door.

Conditions should be repaired/replaced as necessary by a licensed general contractor.

Paint Condition:

The paint on exterior wood surfaces is generally faded and peeling. Due to observed conditions the exterior wood surfaces of the house should be repainted as soon as possible.

ELECTRICAL SYSTEM

OVERCURRENT PROTECTION:

PRIMARY PANEL CONDITION:

The panel box is a split bus panel. Some of the ports intended for 240v breakers have been replaced with 120v breakers. This has resulted in more than 6 hand motions being necessary to turn off all of the power. This condition is a violation of electrical standards.

The Panel is not completely labeled.

The panel box is not bonded to ground.

The dryer breaker was turned off. The reason for this condition was not determined.

Further evaluation and correction of all electrical problems as necessary by a qualified, licensed electrician is recommended.

SWITCHES & OUTLETS:

CONDITION:

There is an open wire splice at the bath fan in the front master bathroom area. (in the attic)
There are open junction boxes in the rear of the upper attic and the rear left wall of the lower attic.
The rear left wall receptacle in the finished garage area is loose in the wall.
The main master bathroom light and two fixtures in the master sink area did not turn on.
The number of receptacles in the finished garage area does not comply with construction standards.
Further evaluation and correction of all electrical problems as necessary by a licensed electrician is recommended.

GROUNDING & BONDING:

CONDITION:

No grounding was located, recommend verification of proper grounding by a qualified, licensed electrician.

FOUNDATION & STRUCTURE

CRAWL SPACE:

WATER PENETRATION:

There is water staining on the right front foundation wall indicating some water entry into the crawl space. Further evaluation of this condition by a qualified water proofing contractor is recommended.

PEST INFESTATION:

CONDITION:

Evidence of rodent activity was noted. Droppings were noted in the following location: above the lower level suspended ceiling. Further evaluation and treatment is recommended by a qualified pest control contractor.

PLUMBING

WASTE DISPOSAL SYSTEM:

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.

WATER HEATER:

CONDITION:

The wiring is improperly attached to the top of the water heater.

There is no expansion device for the water heater.

Repairs should be made by a qualified, licensed plumber.

WATER FLOW:

CONDITION:

Water flow drop noted when multiple fixtures are operated simultaneously. Further evaluation and repairs should be made by a qualified, licensed plumber.

PLUMBING FIXTURES:

SINKS:

The drain pipe for a sink in the finished garage area has been improperly sealed with duct tape. Further evaluation and repair by a qualified, licensed plumber is recommended.

COMMODES:

The lower level commode does not fill with water. Condition should be repaired by a qualified, licensed plumber.

SHOWERS:

There is some delamination of the wall paneling in the hall outside the lower level shower. The delaminated area tested wet with a moisture meter indicating leaking from the shower pan adjacent to this wall.

The handle is off of the master tub valve.

The lower floor shower head leaks.

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

HEATING - AIR CONDITIONING

HEATING SYSTEM:

DISTRIBUTION TYPE AND CONDITION:

There is a partially crushed duct to the front of the furnace.

A return duct is disconnected in the left side of the crawl space.

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

AIR FILTERS:

The furnace filter is dirty and should be changed.

AIR CONDITIONING:

CONDENSATE LINES:

The end of the condensate drain is buried. The drain should be opened at the end for proper drainage.

ATTIC

VISIBLE ROOF AND CEILING FRAMING:

CONDITION:

The bottom cord of a truss has been cut for the upper attic scuttle hole. This condition compromises the structural integrity of the truss. Further evaluation by a qualified, registered engineer is recommended.

KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK:

CONDITION:

Leaking at sprayer was noted, A qualified, licensed plumber should be called to make further evaluation and repairs as needed.

INTERIOR

MISCELLANEOUS:

Water staining on the base molding in the front of the finished garage indicates water entry. Repair of this condition to prevent water entry by a licensed general contractor is recommended.

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

Ground Cover & Vegetation:

Condition:

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

Exterior Stairs/Stoops:

Condition:

The spacing of the guardrails are wider than allowable by contemporary standards. Recommend repairs be made by a licensed general contractor for safety.

ROOF & GUTTERS

Gutters & Downspouts:

Condition:

Splash blocks were missing/not installed. Installation of splash blocks is recommended.

EXTERIOR

Fascia & Soffits:

Condition:

There is a cracked piece of fascia at the right front of the house.

FOUNDATION & STRUCTURE

CRAWL SPACE:

FLOOR STRUCTURE:

There is some suspected fungus growth on the floor framing in the crawl space. If the purchaser has any concerns about mold additional testing by a certified mold technician is recommended.

COLUMN/PIER CONDITION:

Adjustable screw jacks (posts) have been installed. Recommend installation of permanent columns by a qualified general contractor.

PLUMBING

HOSE FAUCETS:

OPERATION:

The rear hose faucet leaks when under back pressure. Recommend further evaluation and repairs by a qualified, licensed plumber. There are no vacuum breakers on the hose faucets. Installation of vacuum breakers is recommended.

WATER PRESSURE:

CONDITION:

The house water pressure is higher than the maximum allowable 80 psi. Recommended water pressure should be between 40 and 80 psi. Due to the excessively high water pressure we recommend the installation of a PRV (pressure reducing valve) by a qualified, licensed plumber.

PLUMBING FIXTURES:

VENTILATION TYPE AND CONDITION:

The bathroom fans vent into the attic instead of the exterior of the house. Extending of the bathroom vent pipes to discharge to the exterior of the house is recommended.

HEATING - AIR CONDITIONING

HEATING SYSTEM:

DISTRIBUTION TYPE AND CONDITION:

The supply duct for the lower level bedroom is in a closet.

ATTIC

INSULATION:

CONDITION:

The insulation depth does not meet the current standard of R-30. Installing additional insulation is recommended.

The area over the bathrooms is not insulated. Installation of insulation to current standards is recommended.

Some insulation has fallen off of the left wall in the lower attic. the insulation should be replaced.

INTERIOR

DOORS:

INTERIOR DOORS:

The door to the master bathroom is less than the minimum allowable 24 inches. Repairs should be made by a qualified contractor.

FLOORS:

TYPE & CONDITION:

There are some cracked tiles in the front foyer and the kitchen entrance. Repair/replacement of cracked tile is recommended.

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,

Bill Garwood
Edifice Inspections, Inc.