



Inspection Report

Prepared for:
Gil Turiel

Property Address:
276 Phoenix Drive
Lawrenceville, GA 30044



Date:
July 15, 2011

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

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: July 15, 2011.
TIME OF INSPECTION: 9:00 am.
CLIENT NAME: Gil Turiel.
INSPECTION LOCATION: 276 Phoenix Drive.
CITY/STATE/ZIP: Lawrenceville, GA 30044.

CLIMATIC CONDITIONS:

WEATHER: Overcast, Rain.
SOIL CONDITIONS: Wet.
APPROXIMATE OUTSIDE TEMPERATURE IN DEGREES F. 75.

BUILDING CHARACTERISTICS:

BUILDING TYPE: 1 family, Split Level.
STORIES: Split level/entry.
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: Public.
UTILITIES STATUS: Gas service was off at time of inspection.



Gas meter was off

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.

WALKWAYS:

TYPE: Concrete.

CONDITION: The front walkway has sunk/displaced vertically where it meets the front stoop. This makes the step between the walkway and stoop too high and a tripping hazard. Repairs should be made by a qualified contractor.



Walkway has displaced vertically

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.



Vines/bushes growing on the house

RETAINING WALLS:

TYPE: Block & Railroad tie.

CONDITION:

The railroad tie retaining wall next to the garage is deteriorated and should be replaced. This is a small wall and will be inexpensive. The concrete block retaining wall at the front left corner of the garage has cracked and displaced severely. Replacement of the wall will be needed in the near future. This will be an expensive wall to replaced due to its height and size.

**Replace railroad ties****Cracking near rear of retaining wall****Large cracks in wall near driveway****GRADING & SURFACE DRAINAGE:**

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

DECKS & BALCONIES:

TYPE: Wood.

CONDITION:

The deck has collapsed in its center resulting in a total deck failure. Removal and replacement of the entire deck is needed. Repairs should be made by a qualified general contractor.



Frame of deck has collapsed



Middle of deck has collapsed

MISCELLANEOUS:

The rear shed doors have some rot/deterioration and should be repaired.



Damage to shed doors

ROOF & GUTTERS

ROOF:

STYLE & PITCH:	Gable, High.
ROOFING TYPE:	Asphalt composition shingles.
ROOF ACCESS:	Walked on roof.
ROOF COVERING CONDITION:	The upper and lower roofs are two different color of shingles. Both of the roofs have been recently replaced.



Different colored 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: Wood siding, Plywood.
CONDITION: Damaged siding was noted in the following location(s): sides of the chimney. Recommend further evaluation and repair as necessary by a qualified carpenter or general contractor.



Damage to siding @ chimney

FASCIA AND SOFFITS:

MATERIAL: Wood.
CONDITION: Carpenter bee damage was noted to the fascia at the front of the house. Recommend repairs be made by a qualified general contractor.

TRIM:

MATERIAL: Wood.
CONDITION: Damage noted in the following location(s): rear entry door jambs and trim. Condition(s) should be repaired/replaced as necessary by a qualified general contractor.

PAINT CONDITION:

Unpainted exterior wood/wood composition surfaces were observed in the following location(s): eaves at the roof area over the kitchen. The entire exterior should be repainted.

SCREENS & CONDITION:

Acceptable.

EXTERIOR DOORS:

CONDITION: Acceptable.

CHIMNEY:

MATERIAL: Metal.
CONDITION: Acceptable.

GARAGE - CARPORT

TYPE:

Garage.

LOCATION:

Attached, Two car.

FLOOR:

CONDITION:

Typical cracks noted.

GARAGE DOOR(S):

GARAGE DOORS PRESENT: Yes.

CONDITION:

The top panel of the left garage door is damaged. The left garage door does not open/close properly. Both garage door openers are original to the house and are not working properly. These units are beyond their normal life expectancy. Replacement is recommended. Recommend further evaluation and repairs by a qualified overhead door contractor.



Damage to top panel of left side door

ELECTRICAL SYSTEM

INCOMING SERVICE:

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:	<p>Knock-outs missing in the panel cover. Replacing the missing knock-outs with plastic inserts is recommended.</p> <p>A sub panel has been run off the main panel. This sub panel wire has been run across the garage floor which is very dangerous. Consider removing the sub panel or having the sub panel properly installed.</p> <p>The Panel is not completely labeled. Having the panel properly labeled is recommended.</p> <p>Further evaluation and correction of all electrical problems as necessary by a qualified, licensed electrician is recommended.</p>



Sub panel wire run on garage floor

SUBPANEL #1 LOCATION:	Garage.
SUB PANEL #1 CONDITION:	See comments above.

SWITCHES & OUTLETS:

TESTING:	A representative sampling of switches and outlets were tested.
CONDITION:	<p>Lights are not operational in the following area(s): hallway light.</p> <p>The front left and right bedroom ceiling fans should be replaced.</p> <p>Further evaluation and correction of all electrical problems as necessary by a qualified, licensed electrician is recommended.</p>

GROUND FAULT CIRCUIT INTERRUPTORS:

LOCATIONS PRESENT:	None.
GFCI CONDITION:	Installation of GFCI protection in all currently required locations is recommended.

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

GROUNDING:

LOCATION & CONDITION: Driven Rod, Acceptable.

SMOKE DETECTORS:

CONDITION: Replacing the old smoke detectors is recommended. A total of 3 detectors are needed.
Consider the installation of carbon monoxide detector(s) in addition to the smoke detector(s).

FOUNDATION & STRUCTURE

SLAB & FOUNDATION WALLS:

SLAB CONDITION:

The block foundation wall has been broken/damaged under the electrical panel. Repairs should be made by a qualified contractor.



Damage to block wall under panel

PEST INFESTATION:

CONDITION:

Evidence of a previous infestation by wood destroying insects was observed in the following location(s): between the garage doors at the front of the garage. Evidence of rodent activity was noted in the garage. Dead rodents were noted in the rear storage room of the garage. Further evaluation and treatment is recommended by a qualified pest control contractor.



Damage between garage doors

PLUMBING

WATER SUPPLY:

CONDITION: Acceptable.

WASTE DISPOSAL SYSTEM:

TYPE: Public.

CONDITION: Acceptable.

MAIN SUPPLY PIPE:

MATERIAL: Polybutylene.

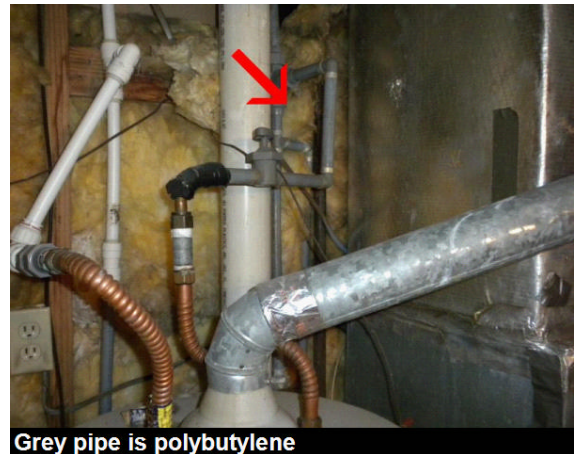
CONDITION: This material was involved in a class action lawsuit that has now expired. It is prone to failure. Consider having all the polybutylene replaced.

MAIN SHUT OFF LOCATION: Next to water heater.

VISIBLE SUPPLY PIPING:

MATERIAL: Polybutylene.

CONDITION: This material was involved in a class action lawsuit that has now expired. It is prone to failure. Consider having all the polybutylene replaced.



Grey pipe is polybutylene

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: 50 Gallons.

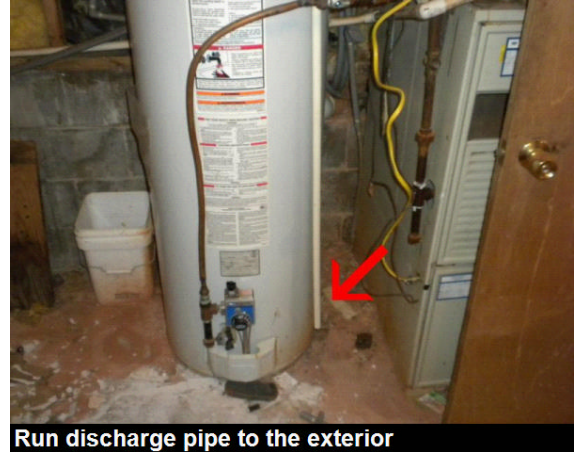
VENTING: Acceptable.

APPROXIMATE AGE IN YEARS: 11.

LOCATION: Basement.

CONDITION:

The discharge pipe on the temperature pressure relief valve (TPRV) discharges into the basement. Recommend running the discharge line to the exterior.

**WATER FLOW:****CONDITION:**

Functional flow.

PLUMBING FIXTURES:**COMMODES:**

Acceptable.

BATHTUBS:

The hall bathroom bathtub faucet valve handle is missing and should be replaced. This tub could not be operated since the handle was missing.

**VENTILATION TYPE AND
CONDITION:**

Fan, Window, 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:

The master bathroom vanity cabinet is deteriorated/damaged. Replacement or repair of the cabinet is recommended.



HEATING - AIR CONDITIONING

HVAC LOCATION & AREA SERVICED:

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

HEATING SYSTEM:

FUEL TYPE & CONDITION: Natural Gas. The gas was off. The unit could not be operated.
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: See A/C comments below.
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: 26.
MANUFACTURER: Bryant.
CONDITION: The furnace is near the end of its life expectancy, replacement should be budgeted for.
Soot/Charring noted in burn chamber, System has been neglected, with no signs of recent servicing.

AIR CONDITIONING:

SYSTEM TYPE: Central.
POWER SOURCE: Electric, 240 Volt.
NORMAL CONTROLS: Not working properly. A new thermostat is needed.
MANUFACTURER: Bryant.
APPROXIMATE AGE IN YEARS: 26.
APPROX. CAPACITY IN TONS: 2 1/2.
CONDITION: The unit did not operate. A loud humming noise was noted when the unit tries to turn on. Due to its age and condition replacement is recommended.
Further evaluation and repair or replacement by a qualified HVAC contractor is recommended.

ADDITIONAL HVAC SYSTEMS:

**ADDITIONAL COOLING
SYSTEM DESCRIPTION &
CONDITION:**

The window type air conditioner at the rear of the garage did not operate and can be removed.



ATTIC

ACCESS:

TYPE: Scuttle hole(s)
INSPECTION METHOD: Walked through attic.

INSULATION:

TYPE: Fiberglass loose fill.
APPROXIMATE DEPTH IN INCHES: 6
CONDITION: The insulation depth does not meet the current standard of R-30. Installing additional insulation is recommended.

VENTILATION:

TYPE: Soffit, Ridge.
CONDITION: Acceptable.
WHOLE HOUSE FAN PRESENT: Yes, Not functional.

VISIBLE ROOF AND CEILING FRAMING:

STYLE: Conventional frame.
CONDITION: Acceptable.

LEAKS:

EVIDENCE OF LEAKAGE: Staining on roof decking was noted. These areas were dry at the time of the inspection.

PESTS:

EVIDENCE OF INFESTATION: No.

KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK:

CONDITION:

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

COOK TOP/RANGE:

TYPE/CONDITION:

Gas. Older model unit that is in poor shape. Consider replacement.



VENTILATION:

TYPE AND CONDITION:

Replacement is needed.

REFRIGERATOR:

TYPE AND CONDITION:

None.

DISHWASHER:

CONDITION:

The front of the unit is missing. Replacement of the dishwasher is recommended.



GARBAGE DISPOSAL:

CONDITION:

Acceptable.

CABINETS:

TYPE AND CONDITION:

Wood, with minor wear or cracking.

COUNTERTOPS:

TYPE AND CONDITION:

Laminate, with moderate to heavy wear. Replacement is recommended.

LAUNDRY:

LOCATION:

Kitchen closet.

CONDITION:

The washing machine supply valves are leaking. Further evaluation and repairs will be needed by a qualified contractor.

INTERIOR

DOORS:

INTERIOR DOORS: Representative number tested, Acceptable.

WINDOWS:

TYPE & CONDITION: Clad-Metal/Vinyl. **Broken/cracked glass panes were noted in the following locations: master bathroom window.**
Repairs should be made by a qualified contractor.

INTERIOR WALLS:

MATERIAL & CONDITION: Drywall, Typical cracks noted
Moisture staining noted in the following locations: above the rear kitchen window.
Stains tested dry with a moisture meter at the time of the inspection.

CEILINGS:

TYPE & CONDITION: Drywall, Typical cracks noted. Moisture staining noted in the following locations: living room areas. Stains tested dry with a moisture meter at the time of the inspection.

FLOORS:

TYPE & CONDITION: Carpet, Vinyl. The flooring is worn and should be replaced.

STAIRS & HANDRAILS:

CONDITION: Interior stairs acceptable.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE - CONDITION: Prefabricated metal. The fireplace should be cleaned out.

July 15, 2011

Gil Turiel

RE: 276 Phoenix Drive
Lawrenceville, GA 30044

At your request, an inspection of the above referenced property was conducted on July 15, 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.

GROUPS & APPURTENANCES

WALKWAYS:

CONDITION:

1. The front walkway has sunk/displaced vertically where it meets the front stoop. This makes the step between the walkway and stoop too high and a tripping hazard.

Repairs should be made by a qualified contractor.

RETAINING WALLS:

CONDITION:

2. The railroad tie retaining wall next to the garage is deteriorated and should be replaced. This is a small wall and will be inexpensive.

The concrete block retaining wall at the front left corner of the garage has cracked and displaced severely. Replacement of the wall will be needed in the near future. This will be an expensive wall to replaced due to its height and size.

DECKS & BALCONIES:

CONDITION:

3. The deck has collapsed in its center resulting in a total deck failure. Removal and replacement of the entire deck is needed. Repairs should be made by a qualified general contractor.

ROOF & GUTTERS

ROOF:

ROOF COVERING CONDITION:

4. The upper and lower roofs are two different color of shingles.

Both of the roofs have been recently replaced.

EXTERIOR

WALLS COVERINGS:

CONDITION:

5. Damaged siding was noted in the following location(s): sides of the chimney.

Recommend further evaluation and repair as necessary by a qualified carpenter or general contractor.

TRIM:

CONDITION:

6. Damage noted in the following location(s): rear entry door jambs and trim.

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

GARAGE - CARPORT

GARAGE DOOR(S):

CONDITION:

7. The top panel of the left garage door is damaged.

The left garage door does not open/close properly.

Both garage door openers are original to the house and are not working properly. These units are beyond their normal life expectancy. Replacement is recommended.

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

ELECTRICAL SYSTEMOVERCURRENT PROTECTION:MAIN PANEL CONDITION:

8. Knock-outs missing in the panel cover. Replacing the missing knock-outs with plastic inserts is recommended.

A sub panel has been run off the main panel. This sub panel wire has been run across the garage floor which is very dangerous. Consider removing the sub panel or having the sub panel properly installed.

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.

FOUNDATION & STRUCTURESLAB & FOUNDATION WALLS:SLAB CONDITION:

9. The block foundation wall has been broken/damaged under the electrical panel. Repairs should be made by a qualified contractor.

PEST INFESTATION:CONDITION:

10. Evidence of a previous infestation by wood destroying insects was observed in the following location(s): between the garage doors at the front of the garage.

Evidence of rodent activity was noted in the garage. Dead rodents were noted in the rear storage room of the garage.

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

PLUMBINGMAIN SUPPLY PIPE:CONDITION:

11. This material was involved in a class action lawsuit that has now expired. It is prone to failure. Consider having all the polybutylene replaced.

VISIBLE SUPPLY PIPING:CONDITION:

12. This material was involved in a class action lawsuit that has now expired. It is prone to failure. Consider having all the polybutylene replaced.

HEATING - AIR CONDITIONINGAIR CONDITIONING:CONDITION:

13. The unit did not operate. A loud humming noise was noted when the unit tries to turn on. Due to its age and condition replacement is recommended.

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

KITCHEN - APPLIANCES - LAUNDRYKITCHEN SINK:CONDITION:

14. The sink faucet is leaking and should be replaced. A qualified, licensed plumber should be called to make further evaluation and repairs as needed.

LAUNDRY:CONDITION:

15. The washing machine supply valves are leaking. Further evaluation and repairs will be needed by a qualified contractor.

INTERIORWINDOWS:TYPE & CONDITION:

16. Broken/cracked glass panes were noted in the following locations: master bathroom window.
Repairs should be made by a qualified contractor.

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.

MISCELLANEOUS:

2. The rear shed doors have some rot/deterioration and should be repaired.

ROOF & GUTTERSGUTTERS & DOWNSPOUTS:TYPE & CONDITION:

3. 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.

EXTERIORFASCIA AND SOFFITS:CONDITION:

4. Carpenter bee damage was noted to the fascia at the front of the house.
Recommend repairs be made by a qualified general contractor.

PLUMBINGWATER HEATER:CONDITION:

5. The discharge pipe on the temperature pressure relief valve (TPRV) discharges into the basement. Recommend running the discharge line to the exterior.

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.