



Inspection Report

Prepared for:
Tonia Mann

Property Address:
2268 Ligney Creek Lane
Snellville, GA 30039



Date:
March 16, 2012

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

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: March 16, 2012.
TIME OF INSPECTION: 4:00 pm.
CLIENT NAME: Tonia Mann.
INSPECTION LOCATION: 2268 Ligney Creek Lane.
CITY/STATE/ZIP: Snellville, GA 30039.

CLIMATIC CONDITIONS:

WEATHER: Partly Cloudy.
SOIL CONDITIONS: Dry.
APPROXIMATE OUTSIDE TEMPERATURE IN DEGREES F. 75.

BUILDING CHARACTERISTICS:

ESTIMATED AGE IN YEARS: 10.
BUILDING TYPE: 1 family.
STORIES: 2
SPACE BELOW GRADE: Ground floor living area.
ORIENTATION: Oriented left to right facing it from the front of the building.

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Public.
UTILITIES STATUS: All utilities on.
LOCATION OF GAS METER: None.

OTHER INFORMATION:

HOUSE OCCUPIED? No.
CLIENT PRESENT: No.

GROUNDS & APPURTENANCES

DRIVEWAY:

TYPE: Concrete.

CONDITION: Cracks noted are typical. Oil stains were noted on the driveway. Cleaning the driveway is recommended.

WALKWAYS:

TYPE: Concrete.

CONDITION: Acceptable.

GROUND COVER & VEGETATION:

CONDITION: Maintenance needed.

GRADING & SURFACE DRAINAGE:

DESCRIPTION & CONDITION: Flat site, Grade(s) are not properly sloped away from the house in the following location(s): rear left corner of the lot. Moss growth was noted in this area indicating that water collects in this area. Recommend repairs be made by a qualified landscaping contractor.



PATIO:

TYPE: Concrete.

CONDITION: Acceptable.

ROOF & GUTTERS

ROOF:

STYLE & PITCH:	Gable, High.
ROOFING TYPE:	Asphalt composition shingles.
ROOF ACCESS:	Viewed from ground with binoculars.
ROOF COVERING CONDITION:	Acceptable.

EXPOSED FLASHINGS:

TYPE AND CONDITION:	Metal, Rubber, Acceptable.
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GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:	Metal. The rear right downspout is missing its bottom elbow. Replacing the missing elbow is recommended. Repairs should be made by a qualified contractor.
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Elbow missing from downspout

EXTERIOR

INSPECTION METHOD:

Visually from the ground.

WALLS COVERINGS:

MATERIAL: Brick, Vinyl siding.
CONDITION: The vinyl siding has some mildew growth. Pressure washing the siding is recommended.



FASCIA AND SOFFITS:

MATERIAL: Vinyl, Aluminum.
CONDITION: Acceptable.

TRIM:

MATERIAL: Wood, Vinyl.
CONDITION: The rear entry door jambs are deteriorated. Condition(s) should be repaired/replaced as necessary by a qualified general contractor.



PAINT CONDITION:

Peeling paint observed at the front and rear exterior door trims. Repainting the affected areas is recommended.

SCREENS & CONDITION:

Some screens are missing and/or not installed. Installation of screens on all windows is recommended.

EXTERIOR DOORS:

CONDITION: Weather stripping is torn or missing in the following location(s): rear entry door.
Replacing the damaged weather stripping is recommended.

CHIMNEY:

MATERIAL: Metal.

CONDITION: Acceptable.

GARAGE - CARPORT

TYPE:

Garage.

LOCATION:

Attached, Two car.

ROOF:

CONDITION:

See main roof report.

FLOOR:

CONDITION:

Typical cracks noted. Some oil stains were noted at the garage floor. Cleaning the oil stains is recommended.

FIRE WALL:

CONDITION:

Acceptable.

GARAGE DOOR(S):

GARAGE DOORS PRESENT: Yes.

CONDITION:

Acceptable, No automatic door openers are installed.

ELECTRICAL SYSTEM

INCOMING SERVICE:

TYPE AND CONDITION:	Underground, Enters on the left side of the house, Acceptable.
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:	Acceptable.

SWITCHES & OUTLETS:

TESTING:	A representative sampling of switches and outlets were tested.
CONDITION:	The weather proof cover is broken/missing at the rear exterior outlet. Replacing the cover is recommended. The master bedroom light fixture is missing and should be replaced. The dining room light fixture is missing and should be replaced. The upstairs hallway light fixture is broken and should be replaced. Further evaluation and correction of all electrical problems as necessary by a qualified, licensed electrician is recommended.

ARC FAULT CIRCUIT INTERRUPTORS:

LOCATIONS PRESENT:	Bedrooms.
ARC FAULT CONDITION:	Operating properly.

GROUND FAULT CIRCUIT INTERRUPTORS:

LOCATIONS PRESENT:	Bathrooms, Garage, Exterior, Kitchen.
GFCI CONDITION:	Operating properly, See the section of GFCI in the Report Supplement.

GROUNDING:

LOCATION & CONDITION:	Driven Rod, Acceptable.
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SMOKE DETECTORS:

PRESENT:	Yes.
CONDITION:	Chirping smoke detectors indicates battery replacement is needed. See the section on smoke detectors in the Report Supplement.

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: Public.

CONDITION: Acceptable.

MAIN SUPPLY PIPE:

MATERIAL: Plastic.

CONDITION: Acceptable.

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

VISIBLE SUPPLY PIPING:

MATERIAL: Plastic.

CONDITION: Acceptable.

VISIBLE WASTE PIPING:

MATERIAL: Plastic.

CONDITION: Acceptable.

VENT STACKS:

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

HOSE FAUCETS:

OPERATION: Acceptable.

WATER HEATER:

TYPE: Electric.

SIZE: 40 Gallons.

APPROXIMATE AGE IN YEARS: 10.

LOCATION: Garage.

CONDITION: Acceptable.

WATER PRESSURE:

TESTING METHOD: Gauge.

APPROXIMATE PRESSURE, PSI: 60.

CONDITION: Adequate.

WATER FLOW:

CONDITION: Functional flow.

PLUMBING FIXTURES:

SINKS: Acceptable.

COMMODES: Acceptable.

BATHTUBS: The master bathtub is missing its shower head. Replacing the missing shower

**VENTILATION TYPE AND
CONDITION:**

head is recommended.
Fan, Acceptable.

HEATING - AIR CONDITIONING

HVAC LOCATION & AREA SERVICED:

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

HEATING SYSTEM:

FUEL TYPE & CONDITION: Electric Heat Pump, 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.
AIR FILTERS: Disposable, The furnace filter(s) are dirty and should be changed/cleaned. The filter is located at the air handler in the garage.
APPROXIMATE AGE IN YEARS: 10.
CONDITION: **The system is very dirty. The filter has not been regularly changed. Due to conditions observed, it is recommended that the furnace be cleaned, serviced and further inspected, including 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: 3
APPROX. CAPACITY IN TONS: 2 1/2.
CONDITION: Acceptable.

ATTIC

ACCESS:

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

INSULATION:

TYPE: Fiberglass loose fill.
APPROXIMATE DEPTH IN INCHES: 11.
CONDITION: Acceptable.

VENTILATION:

TYPE: Soffit, Gable vents, Roof vents.
CONDITION: Acceptable.

VISIBLE ROOF AND CEILING FRAMING:

STYLE: Wooden trusses.
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: None.

VENTILATION:

TYPE AND CONDITION: None.

REFRIGERATOR:

TYPE AND CONDITION: None.

DISHWASHER:

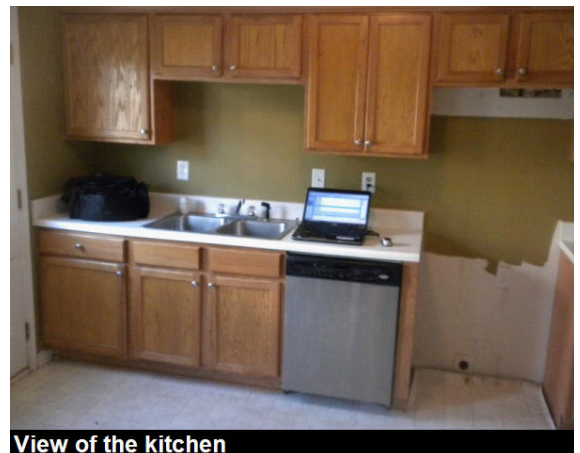
CONDITION: The dishwasher drain line is disconnected. Repairs should be made by a qualified contractor.

GARBAGE DISPOSAL:

CONDITION: The garbage disposal did not function properly. Further evaluation and repair is recommended by a qualified contractor.

CABINETS:

TYPE AND CONDITION: Wood, with minor wear.



View of the kitchen

COUNTERTOPS:

TYPE AND CONDITION: Laminate, with minor wear.

INTERIOR

DOORS:

INTERIOR DOORS: The front right bedroom entry door has a large hole. Replacing the door is recommended.

WINDOWS:

TYPE & CONDITION: Aluminum. The master bedroom left window has a broken latch. Replacing the latch is recommended.



Replace broken latch

INTERIOR WALLS:

MATERIAL & CONDITION: Drywall, Moisture staining noted in the following locations: master bathroom wall above the bathtub. Stains tested dry with a moisture meter at the time of the inspection.

CEILINGS:

TYPE & CONDITION: Drywall, General condition is acceptable.

FLOORS:

TYPE & CONDITION: Carpet, Vinyl, Wood. The front bedrooms have had wood flooring installed over the carpeting. Removing the wood flooring is recommended.

STAIRS & HANDRAILS:

CONDITION: Interior stairs acceptable.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE - CONDITION: Prefabricated metal, Acceptable.

March 16, 2012

Tonia Mann

RE: 2268 Ligney Creek Lane
Snellville, GA 30039

At your request, an inspection of the above referenced property was conducted on March 16, 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

GRADING & SURFACE DRAINAGE:

DESCRIPTION & CONDITION:

1. Grade(s) are not properly sloped away from the house in the following location(s): rear left corner of the lot. Moss growth was noted in this area indicating that water collects in this area. Recommend repairs be made by a qualified landscaping contractor.

EXTERIOR

TRIM:

CONDITION:

2. The rear entry door jambs are deteriorated. Condition(s) should be repaired/replaced as necessary by a qualified general contractor.

HEATING - AIR CONDITIONING

HEATING SYSTEM:

CONDITION:

3. The system is very dirty. The filter has not been regularly changed. Due to conditions observed, it is recommended that the furnace be cleaned, serviced and further inspected, including evaporator coil, by a qualified, licensed HVAC contractor.

KITCHEN - APPLIANCES - LAUNDRY

GARBAGE DISPOSAL:

CONDITION:

4. The garbage disposal did not function properly. Further evaluation and repair is recommended by a qualified contractor.

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.

EXTERIOR

EXTERIOR DOORS:

CONDITION:

1. Weather stripping is torn or missing in the following location(s): rear entry door. Replacing the damaged weather stripping is recommended.

ELECTRICAL SYSTEM

SWITCHES & OUTLETS:

CONDITION:

2. The weather proof cover is broken/missing at the rear exterior outlet. Replacing the cover is recommended.

The master bedroom light fixture is missing and should be replaced.

The dining room light fixture is missing and should be replaced.

The upstairs hallway light fixture is broken and should be replaced.

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

KITCHEN - APPLIANCES - LAUNDRY

DISHWASHER:

CONDITION:

3. The dishwasher drain line is disconnected. Repairs should be made by a qualified contractor.

INTERIOR

DOORS:

INTERIOR DOORS:

4. The front right bedroom entry door has a large hole. Replacing the door is recommended.

WINDOWS:

TYPE & CONDITION:

5. The master bedroom left window has a broken latch. Replacing the latch 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,

Charles Mann
Edifice Inspections, Inc.