



## Inspection Report

**Prepared for:**  
Tonia Mann

**Property Address:**  
3683 White Pine Road  
Snellville, GA 30039



**Date:**  
February 10, 2012

**Inspector:**  
Charles Mann  
Edifice Inspections, Inc.  
(770) 594-2222  
[www.edificeinspections.com](http://www.edificeinspections.com)

## INSPECTION CONDITIONS

### CLIENT & SITE INFORMATION:

**DATE OF INSPECTION:** February 10, 2012.  
**TIME OF INSPECTION:** 11:30 am.  
**CLIENT NAME:** Tonia Mann.  
**INSPECTION LOCATION:** 3683 White Pine Road.  
**CITY/STATE/ZIP:** Snellville, GA 30039.

### CLIMATIC CONDITIONS:

**WEATHER:** Overcast.  
**SOIL CONDITIONS:** Dry.  
**APPROXIMATE OUTSIDE TEMPERATURE IN DEGREES F.** 51.

### BUILDING CHARACTERISTICS:

**ESTIMATED AGE IN YEARS:** 8  
**BUILDING TYPE:** 1 family, Split Level.  
**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. A propane tank was noted in the backyard. The tank was empty at the time of the inspection.

### OTHER INFORMATION:

**HOUSE OCCUPIED?** No.  
**CLIENT PRESENT:** No.

## GROUNDS & APPURTENANCES

### DRIVEWAY:

**TYPE:** Concrete.  
**CONDITION:** Acceptable.

### GROUND COVER & VEGETATION:

**CONDITION:** Acceptable.

### GRADING & SURFACE DRAINAGE:

**DESCRIPTION & CONDITION:** Flat site, Grade at foundation is acceptable.

### DECKS & BALCONIES:

**TYPE:** Wood.  
**CONDITION:** Some of the railing pickets have warped and can be replaced.  
**The outer band is separated from the joist ends. Repairs should be made by a licensed general contractor.**



Warped railing pickets can be replaced



Outer band has pulled away from the deck

### EXTERIOR STAIRS/STOOPS:

**DESCRIPTION & CONDITION:** Wood. The stairs/landing can be stained and sealed.

## ROOF & GUTTERS

### ROOF:

<b>STYLE &amp; PITCH:</b>	Gable, High.
<b>ROOFING TYPE:</b>	Asphalt composition shingles.
<b>ROOF ACCESS:</b>	Viewed from ground with binoculars.
<b>ROOF COVERING CONDITION:</b>	Acceptable.

### EXPOSED FLASHINGS:

<b>TYPE AND CONDITION:</b>	Metal, Rubber, Acceptable.
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### GUTTERS & DOWNSPOUTS:

<b>TYPE &amp; CONDITION:</b>	Metal, Acceptable.
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# EXTERIOR

## INSPECTION METHOD:

Visually from the ground.

## WALLS COVERINGS:

### MATERIAL:

Vinyl siding, Brick.

### CONDITION:

Some vinyl siding has become loose from the house at the right side. Re-installing the siding is recommended. Two pieces of damaged vinyl siding were noted at the rear of the house near the ground. These pieces can be replaced. Pressure washing the vinyl siding is recommended to remove mildew growth. Recommend further evaluation and repair as necessary by a qualified carpenter or general contractor.



Vinyl siding falling off of the house



Damaged vinyl siding @ rear



Pressure wash vinyl siding

**FASCIA AND SOFFITS:**

**MATERIAL:** Vinyl, Aluminum.  
**CONDITION:** Acceptable.

**TRIM:**

**MATERIAL:** Wood, Vinyl.  
**CONDITION:** Acceptable.

**PAINT CONDITION:**

Peeling paint observed at the front porch columns and 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  
Damaged screens were noted in the following location(s): front right master bedroom window.

**EXTERIOR DOORS:**

**CONDITION:** Acceptable.

## GARAGE - CARPORT

### TYPE:

Garage.

### LOCATION:

Two car.

### FLOOR:

### CONDITION:

Typical cracks noted.

### FIRE WALL:

### CONDITION:

Acceptable.

### GARAGE DOOR(S):

**GARAGE DOORS PRESENT:** Yes.

### CONDITION:

Acceptable, Automatic reverse feature is operational.

## ELECTRICAL SYSTEM

### INCOMING SERVICE:

<b>TYPE AND CONDITION:</b>	Underground, Enters on the left side of the house, Acceptable.
<b>MATERIAL:</b>	Aluminum.
<b>AMPERAGE:</b>	200 AMPS.
<b>VOLTAGE:</b>	120/240 Volts.

### OVERCURRENT PROTECTION:

<b>DESCRIPTION:</b>	Circuit breakers.
<b>MAIN PANEL LOCATION:</b>	Garage.
<b>240V CONDUCTOR MATERIAL:</b>	Copper, Aluminum.
<b>120V CONDUCTOR MATERIAL:</b>	Copper.
<b>WIRING METHOD:</b>	Non-metallic cable (Romex)
<b>MAIN PANEL CONDITION:</b>	Acceptable.

### SWITCHES & OUTLETS:

<b>TESTING:</b>	A representative sampling of switches and outlets were tested.
<b>CONDITION:</b>	Acceptable.

### ARC FAULT CIRCUIT INTERRUPTORS:

<b>LOCATIONS PRESENT:</b>	Bedrooms.
<b>ARC FAULT CONDITION:</b>	Operating properly.

### GROUND FAULT CIRCUIT INTERRUPTORS:

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

### GROUNDING:

<b>LOCATION &amp; CONDITION:</b>	Driven Rod, Acceptable.
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### SMOKE DETECTORS:

<b>PRESENT:</b>	Yes.
<b>CONDITION:</b>	Acceptable, 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:** 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, Air admittance valves, Acceptable.

### HOSE FAUCETS:

**OPERATION:** Acceptable.

### WATER HEATER:

**TYPE:** Electric.

**SIZE:** 50 Gallons.

**APPROXIMATE AGE IN YEARS:** 8

**LOCATION:** Lower level closet.

**CONDITION:** Acceptable.

### WATER FLOW:

**CONDITION:** Functional flow.

### PLUMBING FIXTURES:

**SINKS:** The hall bathroom sink faucet is loose from the countertop. Further evaluation and repair by a qualified, licensed plumber is recommended.

**COMMODES:** Acceptable.

**BATHTUBS:** Acceptable.

**SHOWERS:** The master bathroom shower door rubber door sweep is worn/damaged and should be replaced.

**VENTILATION TYPE AND CONDITION:** Fan, 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:** 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:** No filter is installed. Installing a properly sized filter in the attic filter compartment is recommended.  
**APPROXIMATE AGE IN YEARS:** 8  
**MANUFACTURER:** Carrier.  
**CONDITION:** Acceptable.

### AIR CONDITIONING:

**SYSTEM TYPE:** Central.  
**POWER SOURCE:** Electric, 240 Volt.  
**CONDENSATE LINES:** Condensate line installed.  
**NORMAL CONTROLS:** Acceptable.  
**MANUFACTURER:** Carrier.  
**APPROXIMATE AGE IN YEARS:** 8  
**APPROX. CAPACITY IN TONS:** 2 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:** Cellulose loose fill, Fiberglass batts.  
**APPROXIMATE DEPTH IN INCHES:** 7 to 8.  
**CONDITION:** Acceptable.

### VENTILATION:

**TYPE:** Soffit, 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:** Electric. The oven door handle is broken. Repairs can be made by a qualified appliance repair contractor.



Oven door handle is broken

### VENTILATION:

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

### REFRIGERATOR:

**TYPE AND CONDITION:** None.

### DISHWASHER:

**CONDITION:** None.

### 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, Acceptable.



View of the kitchen

### COUNTERTOPS:

**TYPE AND CONDITION:** Laminate, Acceptable.

**LAUNDRY:**

**LOCATION:** Laundry Room.

**CONDITION:** Plumbing appears serviceable.

## INTERIOR

### DOORS:

#### INTERIOR DOORS:

The master bedroom door has been removed from its hinges. Re-installing the door is recommended.

### WINDOWS:

#### TYPE & CONDITION:

Aluminum. Broken/cracked glass panes were noted in the following locations: dining room front left window. Repairs should be made by a qualified contractor.

### INTERIOR WALLS:

#### MATERIAL & CONDITION:

Drywall. Damaged drywall was noted at the garage. Repairs should be made by a qualified contractor.



Damaged drywall in the garage

### CEILINGS:

#### TYPE & CONDITION:

Drywall, General condition is acceptable.

### FLOORS:

#### TYPE & CONDITION:

Carpet, Vinyl, Wood. The carpeting and vinyl flooring is worn/damaged and should be replaced.

### STAIRS & HANDRAILS:

#### CONDITION:

Interior stairs acceptable.

### FIREPLACE/WOOD BURNING DEVICES:

#### LOCATION - TYPE - CONDITION:

Prefabricated metal. The propane tank was empty. The gas logs could not be operated.

February 10, 2012

Tonia Mann

RE: 3683 White Pine Road  
Snellville, GA 30039

At your request, an inspection of the above referenced property was conducted on February 10, 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 outer band is separated from the joist ends.

Repairs should be made by a licensed general contractor.

### EXTERIOR

#### WALLS COVERINGS:

##### *CONDITION:*

2. Some vinyl siding has become loose from the house at the right side. Re-installing the siding is recommended.

Two pieces of damaged vinyl siding were noted at the rear of the house near the ground. These pieces can be replaced.

Pressure washing the vinyl siding is recommended to remove mildew growth.

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

### KITCHEN - APPLIANCES - LAUNDRY

#### GARBAGE DISPOSAL:

##### *CONDITION:*

3. 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

#### PAINT CONDITION:

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

### PLUMBING

#### PLUMBING FIXTURES:

##### *SINKS:*

2. The hall bathroom sink faucet is loose from the countertop. Further evaluation and repair by a qualified, licensed plumber is recommended.

### HEATING - AIR CONDITIONING

#### HEATING SYSTEM:

##### *AIR FILTERS:*

3. No filter is installed. Installing a properly sized filter in the attic filter compartment is recommended.

**KITCHEN - APPLIANCES - LAUNDRY**

COOK TOP/RANGE:

TYPE/CONDITION:

4. The oven door handle is broken. Repairs can be made by a qualified appliance repair 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.