



Inspection Report

Prepared for:
Tonia Mann

Property Address:
1141 Sugar Maple Way
Lawrenceville, GA 30043



Date:
May 09, 2012

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

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: May 09, 2012.
TIME OF INSPECTION: 12:30 pm.
CLIENT NAME: Tonia Mann.
INSPECTION LOCATION: 1141 Sugar Maple Way.
CITY/STATE/ZIP: Lawrenceville, GA 30043.

CLIMATIC CONDITIONS:

WEATHER: Overcast, Rain.
SOIL CONDITIONS: Wet.
**APPROXIMATE OUTSIDE
TEMPERATURE IN DEGREES
F.** 70.

BUILDING CHARACTERISTICS:

ESTIMATED AGE IN YEARS: 22.
BUILDING TYPE: 1 family.
STORIES: 2
SPACE BELOW GRADE: Basement.
ORIENTATION: Oriented left to right facing it from the front of the building.

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Private.
UTILITIES STATUS: All utilities on.
LOCATION OF GAS METER: The gas meter is located on the left side of the building.

OTHER INFORMATION:

HOUSE OCCUPIED? No.
CLIENT PRESENT: No.

GROUNDS & APPURTENANCES

DRIVEWAY:

TYPE: Concrete.

CONDITION: Cracks noted are typical.

WALKWAYS:

TYPE: Concrete.

CONDITION: Cracks noted are typical.

GROUND COVER & VEGETATION:

CONDITION: Trees growing close to structure in the following location(s): near the front door. Removing this small tree is recommended. 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 & CONDITION: Gentle slope, Grade at foundation is acceptable.

DECKS & BALCONIES:

TYPE: Wood.

CONDITION: The deck joists are run parallel to the house which is not a preferred method of construction. The following items need to be corrected or repaired to make the deck safe: 4"x6" support posts should be installed at the front right and left corners of the deck (where the deck meets the house) to properly support the deck band, Excessive racking was noted. Installation of lateral bracing is recommended. The deck is not flashed at its connection to the house. Repairs should be made by a licensed general contractor.



EXTERIOR STAIRS/STOOPS:

DESCRIPTION & CONDITION: Wood, Acceptable.

ROOF & GUTTERS

ROOF:

STYLE & PITCH:	Gable, High.
ROOFING TYPE:	Asphalt composition shingles.
ROOF ACCESS:	Viewed from ground with binoculars.
ROOF COVERING CONDITION:	Acceptable, General condition appears serviceable with signs of typical weathering and aging. Regular maintenance and inspections are advised.

EXPOSED FLASHINGS:

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

TYPE & CONDITION:	Metal, Rusting viewed in the following location(s): left side of the house. The gutters are near the end of their useful life. Replacement of all of the gutters should be expected in the next few years. Repairs should be made by a qualified contractor.
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Gutters are rusting out

EXTERIOR

INSPECTION METHOD:

Visually from the ground.

WALLS COVERINGS:

MATERIAL:

Wood composition siding.

CONDITION:

Damaged/decayed siding was noted in the following location(s): front of the house between the garage doors, right side of the house above the ground, left side of the house, chimney, rear of the house near the A/C unit. Replacing the affected pieces of siding with similar fiber cement siding is recommended. Recommend further evaluation and repair as necessary by a licensed general contractor.



Damaged siding by garage doors



Damaged siding @ chimney



Damaged siding @ right side

FASCIA AND SOFFITS:**MATERIAL:** Wood.**CONDITION:** Acceptable.**TRIM:****MATERIAL:** Wood.**CONDITION:** Acceptable.**PAINT CONDITION:**

The exterior of the house should be repainted.

SCREENS & CONDITION:

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

EXTERIOR DOORS:**CONDITION:**

The front entry door is rusted out at its bottom. Replacing the door is recommended. Condition(s) should be repaired by a licensed general contractor.



Front door is rusted out

CHIMNEY:**MATERIAL:** Metal.**CONDITION:** Acceptable.

GARAGE - CARPORT

TYPE:

Garage.

LOCATION:

Under house, Two car.

FLOOR:

CONDITION:

Acceptable.

GARAGE DOOR(S):

GARAGE DOORS PRESENT: Yes.

CONDITION:

The left side door is deteriorated and should be replaced.
Recommend further evaluation and repairs by a qualified overhead door contractor.



Replace left side door

ELECTRICAL SYSTEM

INCOMING SERVICE:

TYPE AND CONDITION:	Overhead, Enters the front of the house, Acceptable.
MATERIAL:	Aluminum.
AMPERAGE:	Amperage rating not determined- A pad lock was installed on the service disconnect. Removing this pad lock is recommended for safety.



Pad lock should be removed

VOLTAGE:	120/240 Volts.
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OVERCURRENT PROTECTION:

DESCRIPTION:	Circuit breakers.
MAIN PANEL LOCATION:	Basement.
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 kitchen light and master bedroom ceiling fan should be replaced. No electrical outlet was installed in the 1/2 bathroom. Consider having an outlet installed. Further evaluation and correction of all electrical problems as necessary by a qualified, licensed electrician is recommended.

GROUND FAULT CIRCUIT INTERRUPTORS:

LOCATIONS PRESENT:	Breaker in panel box.
GFCI CONDITION:	The 20 AMP GFCI breaker in the main panel will not reset. These condition(s) should be repaired by a qualified, licensed electrician.

GROUNDING:

LOCATION & CONDITION:	Driven Rod, The grounding clamp is loose from the grounding rod. Recommend further evaluation and repair by a qualified, licensed electrician.
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SMOKE DETECTORS:

PRESENT:

Yes.

CONDITION:

Acceptable, See the section on smoke detectors in the Report Supplement.
Installation of smoke detectors to current standards is recommended.

FOUNDATION & STRUCTURE

BASEMENT:

WATER PENETRATION:

Evidence of previous water penetration was noted at the front left basement finished room. Staining was noted on the base board trim. These areas were dry at the time of the inspection.

Suspected mold/mildew was observed in the following locations: garage walls. See www.epa.gov/mold for more information. Repairs should be made by a qualified contractor.



Mold on garage walls



Water stains @ base board trim

PEST INFESTATION:

CONDITION:

None observed.

PLUMBING

WATER SUPPLY:

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



WASTE DISPOSAL SYSTEM:

TYPE: Appears to be Private (septic)

CONDITION: It is recommended that additional information be obtained concerning the age and care of the septic system.

MAIN SUPPLY PIPE:

MATERIAL: Polyethylene (recently replaced).

CONDITION: Acceptable.

MAIN SHUT OFF LOCATION: Under the stairs.

VISIBLE SUPPLY PIPING:

MATERIAL: Copper.

CONDITION: Acceptable.

VISIBLE WASTE PIPING:

MATERIAL: Plastic.

CONDITION: Acceptable.

VENT STACKS:

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

WATER HEATER:

TYPE: Gas.

SIZE: 40 Gallons.

VENTING: Acceptable.

APPROXIMATE AGE IN YEARS: 22.

LOCATION: Basement closet.

CONDITION:

Some rusting/corrosion was noted at the top of the water heater. The water heater is near the end of its life expectancy. Replacement should be budgeted for.



Corrosion @ top of the water heater

WATER PRESSURE:

TESTING METHOD: Gauge.

APPROXIMATE PRESSURE, PSI: 90.

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 further evaluation and possible replacement of the PRV (pressure reducing valve) by a qualified, licensed plumber.

WATER FLOW:

CONDITION: Functional flow.

PLUMBING FIXTURES:

SINKS: The hall bathroom sink stopper is broken. Further evaluation and repair by a qualified, licensed plumber is recommended.

COMMODES: [Commode\(s\) run continuously in the following locations: 1/2 bathroom.](#)
[Condition\(s\) should be repaired by a qualified, licensed plumber.](#)

BATHTUBS: The hall bathroom shower head is missing and should be replaced.

VENTILATION TYPE AND CONDITION: Window, Fan, Acceptable.

HEATING - AIR CONDITIONING

HVAC LOCATION & AREA SERVICED:

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

HEATING SYSTEM:

FUEL TYPE & CONDITION: Natural Gas, No drip leg is installed on the gas line at the furnace.
Repairs should be made by a qualified, licensed HVAC contractor.



No drip leg on the gas line

DISTRIBUTION TYPE AND CONDITION: Forced Air. **The basement level finished rooms and bathroom do not have HVAC. Repairs should be made by a qualified, licensed HVAC contractor.**

NORMAL CONTROLS: Acceptable.

COMBUSTION AIR: Acceptable.

VENTING: Acceptable.

AIR FILTERS: Disposable, Acceptable - Clean.

INPUT BTU/HR RATINGS: 66,000.

APPROXIMATE AGE IN YEARS: 3

MANUFACTURER: Amana.

CONDITION: Acceptable.

AIR CONDITIONING:

SYSTEM TYPE: Central.

POWER SOURCE: Electric, 240 Volt. **A pad lock was installed on the service disconnect for the A/C unit. The romex wire between the service disconnect and the A/C unit does not have a conduit. Removing the pad lock and installing a conduit is recommended. Repairs can be made by a qualified contractor.**



Remove pad lock & install conduit

CONDENSATE LINES:	Condensate line installed.
NORMAL CONTROLS:	Acceptable.
MANUFACTURER:	Bryant.
APPROXIMATE AGE IN YEARS:	22.
APPROX. CAPACITY IN TONS:	2
CONDITION:	The insulation on the large refrigerant line between the compressor and the exterior wall and in the attic near the A coil is worn/missing and should be replaced.



ATTIC

ACCESS:

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

INSULATION:

TYPE: Fiberglass loose fill.
APPROXIMATE DEPTH IN INCHES: 7 to 8.
CONDITION: The insulation depth does not meet the current standard of R-30. Installing additional insulation is recommended.

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

COOK TOP/RANGE:

TYPE/CONDITION: Electric. The range should be cleaned before use.

VENTILATION:

TYPE AND CONDITION: Recirculating, Fan/Hood operational.

REFRIGERATOR:

TYPE AND CONDITION: None.

DISHWASHER:

CONDITION: Older model appliance. Unit is near the end of its useful life.

GARBAGE DISPOSAL:

CONDITION: None.

CABINETS:

TYPE AND CONDITION: Wood, with minor wear.



View of the kitchen

COUNTERTOPS:

TYPE AND CONDITION: Laminate, with minor wear.

LAUNDRY:

LOCATION: Laundry Room.

CONDITION: Plumbing appears serviceable.

INTERIOR

DOORS:

INTERIOR DOORS: Representative number tested, Acceptable.

WINDOWS:

TYPE & CONDITION: Wood, Broken/cracked glass panes were noted in the following locations: front family room window.
Repairs should be made by a qualified contractor.

INTERIOR WALLS:

MATERIAL & CONDITION: Drywall. Damage was noted in several areas. Repairs should be made before painting.



CEILINGS:

TYPE & CONDITION: Drywall, General condition is acceptable.

FLOORS:

TYPE & CONDITION: Carpet, Vinyl. Replacing all of the flooring is recommended.

STAIRS & HANDRAILS:

CONDITION: Interior stairs acceptable.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE - CONDITION: Prefabricated metal, Acceptable.

MISCELLANEOUS:

A very strong odor was noted in the house. Removing all flooring and painting the interior should help to eliminate this odor.

May 09, 2012

Tonia Mann

RE: 1141 Sugar Maple Way
Lawrenceville, GA 30043

At your request, an inspection of the above referenced property was conducted on May 09, 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.

GROUPS & APPURTENANCES

DECKS & BALCONIES:

CONDITION:

1. The deck joists are run parallel to the house which is not a preferred method of construction. The following items need to be corrected or repaired to make the deck safe: 4"x6" support posts should be installed at the front right and left corners of the deck (where the deck meets the house) to properly support the deck band, Excessive racking was noted. Installation of lateral bracing is recommended. The deck is not flashed at its connection to the house. Repairs should be made by a licensed general contractor.

EXTERIOR

WALLS COVERINGS:

CONDITION:

2. Damaged/decayed siding was noted in the following location(s): front of the house between the garage doors, right side of the house above the ground, left side of the house, chimney, rear of the house near the A/C unit. Replacing the affected pieces of siding with similar fiber cement siding is recommended. Recommend further evaluation and repair as necessary by a licensed general contractor.

EXTERIOR DOORS:

CONDITION:

3. The front entry door is rusted out at its bottom. Replacing the door is recommended. Condition(s) should be repaired by a licensed general contractor.

GARAGE - CARPORT

GARAGE DOOR(S):

CONDITION:

4. The left side door is deteriorated and should be replaced. Recommend further evaluation and repairs by a qualified overhead door contractor.

ELECTRICAL SYSTEM

INCOMING SERVICE:

AMPERAGE:

5. Amperage rating not determined- A pad lock was installed on the service disconnect. Removing this pad lock is recommended for safety.

GROUND FAULT CIRCUIT INTERRUPTORS:

GFCI CONDITION:

6. The 20 AMP GFCI breaker in the main panel will not reset. These condition(s) should be repaired by a qualified, licensed electrician.

GROUNDING:**LOCATION & CONDITION:**

7. Driven Rod, The grounding clamp is loose from the grounding rod. Recommend further evaluation and repair by a qualified, licensed electrician.

FOUNDATION & STRUCTURE**BASEMENT:****WATER PENETRATION:**

8. Suspected mold/mildew was observed in the following locations: garage walls. See www.epa.gov/mold for more information. Repairs should be made by a qualified contractor.

PLUMBING**WATER HEATER:****CONDITION:**

9. Some rusting/corrosion was noted at the top of the water heater.

The water heater is near the end of its life expectancy. Replacement should be budgeted for.

WATER PRESSURE:**CONDITION:**

10. 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 further evaluation and possible replacement of the PRV (pressure reducing valve) by a qualified, licensed plumber.

HEATING - AIR CONDITIONING**HEATING SYSTEM:****DISTRIBUTION TYPE AND CONDITION:**

11. The basement level finished rooms and bathroom do not have HVAC. Repairs should be made by a qualified, licensed HVAC contractor.

AIR CONDITIONING:**POWER SOURCE:**

12. A pad lock was installed on the service disconnect for the A/C unit. The romex wire between the service disconnect and the A/C unit does not have a conduit. Removing the pad lock and installing a conduit is recommended. Repairs can be made 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.

GROUNDS & APPURTENANCES**GROUND COVER & VEGETATION:****CONDITION:**

1. Trees growing close to structure in the following location(s): near the front door. Removing this small tree is recommended.

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.

PLUMBING**PLUMBING FIXTURES:****COMMUNES:**

2. Commode(s) run continuously in the following locations: 1/2 bathroom.

Condition(s) should be repaired by a qualified, licensed plumber.

HEATING - AIR CONDITIONING**AIR CONDITIONING:****CONDITION:**

3. The insulation on the large refrigerant line between the compressor and the exterior wall and in the attic near the A coil is worn/missing and should be replaced.

KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK:

CONDITION:

4. The sink faucet is leaking and should be repaired or replaced.

A qualified, licensed plumber should be called to make further evaluation and repairs as needed.

INTERIOR

WINDOWS:

TYPE & CONDITION:

5. Broken/cracked glass panes were noted in the following locations: front family room window.

Repairs should 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.