



## Inspection Report

**Prepared for:**  
Tonia Mann

**Property Address:**  
3660 Scotland Lane  
Snellville, GA 30039



**Date:**  
May 02, 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:** May 02, 2012.  
**TIME OF INSPECTION:** 3:30 pm.  
**CLIENT NAME:** Tonia Mann.  
**INSPECTION LOCATION:** 3660 Scotland Lane.  
**CITY/STATE/ZIP:** Snellville, GA 30039.

### CLIMATIC CONDITIONS:

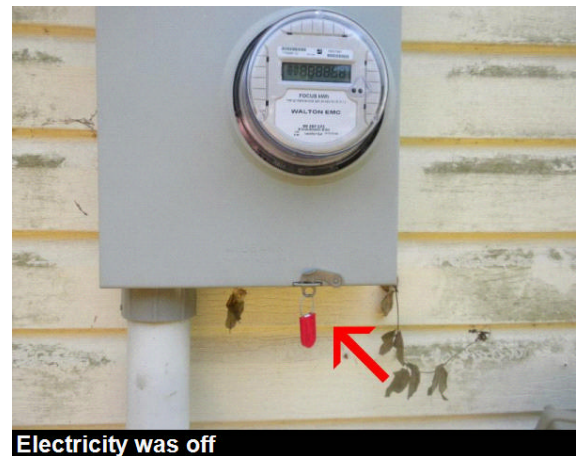
**WEATHER:** Partly Cloudy.  
**SOIL CONDITIONS:** Dry.  
**APPROXIMATE OUTSIDE TEMPERATURE IN DEGREES F.** 86.

### BUILDING CHARACTERISTICS:

**ESTIMATED AGE IN YEARS:** 11.  
**BUILDING TYPE:** 1 family, Ranch with unfinished bonus room over the garage.  
**STORIES:** 1  
**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:** Could not determine.  
**UTILITIES STATUS:** Electric off at time of inspection.



**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:** Acceptable.

### WALKWAYS:

**TYPE:** Concrete.

**CONDITION:** Acceptable.

### GROUND COVER & VEGETATION:

**CONDITION:** Maintained, Acceptable.

### GRADING & SURFACE DRAINAGE:

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

### PATIO:

**TYPE:** Concrete.

**CONDITION:** Acceptable.

## ROOF & GUTTERS

### ROOF:

|                                 |   |
|---------------------------------|---|
| <b>STYLE &amp; PITCH:</b>       | Combination Gable/Hip, High.  |
| <b>ROOFING TYPE:</b>            | Asphalt composition shingles.   |
| <b>ROOF ACCESS:</b>             | Viewed from ground with binoculars.   |
| <b>ROOF COVERING CONDITION:</b> | <b>Missing shingles were noted over the right side of the garage. Condition(s) should be further evaluated and repaired as necessary by a qualified roofing contractor.</b> |



### EXPOSED FLASHINGS:

|                            |                            |
|----------------------------|----------------------------|
| <b>TYPE AND CONDITION:</b> | Metal, Rubber, Acceptable. |
|----------------------------|----------------------------|

### GUTTERS & DOWNSPOUTS:

|                              |  |
|------------------------------|--|
| <b>TYPE &amp; CONDITION:</b> | <p>Metal. The front downspout right of the garage has fallen off of the house. Re-installing the downspout is recommended.</p> <p>The gutter at the right side of the house is loose.</p> <p>The rear gutter has fallen off of the house. A large portion of this section of gutter is missing.</p> <p>Repairs should be made by a qualified contractor.</p> |
|------------------------------|--|





Rear gutter has fallen off of house

## EXTERIOR

### INSPECTION METHOD:

Visually from the ground.

### WALLS COVERINGS:

**MATERIAL:**

Brick, Vinyl siding.

**CONDITION:**

Mildew growth was noted on the vinyl siding. Pressure washing the siding is recommended.

Damaged/decayed siding was noted in the following location(s): left, right and rear sides of the house near the ground. Replacing the damaged pieces of siding is recommended.

Recommend further evaluation and repair as necessary by a licensed general contractor.



Pressure wash siding



Damaged to siding @ left side

### FASCIA AND SOFFITS:

**MATERIAL:**

Vinyl, Metal.

**CONDITION:**

The soffit is loose from the house at the right side. Recommend repairs be made by a licensed general contractor.

### TRIM:

**MATERIAL:**

Wood.

**CONDITION:**

Damage/decay noted in the following location(s): frame at the rear entry door. Condition(s) should be repaired/replaced as necessary by a licensed general contractor.



Damage @ rear entry door

**SCREENS & CONDITION:**

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

**EXTERIOR DOORS:****CONDITION:**

The frame for the rear entry door will need to be repaired.

**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 on the garage floor.

### FIRE WALL:

#### CONDITION:

Acceptable.

### GARAGE DOOR(S):

**GARAGE DOORS PRESENT:** Yes.

#### CONDITION:

Acceptable, No automatic door opener is installed.

### MISCELLANEOUS:

Termite damage was noted to the trim and framing above and left and right of the garage door. Further evaluation is recommended by a qualified pest control contractor. Repairs should be made by a licensed general contractor.



Termite damage above garage door

## 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>           | 150 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> | The power was off at the time of the inspection. No testing could be performed. |
|-----------------|---|

### GROUNDING:

|                                  |                         |
|----------------------------------|-------------------------|
| <b>LOCATION &amp; CONDITION:</b> | Driven Rod, Acceptable. |
|----------------------------------|-------------------------|

### SMOKE DETECTORS:

|                   |   |
|-------------------|---|
| <b>CONDITION:</b> | Chirping smoke detectors indicates battery replacement is needed.<br>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:

An active infestation by wood destroying insects was observed in the following location(s): rear entry door frame, front entry door frame, rear master bedroom window, master bedroom front wall, hall bathroom near commode, front bedroom window sills, front wall of garage, above garage door.

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

Some additional framing damage may be present under the drywall. Repairs should be made by a licensed general contractor.



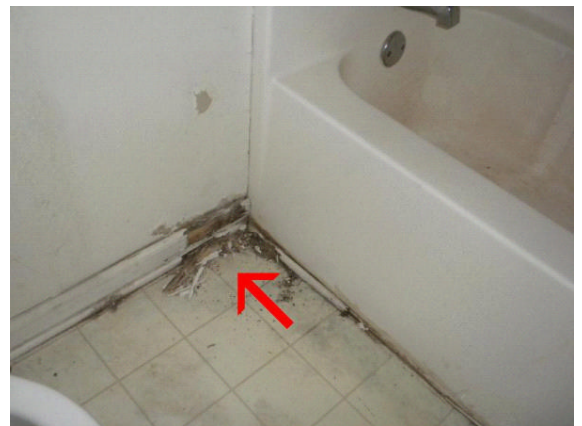
Damage @ front door



Damage @ master bedroom windows



**Damage @ master bedroom wall**



**Damage @ hall bathroom**

## PLUMBING

### WATER SUPPLY:

**CONDITION:**

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



### WASTE DISPOSAL SYSTEM:

**TYPE:**

Could not be determined.

**CONDITION:**

It could not be determined if the house is connected to a public sewer system or a private septic system. Recommended contacting the local water and sewer department to make this determination.

### MAIN SUPPLY PIPE:

**MATERIAL:**

Plastic.

**CONDITION:**

Acceptable.

**MAIN SHUT OFF LOCATION:** Crawl space, 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.

### WATER HEATER:

**TYPE:**

Gas.

**SIZE:**

40 Gallons.

**VENTING:**

Acceptable.

**APPROXIMATE AGE IN YEARS:**

11.

**LOCATION:**

Garage.

**CONDITION:**

Acceptable.

**WATER FLOW:**

**CONDITION:** Functional flow.

**PLUMBING FIXTURES:**

**SINKS:** Acceptable.

**COMMODES:** A new seat is needed for the master bathroom commode. Condition(s) should be repaired by a qualified, licensed plumber.

**BATHTUBS:** Acceptable.

**SHOWERS:** Acceptable.

**VENTILATION TYPE AND  
CONDITION:** Fan.

## HEATING - AIR CONDITIONING

### HVAC LOCATION & AREA SERVICED:

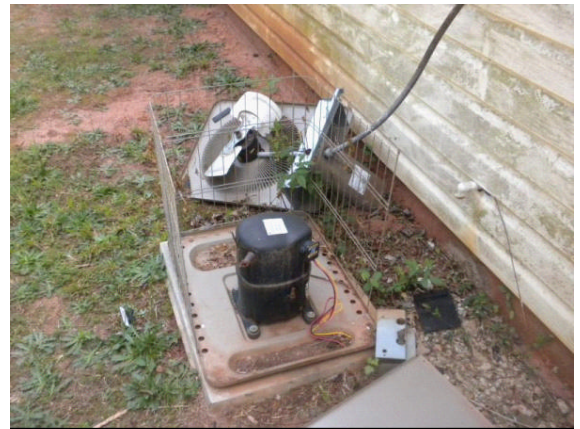
**LOCATION OF FURNACE:** Attic.  
**AREA CONDITIONED:** Entire House.

### HEATING SYSTEM:

**FUEL TYPE & CONDITION:** Natural Gas.  
**DISTRIBUTION TYPE AND CONDITION:** Forced Air.  
**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:** 11.  
**CONDITION:** The unit could not be operated. The power was off.

### AIR CONDITIONING:

**SYSTEM TYPE:** The unit has been stolen.  
Replacing the A/C unit is needed.



Unit has been stolen

## ATTIC

### ACCESS:

**TYPE:** Permanent stairway.

**INSPECTION METHOD:** Walked through attic.

### INSULATION:

**TYPE:** Fiberglass loose fill, Fiberglass batts.

**APPROXIMATE DEPTH IN INCHES:** 6 to 10.

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

### VENTILATION:

**TYPE:** Soffit, Roof vents, Gable vents.

**CONDITION:** Acceptable.

### VISIBLE ROOF AND CEILING FRAMING:

**STYLE:** Conventional frame.

**CONDITION:** Acceptable.

### LEAKS:

**EVIDENCE OF LEAKAGE:** Staining on roof decking was noted in the following areas: over the right side of the garage. Roof leaks should be further evaluated and repaired as necessary by a qualified roofer.

### PESTS:

**EVIDENCE OF INFESTATION:** No.

## KITCHEN - APPLIANCES - LAUNDRY

### KITCHEN SINK:

**CONDITION:** Acceptable.

### COOK TOP/RANGE:

**TYPE/CONDITION:** Electric. Could not test. The power was off.

### VENTILATION:

**TYPE AND CONDITION:** Recirculating. Could not test. The power was off.

### REFRIGERATOR:

**TYPE AND CONDITION:** Electric. Could not test. The power was off.

### DISHWASHER:

**CONDITION:** Could not operate.

### GARBAGE DISPOSAL:

**CONDITION:** None.

### CABINETS:

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



View of the kitchen

### COUNTERTOPS:

**TYPE AND CONDITION:** Laminate, with minor wear.

### LAUNDRY:

**LOCATION:** Laundry Room.

**CONDITION:** Plumbing appears serviceable.

## INTERIOR

### DOORS:

**INTERIOR DOORS:**

A new door and door frame are needed at the master bedroom and hall bathroom doors.  
Repairs can be made by a qualified contractor.

### WINDOWS:

**TYPE & CONDITION:**

Aluminum, Windows are generally operational.

### INTERIOR WALLS:

**MATERIAL & CONDITION:**

Drywall. Several holes/damage was noted to the walls. Repairs should be made by a qualified contractor.



Holes in walls

### CEILINGS:

**TYPE & CONDITION:**

Drywall, General condition is acceptable.

### FLOORS:

**TYPE & CONDITION:**

Carpet, Vinyl. All interior flooring is severally worn and should be replaced.

### STAIRS & HANDRAILS:

**CONDITION:**

Interior stairs acceptable.

### FIREPLACE/WOOD BURNING DEVICES:

**LOCATION - TYPE -  
CONDITION:**

Prefabricated metal, Acceptable.

May 02, 2012

Tonia Mann

RE: 3660 Scotland Lane  
Snellville, GA 30039

At your request, an inspection of the above referenced property was conducted on May 02, 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.

### ROOF & GUTTERS

#### ROOF:

##### *ROOF COVERING CONDITION:*

1. Missing shingles were noted over the right side of the garage.

Condition(s) should be further evaluated and repaired as necessary by a qualified roofing contractor.

### EXTERIOR

#### WALLS COVERINGS:

##### *CONDITION:*

2. Mildew growth was noted on the vinyl siding. Pressure washing the siding is recommended.

Damaged/decayed siding was noted in the following location(s): left, right and rear sides of the house near the ground.

Replacing the damaged pieces of siding is recommended.

Recommend further evaluation and repair as necessary by a licensed general contractor.

#### FASCIA AND SOFFITS:

##### *CONDITION:*

3. The soffit is loose from the house at the right side. Recommend repairs be made by a licensed general contractor.

#### TRIM:

##### *CONDITION:*

4. Damage/decay noted in the following location(s): frame at the rear entry door.

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

### GARAGE - CARPORT

#### MISCELLANEOUS:

5. Termite damage was noted to the trim and framing above and left and right of the garage door. Further evaluation is recommended by a qualified pest control contractor. Repairs should be made by a licensed general contractor.

### FOUNDATION & STRUCTURE

#### PEST INFESTATION:

##### *CONDITION:*

6. An active infestation by wood destroying insects was observed in the following location(s): rear entry door frame, front entry door frame, rear master bedroom window, master bedroom front wall, hall bathroom near commode, front bedroom window sills, front wall of garage, above garage door.

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

Some additional framing damage may be present under the drywall. Repairs should be made by a licensed general contractor.

### INTERIOR

DOORS:

*INTERIOR DOORS:*

7. A new door and door frame are needed at the master bedroom and hall bathroom doors.

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.

**ROOF & GUTTERS**

GUTTERS & DOWNSPOUTS:

*TYPE & CONDITION:*

1. The front downspout right of the garage has fallen off of the house. Re-installing the downspout is recommended.

The gutter at the right side of the house is loose.

The rear gutter has fallen off of the house. A large portion of this section of gutter is missing.

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.