



## Inspection Report

**Prepared for:**  
Tonia Mann

**Property Address:**  
1551 Wynfield Drive  
Auburn, GA 30011



**Date:**  
July 09, 2012

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

## INSPECTION CONDITIONS

### Client & Site Information:

#### Rear View of Property:



**Date:** July 09, 2012.  
**Time:** 11:00 am.  
**Client:** Tonia Mann.  
**Inspection Location:** 1551 Wynfield Drive.  
**City, State, Zip:** Auburn, GA 30011.

### Climatic Conditions:

<b>Weather:</b> Partly Cloudy.	<b>Soil Conditions:</b> Dry.	<b>Outside Temperature (f):</b> 85 to 90.
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### Building Characteristics:

<b>Estimated Age In Years:</b> 17.	<b>Building Type:</b> 1 family, Split Level.	<b>Stories:</b> Split level/entry.
<b>Space Below Grade:</b> Ground floor living area.	<b>Orientation:</b> Oriented left to right facing it from the front of the building.	

### Utilities Services:

<b>Water Source:</b> Public.	<b>Sewage Disposal:</b> Private.	<b>Utilities Status:</b> All utilities on.
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### Other Information:

<b>House Occupied?:</b> No.	<b>Client Present:</b> No.
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## GROUNDS & APPURTENANCES

### Driveway:

**Type:** Concrete.  
**Condition:** Cracks noted are typical.

### Walkways:

**Type:** Concrete.  
**Condition:** Acceptable.

### Ground Cover & Vegetation:

**Condition:** 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.



**Trim all trees/bushes away from house**

### Grading & Surface Drainage:

**Description:** Gentle slope.  
**Condition:** Grade at foundation is acceptable.

### Decks & Balconies:

**Type:** Wood.  
**Condition:** The railings are loose from their connection to the deck. Re-securing the railings is recommended. Steel columns are rusted. Painting the columns to prevent further damage is recommended. Repairs should be made by a licensed general contractor.

### Exterior Stairs/Stoops:

**Description:** Wood.  
**Condition:** The railings are loose at the front deck. Re-securing the railings is recommended. Some of the front deck surface boards are cracked/broken. Replacing the damaged surface boards is recommended. Recommend repairs be made by a licensed general contractor.



**Replace damaged boards**

### Fences & Gates:

**Type:** Wood.  
**Condition:** The small fenced area around the HVAC unit has broken and missing pieces of fencing. Repairing or removing the fence is recommended.

**Miscellaneous:**

A large pile of trash was noted at the rear of the house near the A/C unit. Removing this trash is recommended.

## 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 Condition:</b>	<b>Significant granule erosion was observed. This is indicative of roofing nearing the end of its useful life.</b> <b>Several shingles were damaged and/or missing. Due to conditions observed replacement of the entire roof is recommended.</b>



### Exposed Flashings:

<b>Type:</b>	Metal, Rubber.
<b>Condition:</b>	Replacing the plumbing vent boots is recommended when the roof is replaced.

### Gutters & Downspouts:

<b>Type:</b>	Metal.
<b>Condition:</b>	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. The rear right downspout is missing its bottom half. Replacing the missing section of downspout is recommended.

### Miscellaneous:

The old T.V. antenna on the roof should be removed when the roof is replaced.



## 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, left, right, rear sides of the house. Siding at the chimney chase.  
All damaged siding should be replaced with a matching fiber cement siding product.  
Recommend further evaluation and repair as necessary by a licensed general contractor.



Damage @ chimney chase



Missing siding @ front



Missing siding @ left



Missing siding @ garage



Damaged siding @ right



Missing siding @ right

### Fascia & Soffits:

**Material:** Wood.

**Condition:** Damage/decay was noted in the following location(s): rear of the house near the chimney. Recommend repairs be made by a licensed general contractor.



Damaged soffit @ rear

### Trim:

**Material:** Wood.

**Condition:** Damage/decay noted in the following location(s): front entry door jambs and trim, rear right corner of the garage, window trims at rear windows, window trims at front lower level windows.  
Condition(s) should be repaired/replaced as necessary by a licensed general contractor.



### Paint Condition:

The exterior of the house should be repainted after repairs have been made.

### 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 sidelights are deteriorated. Replacing the front entry door frame is recommended.



### Chimney:

#### Material:

Metal.

#### Condition:

Acceptable.

## GARAGE - CARPORT

**Type:**

Garage.

**Location:**

Under house, Two car.

**Floor:**

**Condition:**

Typical cracks noted.

**Garage Door(s):**

**Door(s) Present:**

Yes.

**Condition:**

**The left door springs are missing and should be replaced.**  
**The right door rollers are off the tracks. Neither of the doors open properly.**  
**Recommend further evaluation and repairs by a qualified overhead door contractor.**  
No automatic door openers are installed.



## 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>	Lower level.
<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>	The basement bathroom needs a proper GFCI outlet installed.

### GROUND FAULT CIRCUIT INTERRUPTORS:

<b>LOCATIONS PRESENT:</b>	Bathrooms, Garage, Exterior, Kitchen.
<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>CONDITION:</b>	See the section on smoke detectors in the Report Supplement. Consider the installation of carbon monoxide detector(s) in addition to the smoke detector(s). Installation of smoke detectors to current standards is recommended.
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## FOUNDATION & STRUCTURE

**SLAB:**

**SLAB CONDITION:** Acceptable, Areas of the slab under finished flooring could not be observed.

**PEST INFESTATION:**

**CONDITION:** Evidence of a previous infestation by wood destroying insects was observed in the following location(s): rear wall in the lower level bathroom.  
Further evaluation and treatment is recommended by a qualified pest control contractor.

## PLUMBING

### WATER SUPPLY:

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



### WASTE DISPOSAL SYSTEM:

**TYPE:** Private (septic)

**CONDITION:** Further evaluation of the septic system by a qualified septic tank contractor is recommended.

### MAIN SUPPLY PIPE:

**MATERIAL:** Plastic (PVC)

**CONDITION:** Acceptable.

**MAIN SHUT OFF** Under the entry stairs.

**LOCATION:**

### VISIBLE SUPPLY PIPING:

**MATERIAL:** Copper.

**CONDITION:** Acceptable.

### VISIBLE WASTE PIPING:

**MATERIAL:** Plastic.

**CONDITION:** Open waste line was noted at the garage laundry room drain pipe. Condition(s) should be repaired by a qualified, licensed plumber.



### VENT STACKS:

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

### WATER HEATER:

**TYPE:** Electric.

**SIZE:** 50 Gallons.

**APPROXIMATE AGE IN YEARS:** 7

**LOCATION:** Garage closet.

**CONDITION:** There is no expansion device for the water heater.  
The water heater did not operate. No hot water was produced.  
Repairs should be made by a qualified, licensed plumber.

#### PLUMBING FIXTURES:

**SINKS:** Acceptable.

**COMMODOES:** Acceptable.

**BATHTUBS:** The master bathroom tub faucet handle is missing.  
Condition(s) should be repaired by a qualified, licensed plumber.



Replace missing handle

**SHOWERS:** Acceptable.

**VENTILATION TYPE AND  
CONDITION:** Fan, Acceptable.

#### MISCELLANEOUS:

The lower level bathroom is partially finished. The bathroom fixtures are unprofessionally installed. Repairs can be made by a qualified, licensed general contractor. Adding a bathtub and properly installed the sink, commode and electrical fixtures is needed to have a proper third bathroom.



Redo lower level bathroom

## HEATING - AIR CONDITIONING

### HVAC LOCATION & AREA SERVICED:

**LOCATION OF FURNACE:** Garage closet.

**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.

**APPROXIMATE AGE IN YEARS:** 6

**MANUFACTURER:** Trane.

**CONDITION:** Acceptable.

### AIR CONDITIONING:

**SYSTEM TYPE:** Central.

**POWER SOURCE:** Electric, 240 Volt.

**CONDENSATE LINES:** Condensate line installed.

**NORMAL CONTROLS:** Acceptable.

**MANUFACTURER:** Trane.

**APPROXIMATE AGE IN YEARS:** 6

**APPROX. CAPACITY IN TONS:** 3

**CONDITION:** Unit is not producing an adequate air temperature drop. The unit only produced approximately a 15 degree temperature drop. Shrubbery is too close to condensing unit, trimming is recommended. Further evaluation and repair or replacement by a qualified HVAC contractor is recommended.



Trim bushes away from A/C unit

## ATTIC

### ACCESS:

**TYPE:** Scuttle hole(s)

**INSPECTION METHOD:** Viewed from the top of the ladder.

### INSULATION:

**TYPE:** Fiberglass loose fill.

**APPROXIMATE DEPTH IN INCHES:** 9

**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:** Staining on roof decking was noted in the following areas: above the kitchen area, near the chimney. 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. The oven is extremely dirty and 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, Garbage disposal's are not recommended on septic systems.

### OTHER BUILT-INS:

**MICROWAVE:** Functional.

### CABINETS:

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



View of the kitchen

### COUNTERTOPS:

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

### LAUNDRY:

**LOCATION:** Garage.

**CONDITION:** The laundry room has been relocated to the garage. Recommend moving the laundry room back to its original position at the bottom of the stairs. Repairs can be made by a qualified, licensed general contractor.

## INTERIOR

### DOORS:

#### INTERIOR DOORS:

Damage noted to the following door(s): front right bedroom door frame, closet door at the lower level, door to the garage (near stairs).

Repairs or can be made by a qualified contractor.

Both front bedrooms are missing their closet doors. Replacing the doors is recommended.

### WINDOWS:

#### TYPE & CONDITION:

Aluminum, Windows are generally operational.

### INTERIOR WALLS:

#### MATERIAL & CONDITION:

Drywall. Some minor damage was noted. The lower level unfinished drywall has mold growth on its surface. Some mold growth was noted at the garage drywall near the doors. Removal all affected drywall on the lower level is recommended. See [www.epa.gov/mold](http://www.epa.gov/mold) for more information. Repairs can be made by a qualified contractor.



Mold growth in garage

### CEILINGS:

#### TYPE & CONDITION:

Drywall, General condition is acceptable.

### FLOORS:

#### TYPE & CONDITION:

Vinyl, Wood. The carpeting has been removed. Replacing the missing flooring is recommended. Some of the wood flooring in the dining room and family rooms could be reused.

### STAIRS & HANDRAILS:

#### CONDITION:

Interior stairs acceptable.

### FIREPLACE/WOOD BURNING DEVICES:

#### LOCATION - TYPE - CONDITION:

Prefabricated metal, Acceptable.



View of family room

### MISCELLANEOUS:

Missing base trim was noted in the family room and part of the hallway. Replacing the missing trim is recommended.



July 09, 2012

Tonia Mann

RE: 1551 Wynfield Drive  
Auburn, GA 30011

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

#### Ground Cover & Vegetation:

##### *Condition:*

1. 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.

### ROOF & GUTTERS

#### Roof:

##### *Roof Condition:*

2. Significant granule erosion was observed. This is indicative of roofing nearing the end of its useful life. Several shingles were damaged and/or missing. Due to conditions observed replacement of the entire roof is recommended.

### EXTERIOR

#### Walls Coverings:

##### *Condition:*

3. Damaged/decayed siding was noted in the following location(s): front, left, right, rear sides of the house. Siding at the chimney chase. All damaged siding should be replaced with a matching fiber cement siding product. Recommend further evaluation and repair as necessary by a licensed general contractor.

#### Fascia & Soffits:

##### *Condition:*

4. Damage/decay was noted in the following location(s): rear of the house near the chimney. Recommend repairs be made by a licensed general contractor.

#### Trim:

##### *Condition:*

5. Damage/decay noted in the following location(s): front entry door jambs and trim, rear right corner of the garage, window trims at rear windows, window trims at front lower level windows. Condition(s) should be repaired/replaced as necessary by a licensed general contractor.

#### Exterior Doors:

##### *Condition:*

6. The front entry door sidelights are deteriorated. Replacing the front entry door frame is recommended.

### GARAGE - CARPORT

#### Garage Door(s):

*Condition:*

7. The left door springs are missing and should be replaced.  
The right door rollers are off the tracks. Neither of the doors open properly.  
Recommend further evaluation and repairs by a qualified overhead door contractor.

**PLUMBING**VISIBLE WASTE PIPING:*CONDITION:*

8. Open waste line was noted at the garage laundry room drain pipe.  
Condition(s) should be repaired by a qualified, licensed plumber.

WATER HEATER:*CONDITION:*

9. There is no expansion device for the water heater.  
The water heater did not operate. No hot water was produced.  
Repairs should be made by a qualified, licensed plumber.

MISCELLANEOUS:

10. The lower level bathroom is partially finished. The bathroom fixtures are unprofessionally installed. Repairs can be made by a qualified, licensed general contractor. Adding a bathtub and properly installed the sink, commode and electrical fixtures is needed to have a proper third bathroom.

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

11. Unit is not producing an adequate air temperature drop. The unit only produced approximately a 15 degree temperature drop.  
Shrubbery is too close to condensing unit, trimming is recommended.  
Further evaluation and repair or replacement by a qualified HVAC contractor is recommended.

**KITCHEN - APPLIANCES - LAUNDRY**LAUNDRY:*CONDITION:*

12. The laundry room has been relocated to the garage. Recommend moving the laundry room back to its original position at the bottom of the stairs.  
Repairs can be made by a qualified, licensed general contractor.

**INTERIOR**DOORS:*INTERIOR DOORS:*

13. Damage noted to the following door(s): front right bedroom door frame, closet door at the lower level, door to the garage (near stairs).  
Repairs or 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:*Condition:*

1. 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.  
The rear right downspout is missing its bottom half. Replacing the missing section of downspout is recommended.

**PLUMBING**PLUMBING FIXTURES:

*BATHTUBS:*

2. The master bathroom tub faucet handle is missing.

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

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.