



Inspection Report

Prepared for:
Tonia Mann

Property Address:
1223 Dressage Ridge NE
Conyers, GA 30013



Date:
October 09, 2012

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

INSPECTION CONDITIONS

Client & Site Information:

Rear View of Property:



Date: October 09, 2012.
Time: 1:00 pm.
Client: Tonia Mann.
Inspection Location: 1223 Dressage Ridge NE.
City, State, Zip: Conyers, GA 30013.

Climatic Conditions:

Weather: Partly Cloudy.	Soil Conditions: Dry.	Outside Temperature (f): 65.
-----------------------------------	---------------------------------	--

Building Characteristics:

Estimated Age In Years: 14.	Building Type: 1 family, Split Level.	Stories: 2, Split level/entry.
Space Below Grade: Ground floor living area.	Orientation: Oriented left to right facing it from the front of the building.	

Utilities Services:

Water Source: Public.	Sewage Disposal: Public.	Utilities Status: Gas service was off at time of inspection, Water off at time of inspection.	Location of Gas Meter: Right side of the building.
---------------------------------	------------------------------------	---	--

Other Information:

Buidling Occupied?: Yes.	Client Present: No.
------------------------------------	-------------------------------

GROUNDS & APPURTENANCES

Driveway:

Type: Concrete.
Condition: Cracks noted are typical.

Ground Cover & Vegetation:

Condition: Maintenance needed. The grass needs to be cut and the bushes need to be trimmed away.

Retaining Walls:

Type: Railroad tie.
Condition: Some deterioration was noted to the railroad tie retaining walls. These walls will need to be replaced in the next 5 to 7 years.



Deterioration @ retaining walls

Grading & Surface Drainage:

Description: Steep slope.
Condition: Grade at foundation is acceptable.

Decks & Balconies:

Type: Wood.
Condition: The deck railings are loose and falling off the deck. Re-securing the railings is recommended. Several of the nails are loose from the deck surface boards. Re-securing these nails is recommended. Repairs should be made by a licensed general contractor.



Deck railings are loose

Exterior Stairs/Stoops:

Description: Wood.
Condition: The railings are loose from the front entry stairs and should be re-secured. Recommend repairs be made by a licensed general contractor.

ROOF & GUTTERS

Roof:

Style & Pitch:	Gable, High.
Roofing Type:	Asphalt composition shingles.
Roof Access:	Visually from ground.
Roof Condition:	Acceptable.

Exposed Flashings:

Type:	Metal, Rubber.
Condition:	Acceptable.

Gutters & Downspouts:

Type:	Metal.
Condition:	Acceptable.

EXTERIOR

Inspection Method:

Visually from the ground.

Walls Coverings:

Material: Brick, Vinyl siding.

Condition: Mildew growth was noted on the vinyl siding. Cleaning or pressure washing the siding is recommended.



Clean siding

Fascia & Soffits:

Material: Vinyl, Metal.

Condition: The soffit is loose in the following locations: front of the house above the garage, right side of the house.
Recommend repairs be made by a licensed general contractor.



Loose soffit above garage

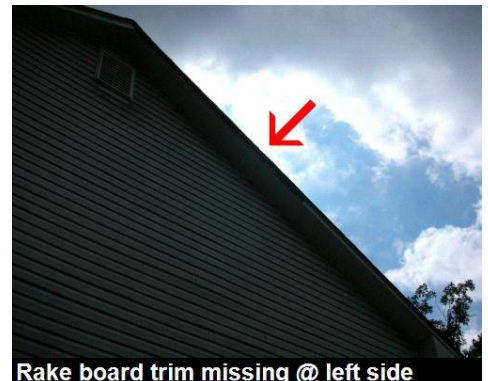


Loose soffit @ right side

Trim:

Material: Wood, Vinyl.

Condition: The rake board trim is missing at the left side of the house.
Condition(s) should be repaired/replaced as necessary by a licensed general contractor.



Rake board trim missing @ left side

Paint Condition:

Peeling paint observed in the following location(s): front entry door, rear entry doors. 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: Acceptable.

Chimney:

Material: Metal.

Condition: Acceptable.

Miscellaneous:

A broken vent cover was noted at the rear and a second broken vent cover was noted at the left side of the house. Replacing these vent covers is recommended. Repairs should be made by a licensed general contractor.



GARAGE - CARPORT

Type:

Garage.

Location:

Attached, Two car.

Roof:**Condition:**

See main roof report.

Floor:**Condition:**

Acceptable. Floor is not fully visible, due to stored items.

Fire Wall:**Condition:**

Acceptable.

Garage Door(s):**Door(s) Present:**

Yes.

Condition:

Acceptable, Automatic reverse feature is operational for both doors.

ELECTRICAL SYSTEM

Incoming Service:

Type & Condition:	Underground, Enters on the right side of the house, Acceptable.
Material:	Aluminum.
Amperage:	200 AMPS.
Voltage:	120/240 Volts.

Overcurrent Protection:

Description:	Circuit breakers.
Primary Panel Location:	Garage.
240V Conductor Material:	Copper, Aluminum.
120V Conductor Material:	Copper.
Wiring Method:	Non-metallic cable (Romex)
Primary Panel Condition:	Acceptable.

Switches & Outlets:

Testing:	A representative sampling of switches and outlets were tested.
Condition:	Acceptable.

Ground Fault Circuit Interrupters:

GFCI Condition:	Operating properly, See the section of GFCI in the Report Supplement.
------------------------	---

Grounding & Bonding:

Location of Primary Ground:	Driven Rod.
Condition:	Acceptable.

Smoke Detectors:

Condition:	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.
-------------------	--

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: The water meter was off at the time of the inspection. A lock was installed on the meter valve.

Waste Disposal System:

Type: Public.

Condition: Acceptable.

Main Supply Pipe:

Material: Copper.

Condition: Acceptable.

Main Shut Off Location: Garage, Next to water heater.

Visible Supply Piping:

Material: Copper.

Condition: Appears serviceable.

Visible Waste Piping:

Material: Plastic.

Condition: Acceptable.

Vent Stacks:

Description: Typical to exterior of house, Air admittance valves.

Condition: Acceptable.

Water Heater:

Type: Gas.

Size: 40 Gallons.

Approximate Age in Years: 8

Location: Garage.

Condition: Could not operate. The gas and water were off.

HEATING - AIR CONDITIONING

HVAC Location & Area Serviced:

Location of Furnace: Garage.
Area Conditioned: Entire House.

Heating System:

Fuel Type & Condition: Natural Gas.
Distribution Type & Condition: Forced Air. Acceptable.
Normal Controls: Acceptable.
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: 14.
Manufacturer: Coleman.
Condition: Could not operate. The gas was off.

Air Conditioning:

System Type: Central.
Power Source: Electric, 240 Volt.
Condensation Lines: Condensate line installed.
Normal Controls: Acceptable.
Approximate Age in Years: 14.
Approx. Capacity in Tons: 3
Condition: Acceptable.

KITCHEN - APPLIANCES - LAUNDRY

Kitchen Sink:

Condition: Acceptable.

Cooktop/Range:

Type: Gas.

Condition: Older model appliance.

Ventilation:

Type: Recirculating.

Condition: Fan/Hood operational.

Refrigerator:

Type: Electric.

Condition: Older model appliance.

Dishwasher:

Condition: Could not operate. The water was off.

Garbage Disposal:

Condition: Acceptable.

Cabinets:

Type: Wood.

Condition: Acceptable.



View of kitchen

Countertops:

Type: Laminate.

Condition: Acceptable.

Laundry:

Location: Laundry Room.

Condition: Plumbing appears serviceable.

INTERIOR

Doors:

Interior Doors: Representative number tested, Acceptable.

Windows:

Type: Aluminum.

Condition: Windows are generally operational.

Interior Walls:

Type & Condition: Drywall, General condition is acceptable.

Ceilings:

Type & Condition: Drywall, General condition is acceptable.

Floors:

Type & Condition: Carpet, Vinyl, Wood. The carpets can be cleaned or replaced.

Stairs & Handrails:

Condition: Interior stairs acceptable.

Fireplace/Wood Burning Device(s):

Location & Type: Prefabricated metal.

Condition: Acceptable.



View of family room

October 09, 2012

Tonia Mann

RE: 1223 Dressage Ridge NE
Conyers, GA 30013

At your request, an inspection of the above referenced property was conducted on October 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 railings are loose and falling off the deck. Re-securing the railings is recommended. Several of the nails are loose from the deck surface boards. Re-securing these nails is recommended. Repairs should be made by a licensed general contractor.

EXTERIOR

Trim:

Condition:

2. The rake board trim is missing at the left side of the house. Condition(s) should be repaired/replaced as necessary by a licensed general 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.

GROUPS & APPURTENANCES

Exterior Stairs/Stoops:

Condition:

1. The railings are loose from the front entry stairs and should be re-secured. Recommend repairs be made by a licensed general contractor.

EXTERIOR

Walls Coverings:

Condition:

2. Mildew growth was noted on the vinyl siding. Cleaning or pressure washing the siding is recommended.

Fascia & Soffits:

Condition:

3. The soffit is loose in the following locations: front of the house above the garage, right side of the house. Recommend repairs be made by a licensed general contractor.

Paint Condition:

4. Peeling paint observed in the following location(s): front entry door, rear entry doors. Repainting the affected areas is recommended.

Miscellaneous:

5. A broken vent cover was noted at the rear and a second broken vent cover was noted at the left side of the house.
Replacing these vent covers is recommended.
Repairs should be made by a licensed general 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.