



## Inspection Report

**Prepared for:**  
Tonia Mann

**Property Address:**  
3131 Water Brook Drive  
Conyers, GA 30094



**Date:**  
October 18, 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:** October 18, 2012.  
**Time:** 11:30 am.  
**Client:** Tonia Mann.  
**Inspection Location:** 3131 Water Brook Drive.  
**City, State, Zip:** Conyers, GA 30094.

### Climatic Conditions:

<b>Weather:</b> Overcast.	<b>Soil Conditions:</b> Wet.	<b>Outside Temperature (f):</b> 67.
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### Building Characteristics:

<b>Estimated Age In Years:</b> 14.	<b>Building Type:</b> 1 family.	<b>Stories:</b> 2
<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> Gas service was off at time of inspection, Water off at time of inspection.	<b>Location of Gas Meter:</b> Left side of the building.
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### Other Information:

<b>Buidling Occupied?:</b> No, Furniture and trash was present.	<b>Client Present:</b> No.
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## GROUNDS & APPURTENANCES

### Driveway:

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

### Walkways:

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

### 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.

### Grading & Surface Drainage:

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

### Patio:

**Type:** Concrete.  
**Condition:** A wood trellis has been constructed over the patio. This structure should be repaired or removed.



Remove or repair structure



Wood is warped and cracking

## 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>	Acceptable.

### Exposed Flashings:

<b>Type:</b>	Metal, Rubber.
<b>Condition:</b>	Acceptable.

### Gutters & Downspouts:

<b>Type:</b>	Metal.
<b>Condition:</b>	Acceptable.

## EXTERIOR

### Inspection Method:

Visually from the ground.

### Walls Coverings:

**Material:** Brick, Vinyl siding.

**Condition:** Acceptable.

### Fascia & Soffits:

**Material:** Vinyl, Metal.

**Condition:** Some of the soffit is loose from the house near the rear right corner.  
Recommend repairs be made by a licensed general contractor.



### Trim:

**Material:** Wood, Vinyl, Metal.

**Condition:** Damage/decay noted in the following location(s):  
wood trim at the front dining room windows.  
Trim is loose from above the garage door.  
Re-attaching the trim is recommended.  
Condition(s) should be repaired/replaced as necessary by a licensed general contractor.



### Insulated/Storm Doors & Windows:

**Condition:** Thermopane seals failed in the following location(s): rear kitchen windows, left side master bedroom windows, rear family room windows, right side 2nd floor windows.  
Replacement of all glass panes with broken thermoseals 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.

## GARAGE - CARPORT

**Type:**

Garage.

**Location:**

Attached, Two car.

**Floor:**

**Condition:**

Typical cracks noted, Floor is not fully visible, due to stored items.

**Fire Wall:**

**Condition:**

Acceptable.

**Garage Door(s):**

**Door(s) Present:**

Yes.

**Condition:**

Minor damage was noted at the bottom panel of the garage door. The door is functional.



## ELECTRICAL SYSTEM

### Incoming Service:

<b>Type &amp; 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>Primary 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>Primary Panel Condition:</b>	Acceptable.

### Switches & Outlets:

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

### Ground Fault Circuit Interrupters:

<b>GFCI Condition:</b>	Operating properly, See the section of GFCI in the Report Supplement.
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### Grounding & Bonding:

<b>Location of Primary Ground:</b>	Driven Rod.
<b>Condition:</b>	Acceptable.

### 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).
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## 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 garage wall including the area near the furnace and water heater. Further evaluation and treatment is recommended by a qualified pest control contractor.



Termite tunnel on garage wall



## PLUMBING

### Water Supply:

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



Lock installed on water meter

### Waste Disposal System:

**Type:** Appears to be a private septic tank.

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

### Main Supply Pipe:

**Material:** Plastic.

**Condition:** Acceptable.

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

### Visible Supply Piping:

**Material:** Plastic.

**Condition:** Acceptable.

### Visible Waste Piping:

**Material:** Plastic.

**Condition:** Acceptable.

### Vent Stacks:

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

**Condition:** Acceptable.

### Hose Faucets:

**Condition:** Acceptable.

### Water Heater:

**Type:** Gas.

**Size:** 40 Gallons.

**Venting:** Acceptable.

**Approximate Age in Years:** 14.

**Location:** Garage.

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

### Plumbing Fixtures:

**Sinks:** The sink stopper was not installed at the upstairs hall bathroom. Further evaluation and repair by a qualified, licensed plumber is recommended.

## HEATING - AIR CONDITIONING

### HVAC Location & Area Serviced:

**Location of Furnace:** Garage.  
**Area Conditioned:** 1st Floor.

### 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:** Ruud.  
**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.  
**Manufacturer:** Ruud.  
**Approximate Age in Years:** 14.  
**Approx. Capacity in Tons:** 2  
**Condition:** Older model unit. 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.

### HVAC Location & Area Serviced:

**Location of Furnace:** Attic.  
**Area Conditioned:** 2nd Floor.

### 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:** Ruud.  
**Condition:** Could not operate. The gas was off.

**Air Conditioning:**

<b>System Type:</b>	Central.
<b>Power Source:</b>	Electric, 240 Volt.
<b>Condensation Lines:</b>	Condensate line installed.
<b>Normal Controls:</b>	Acceptable.
<b>Manufacturer:</b>	Amana.
<b>Approximate Age in Years:</b>	2
<b>Approx. Capacity in Tons:</b>	2 1/2.
<b>Condition:</b>	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.

**Condition:** The bottom step of the pull down stairs is broken.  
Repairs should be made by a qualified contractor.



**Inspection Method:** Walked through attic.

### Insulation:

**Type:** Fiberglass loose fill.

**Approximate Depth in Inches:** 9

**Condition:** Acceptable.

### Ventilation:

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

**Condition:** Acceptable.

### Visible Roof & Ceiling Framing:

**Style:** Conventional frame.

**Condition:** Acceptable.

### Leaks:

**Evidence of Leakage:** None observed.

### Pests:

**Evidence of Infestation:** No.

## KITCHEN - APPLIANCES - LAUNDRY

### Kitchen Sink:

**Condition:** Appears serviceable.

### Cooktop/Range:

**Type:** Electric.

**Condition:** Acceptable.

### Ventilation:

**Type:** Recirculating.

**Condition:** Fan/Hood operational.

### Refrigerator:

**Type:** Electric.

**Condition:** Some old food was found in the refrigerator. The interior of the refrigerator needs to be cleaned.

### Dishwasher:

**Condition:** Appears serviceable. Newer model appliance.

### Garbage Disposal:

**Condition:** None.

### Cabinets:

**Type:** Wood.

**Condition:** Acceptable.



### Countertops:

**Type:** Laminate.

**Condition:** Acceptable.

### Laundry:

**Location:** Laundry Room.

**Condition:** Plumbing appears serviceable.

## INTERIOR

### Doors:

**Interior Doors:** Damage noted to the following door(s): pantry door. Replacing the door slab is recommended. The master bathroom door jamb is broken near the strike. Repairs can be made by a qualified contractor.

### Windows:

**Type:** Aluminum.

**Condition:** A representative number of windows were tested. Windows are generally operational.

### Interior Walls:

**Type & Condition:** Drywall, General condition is acceptable.

### Ceilings:

**Type & Condition:** Drywall. An repair was noted at the kitchen ceiling. Ceiling texture needs to be installed over the repair. This is a small area. Approximately 2 ft by 3 ft.

### Floors:

**Type & Condition:** Carpet, Wood, Vinyl. The carpeting has several stains and can be cleaned or replaced.

### Stairs & Handrails:

**Condition:** Loose railings were noted at the top of the stairs. Repairs can be made by a qualified contractor.

### Fireplace/Wood Burning Device(s):

**Location & Type:** Prefabricated metal.

**Condition:** Acceptable.



View of family room

October 18, 2012

Tonia Mann

RE: 3131 Water Brook Drive  
Conyers, GA 30094

At your request, an inspection of the above referenced property was conducted on October 18, 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

#### Patio:

##### *Condition:*

1. A wood trellis has been constructed over the patio. This structure should be repaired or removed.

### EXTERIOR

#### Trim:

##### *Condition:*

2. Damage/decay noted in the following location(s): wood trim at the front dining room windows.  
Condition(s) should be repaired/replaced as necessary by a licensed general contractor.

### FOUNDATION & STRUCTURE

#### Pest Infestation:

##### *Condition:*

3. An active infestation by wood destroying insects was observed in the following location(s): rear garage wall including the area near the furnace and water heater.  
Further evaluation and treatment is recommended by a qualified pest control 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

#### Fascia & Soffits:

##### *Condition:*

1. Some of the soffit is loose from the house near the rear right corner.  
Recommend repairs be made by a licensed general contractor.

### ATTIC

#### Access:

##### *Condition:*

2. The bottom step of the pull down stairs is broken. Repairs should be made by a qualified contractor.

### INTERIOR

#### Doors:

##### *Interior Doors:*

3. Damage noted to the following door(s): pantry door. Replacing the door slab is recommended.  
Repairs can be made by a qualified contractor.

Stairs & Handrails:*Condition:*

4. Loose railings were noted at the top of the stairs. Repairs can 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.