



MHI

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Inspected By: Mullins Home Inspections



Home Inspection Report

Prepared For:

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PropertyAtl Llc

Property Address:

3855

Old Gordon Road
Atlanta, GA 30036

Inspected on Wed, Nov 18 2020 at 4:00 PM

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Things you should know

General

A home inspection is primarily visible and done in a limited time. Not every defect will be discovered. For further clarification of the components, procedures and limitations of the home inspection consult the Standard of Practice the inspection was performed under.

Occupied:	Yes
Furnished:	Yes
Weather:	Sunny
Temperature:	Cool
Soil Condition:	Dry
Door Faces:	Southwest
People Present:	Client, Seller's Agent

Exterior

The visible condition of exterior coverings, trim, entrances and drainage are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Stone, Vinyl
Exterior Trim Material:	Vinyl
Walking Surface Types:	Steps



(Exterior continued)



Walking Surface Materials: Concrete



Chimney Type: Not Present

(Exterior continued)



Comment 1:
Repair damaged soffit area.



Figure 1-1

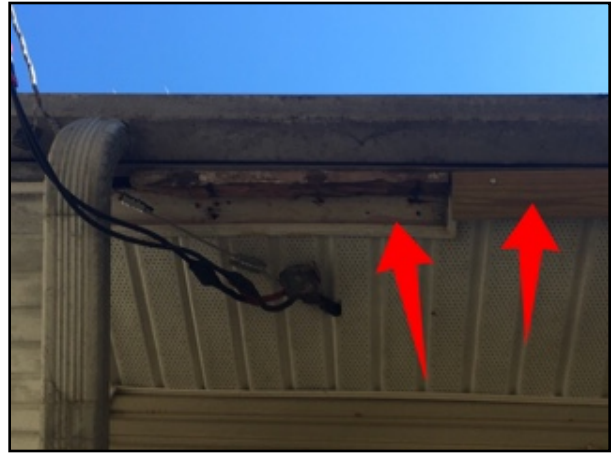


Figure 1-2

Garage

Outbuildings and detached garages are not defined in the Standards of Practice. This is only a cursory check of the listed elements. Electrical, plumbing and HVAC comments are recorded in their respective sections of the report.

Garage Type:	Not Present
Vehicle Door Type:	Not Present
Mechanical Opener:	Not Present
Plumbing Present:	Not Present
HVAC Present:	Not Present

Exterior

Structure

(Garage continued)

Roofing

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:

From Ground With Binoculars



Comment 2:

Roof is older room and could be replaced.



Figure 2-1

Roofing Material:

3 Tab Shingle

Ventilation Present:

Roof, Soffit, Gable Ends

(Roofing continued)

Gutter Material: Metal



Comment 3:
Recommend adding gutter extensions.

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Slab
Foundation Materials:	Concrete, Block
Floor Structure:	Wood Framed, Slab
Wall Structure:	Wood Framed, Masonry

Attic

Ceiling Structure:	Wood Framed
Roof Structure:	Wood Framed, Truss
Inspection Method:	From Access
Attic Insulation:	Loose Fill

(Attic continued)



Comment 4:
Recommend adding more insulation in attic.



Figure 4-1



Figure 4-2

Crawl Space

Vapor Retarder:	Not Present
Inspection Method:	Not Present
Underfloor Insulation:	Not Present

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Overhead
Service Panel Location:	Basement
Service Voltage:	120 volts

(Electrical continued)

Service Amperage: 100 amps



Over Current Devices:	Breakers
Main Disconnect Location:	Service Panel
Subpanel Locations:	Basement
Wiring Method:	Conventional Copper
Smoke Detectors Present:	Yes

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Gas
Type of Equipment:	Forced Air

(Heating continued)

Type of Distribution:

Flexible Ducting



Comment 5:
Repair ducts in basement.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Split System
Type of Distribution:	Flexible Ducting

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures. Private water and waste systems are beyond the scope of a home inspection.

Waste Pipe Material:	Plastic, Cast Iron
Supply Pipe Material:	Plastic, Galvanized
Location of Water Shutoff:	At Meter
Location of Fuel Shutoff:	At Meter
Water Heater Fuel:	Gas



Comment 6:
Recommend adding drip pan.

Water Heater Capacity:	50 gal
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Bathrooms

Bathroom #1

Bathroom #2

Bathroom #3

Bathroom #4

Bathroom #5

Laundry

Kitchen

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Types Installed:

Not Inspected

Cooking Fuel:

Gas

Ventilation Type:

Recirculating

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Window Types:	Single Hung
Window Materials:	Vinyl
Entry Door Types:	Hinged
Entry Door Materials:	Wood
Fireplace/Stove Type:	Not Present



Comment 7:

Repair leaks and water damage in basement. Repair holes in walls in basement.



Figure 7-1



Figure 7-2



Figure 7-3



Figure 7-4

(Interior continued)



Figure 7-5



Figure 7-6



Figure 7-7



Figure 7-8

(Interior continued)



Figure 7-9



Figure 7-10

Pool/Spa

The inspection of the pool/spa and related components is limited to the visual observation of the listed components if operating. The determination of if the pool is leaking or will leak is beyond the scope of this inspection.

Dock/Seawall

The inspection of the dock and seawall is limited to a visual inspection from the land side only.

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Exterior

1) Repair damaged soffit area.



Figure 1-1

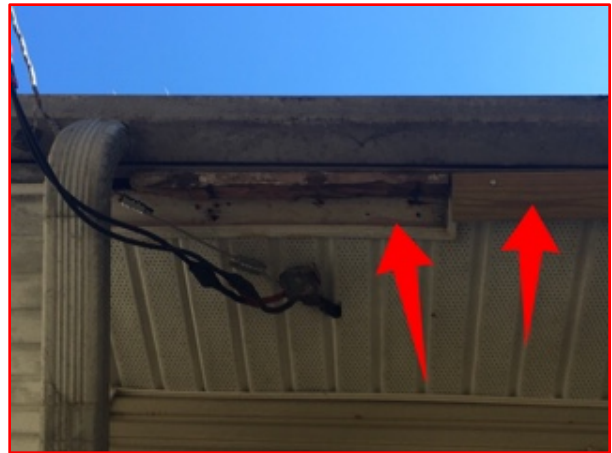


Figure 1-2

Type of Distribution

2) Repair ducts in basement.

(Report Summary continued)

Interior

3) Repair leaks and water damage in basement. Repair holes in walls in basement.



Figure 7-1



Figure 7-2



Figure 7-3



Figure 7-4

(Report Summary continued)



Figure 7-5



Figure 7-6



Figure 7-7



Figure 7-8

(Report Summary continued)



Figure 7-9



Figure 7-10