



MHI

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Inspected By: Mullins Home Inspections



Home Inspection Report

Prepared For:

Dara Abadute

Properties ATL LLC

Property Address:

2475

Bouldercliff Way

Atlanta, GA 30316

Inspected on Mon, Jul 20 2020 at 11:00 AM

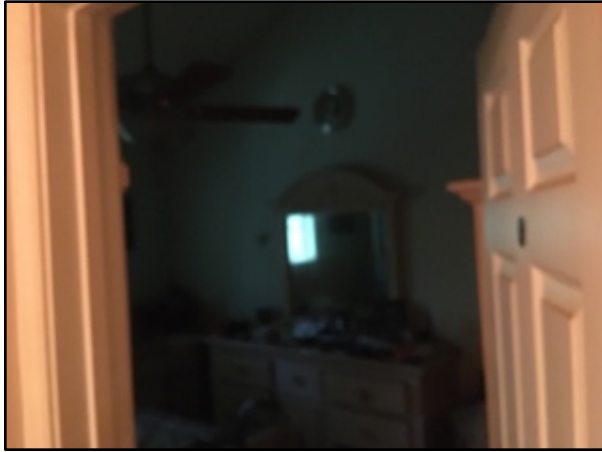
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General

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:	Not Inspected
Weather:	Sunny
Temperature:	Hot
Soil Condition:	Dry
Door Faces:	Northeast
People Present:	Client, Owner

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:	Brick, Vinyl
Exterior Trim Material:	Vinyl

(Exterior continued)

Walking Surface Types:

Steps, Decks



Walking Surface Materials:

Concrete

Chimney Type:

Not Present

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:	Carport
Vehicle Door Type:	Not Present
Mechanical Opener:	Not Present
Plumbing Present:	Not Present
HVAC Present:	No

Exterior

Structure

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:	Arms Length, From Ground With Binoculars
Roofing Material:	3 Tab Shingle
Ventilation Present:	Soffit, Power Vents, Gable Ends, Ridge Vent
Gutter Material:	Metal

(Roofing continued)



Comment 1:

Roof leaks needs to be repaired. Recommend mold test.



Figure 1-1



Figure 1-2



Figure 1-3



Figure 1-4

(Roofing continued)



Figure 1-5

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:	Basement
Foundation Materials:	Concrete, Block
Floor Structure:	Wood Framed, Truss
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 2:



Figure 2-1



Figure 2-2

Crawl Space

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

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:	Interior
Service Voltage:	240 volts
Service Amperage:	200 amps
Over Current Devices:	Breakers
Main Disconnect Location:	Meter Box
Subpanel Locations:	Interior
Wiring Method:	Solid Aluminum, 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
Type of Distribution:	Metal Ducting, Flexible Ducting

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



Comment 3:

AC unit was hit by tree, but functioned on inspection. Recommend servicing based on age and condition.



Figure 3-1

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:	Galvanized
Location of Water Shutoff:	At Meter
Location of Fuel Shutoff:	At Meter
Water Heater Fuel:	Gas



Water Heater Capacity:	50 gal
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Bathrooms

Bathroom #1

(Bathrooms continued)

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



Comment 4:

Noted condition of appliances with client.

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:	Double Hung, Casement
Window Materials:	Wood, Vinyl
Entry Door Types:	Hinged
Entry Door Materials:	Wood, Metal
Fireplace/Stove Type:	Not Present



Comment 5:

Property has major water damage with possible mold. Recommend mold test.



Figure 5-1



Figure 5-2

(Interior continued)



Figure 5-3



Figure 5-4



Figure 5-5



Figure 5-6

(Interior continued)



Figure 5-7



Figure 5-8



Figure 5-9



Figure 5-10

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.

Roofing

1) Roof leaks needs to be repaired. Recommend mold test.



Figure 1-1



Figure 1-2



Figure 1-3



Figure 1-4

(Report Summary continued)



Figure 1-5

Cooling

2) AC unit was hit by tree, but functioned on inspection. Recommend servicing based on age and condition.



Figure 3-1

(Report Summary continued)

Interior

3) Property has major water damage with possible mold. Recommend mold test.



Figure 5-1



Figure 5-2



Figure 5-3



Figure 5-4

(Report Summary continued)



Figure 5-5



Figure 5-6



Figure 5-7

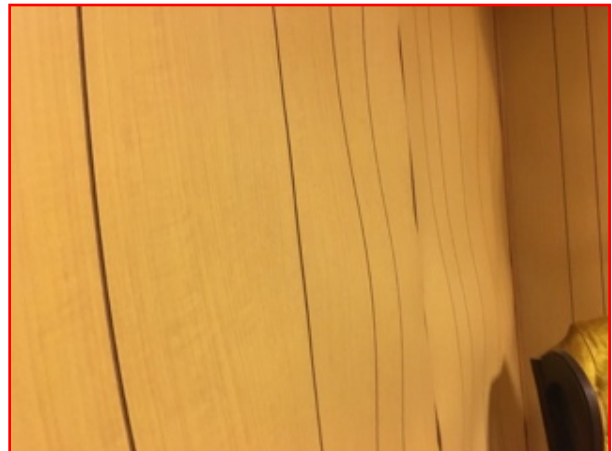


Figure 5-8

(Report Summary continued)



Figure 5-9



Figure 5-10